



The City of Saint John

HERITAGE DEVELOPMENT BOARD
OF
THE CITY OF SAINT JOHN

WEDNESDAY, APRIL 13TH, 2011

The regular meeting of the Heritage Development Board was held in the 10th Floor Boardroom of City Hall, commencing at 5:30 pm.

IN ATTENDANCE: Leona Laracey, Chair
 Colin Waldschutz, 2nd Vice Chair
 Alex Pesold
 Grant Heckman
 Richard Gradon
 Heather Urquhart
 Gordon Hewitt

 Jeff Gauley, Secretary/Heritage Officer
 Lynda Lockhart, Recording Secretary

REGRETS: Jacqueline Hamilton, Deputy Commissioner
 Councillor Donnie Snook
 Jim Bezanson, Secretary/ Heritage Development Officer
 Jill Flecknell, Recording Secretary

ITEM 1.0 AGENDA

MOVED by Colin Waldschutz, *SECONDED* by Gordon Hewitt, to approve the agenda, as presented.

CARRIED.

ITEM 2.0 MINUTES

ITEM 2.1 MINUTES OF THE MARCH 30TH, 2011 MEETING

MOVED by Grant Heckman, *SECONDED* by Alex Pesold to approve the March 30th, 2011 minutes as amended.

CARRIED.



SAINT JOHN

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ITEM 3.0 BUSINESS ARISING**ITEM 3.1 RESPONSE TO REQUEST FOR STAFF REPORT
RE: PRACTICAL CONSERVATION GUIDELINES**

Jeff Gauley advised that Jacqueline Hamilton, Deputy Commissioner advised due to staff shortages, and current heavy workload, the report on Practical Conservation Guidelines be postponed until next month.

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

There were no guests or applicants in attendance.

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS**ITEM 5.1A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-20
TIMOTHY JONES, 181-183 PRINCESS STREET**

Jeff Gauley reviewed the application to replace existing fire-damaged non-original vinyl windows at rear of building, infill an existing partially-infilled opening, repair damaged siding/trim and paint. He recommended:

1. Deny a Heritage Permit [Certificate for Appropriateness] to replace existing fire-damaged non-original vinyl windows at rear of building with new vinyl windows; and
2. Approve a Heritage Permit [Certificate for Appropriateness] to replace existing fire-damaged non-original vinyl windows at rear of building with new wood windows, infill an existing partially-infilled opening, repair damaged siding/trim and paint.

**ITEM 5.1B DRAFT CERTIFICATE OF APPROPRIATENESS 11-20
TIMOTHY JONES, 181-183 PRINCESS STREET**

MOVED by Colin Waldschutz, SECONDED by Grant Heckman to approve the recommendation:

Install five (5) new 2/2 wood windows, to completely fill the existing original window openings at the upper level of the east side of the rear extension [181 Princess Street];

Infill completely one (1) partially infilled former window opening, which aligns with these same fire-damaged windows at the upper level of the east side of the rear extension [181 Princess Street], and clad the infilled opening with wood shingles to match the existing original wood shingle siding – retain the original [window trim] drip cap as an indication of the window's former location and the original window configuration;

Repair, and/or replace as necessary, any damaged or missing wood components (wood shingles, wood trim boards, etc), using new wood components matching the size, material and profile of the original components;

Scrub all surfaces to be painted with TSP (tri-sodium phosphate); rinse thoroughly with clean water; allow surfaces to dry completely prior to painting (typically 3 days);

Prime and paint all wood components using an approved colour scheme in keeping with guidelines found in *Practical Conservation Guidelines for Paint & Colour*. (Colour selection/placement to be determined in consultation with Heritage staff)

This work to be carried out under the following conditions:

1. The proposed work is to be carried out using traditional detailing and materials as required under Section 8(2) of the Saint John Heritage Conservation Areas By-law;
2. The Buildings & Inspections Services Department be contacted for necessary permits; and
3. No work shall commence until expiry of a fifteen-day appeal period pursuant to Section 15(2) of the Act, and providing no appeal is filed with the Provincial Appeal Board on or before April 28, 2011.

On the question, with respect to the applicant's insurance company requirement to replacement windows need to be the same as what had been destroyed by fire, it was suggested if wood windows were installed, he would then be entitled to a heritage grant.

CARRIED.

ITEM 5.1C APPLICATION FOR A HERITAGE PRESERVATION GRANT 11-20
TIMOTHY JONES, 181-183 PRINCESS STREET

Jeff Gauley advised the Board that the application is for a Heritage Preservation Grant to replace existing fire-damaged non-original vinyl windows at rear of building, infill an existing partially infilled opening, repair damaged siding/trim and paint. No Conservation Plan has been prepared for the building, located in the Princess Street Heritage Conservation Area. He recommended:

1. Deny a Heritage Rehabilitation Grant to replace existing fire-damaged non-original vinyl windows at rear of building with new vinyl windows;
2. Approve a Heritage Rehabilitation Grant of 20% of costs, up to \$1,000.00 based on \$5,000.00 or more spent, to replace existing fire-damaged non-original vinyl windows at rear of building with new 2/2 wood windows, infill an existing partially infilled opening, repair damaged siding/trim and paint.

MOVED by Grant Heckman, **SECONDED** by Richard Gradon to approve a Heritage Preservation Grant of 20% of costs, up to \$1,000.00 based on \$5,000.00 or more spent, to replace existing fire-damaged non-original vinyl windows at rear of building with new 2/2 wood windows, infill an existing partially infilled opening, repair damaged siding/trim and paint.

CARRIED.

ITEM 5.2A APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-21
ED & DONNA REARDON, 200 GERMAIN STREET

Jeff Gauley advised the Board that the application is for renewal of a Heritage Rehabilitation Grant for window repairs and weather-stripping upgrades. A Conservation Plan is in place for this building, located in the Trinity Royal Heritage Conservation Area. The Board had previously approved Heritage Permit [Certificate of Appropriateness] 09-99A and Heritage Conservation Grant 09-99A on December 9, 2009 for window repairs and weather-stripping work. The work will be undertaken this year. He recommended approval.

MOVED by Colin Waldschutz, SECONDED by Alex Pesold to approve a Heritage Conservation Grant of 40% of costs for window repairs and weather-stripping upgrades, up to a maximum of \$7,500.00.

CARRIED.

ITEM 5.3A APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-22
UNION CLUB, 123-125 GERMAIN STREET

Jeff Gauley advised the Board that the application of a Heritage Rehabilitation Grant to re-roof the building and repair roof edge flashings. A Conservation Plan [2010] is in place for this building, located in the Trinity Royal Heritage Conservation Area. The Board had previously approved Heritage Conservation Grant 2010-12B [August 18, 2010], related to this work. The work was deferred until this year. He recommended approval.

MOVED by Alex Pesold, SECONDED by Richard Gradon to approve a Heritage Rehabilitation Grant for 20% of costs for roofing and metal roof edge flashing work, up to \$8,500.00.

CARRIED.

ITEM 5.4A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-23
O'LEARY'S ENTERTAINMENT LTD, 46-54 PRINCESS STREET

Jeff Gauley advised the Board that the application is to repair the south and west walls and roof [flashings] of the building. This 3-storey commercial building is located at the corner of Canterbury and Princess Streets in the Trinity Royal Heritage Conservation Area. A Conservation Plan [2008] has been prepared for the building and provides detailed recommendations to deal with its spalling, stucco-coated masonry. This repair work was initiated in 2008. The applicant proposes to continue to repair the masonry walls and roof edge flashings, as necessary, focussing on the south and west sides of the building in 2011. He recommended approval.

ITEM 5.4B DRAFT CERTIFICATE OF APPROPRIATENESS 11-23
O'LEARY'S ENTERTAINMENT LTD, 46-54 PRINCESS STREET

MOVED by Grant Heckman, SECONDED by Alex Pesold to approve the recommendation:

Record through photography and measured drawings all character-defining features of the existing stucco finish, including faux stone coursing, quoins, and built-out window entablatures;

Remove the existing stucco finish to expose the underlying brick work, by using the gentlest means possible, such as a sharp broad-edged painter's knife or wood chisel, in order to avoid any damage to the face of the bricks; Provide digital photographic record of areas to be repaired prior to and during removal process- repaired areas should be clearly defined rectilinear areas, not irregular patches.

Remove loose and deteriorated mortar and brickwork, using rotary grinders ONLY on middle of horizontal joints - remove the remainder with hand tools - DO NOT USE GRINDERS ON VERTICAL JOINTS - Where possible, salvage for re-use any existing undamaged brick which require removal - Joints to be raked out not to exceed original joint width - Do not round corner edges of bricks;

Install replacement bricks where required, using salvaged or new brick of similar porosity, size and colour;

Repoint existing bricks/lay salvaged bricks using lime-based mortar, consisting of:

- *1 part White Portland (type 10- grey is not acceptable);*
- *2 parts hydrated lime (high calcium soaked minimum 24 hours; dolomite-based lime, used for agricultural purposes, is not acceptable); and*
- *8 parts screened sand*

Mix the lime and sand to create roughage, or "rough stuff", then add the White Portland just prior to use - Carefully match colour and texture of the original mortar;

**Note: Measures or precautions need to be undertaken to ensure mortar is allowed to cure a minimum of 28 days at no less than 10 degrees Celsius and no greater than 28 degrees Celsius ambient temperature.*

Wash down masonry wall using a restoration cleaner [Sure Klean or similar product];

Apply a suitable breathable primer to the surface of the repaired brickwork, followed by 3 or 4 coats of colour-tinted lime-based stucco finish materials, complete with delineation of faux stone coursing and other character-defining features.

Repair and/or replace as necessary, any deteriorated portion of the metal roof edge flashings, in conjunction with repairs to the upper wall, using material to match the gauge and profile of the original flashing;

This work is to be carried out under the following conditions:

1. *The proposed work shall be carried out using traditional detailing and materials as required under Section 8 of the Saint John Heritage Conservation Areas By-law and to the satisfaction of the Heritage Development Officer;*
2. *The Buildings & Inspection Services Department will be contacted for necessary permits;*
3. *No work shall commence until the expiry of a fifteen-day appeal period pursuant to Section 15(2) of the Act, and providing no appeal is filed with the Provincial Appeal Board on or before April 28, 2011;*
4. *No work shall commence until a start-up meeting has been held on site with Heritage staff to review procedures;*
5. *A test area will be prepared for review by Heritage staff following the start-up meeting and before commencement of the work.*

On the question, Richard Gradon suggested it is imperative that work on flashings be carried out in conjunction with repairs to the roof. He further suggested the certificate be amended to include an upper range temperature to carry out repairs to masonry/stucco.

CARRIED.

ITEM 5.4C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-23
O'LEARY'S ENTERTAINMENT LTD. 46-54 PRINCESS STREET

Jeff Gauley advised the Board that the application is for masonry repairs and flashing repairs to the south and west walls of the building. A Conservation Plan [2008] has been prepared for this building, located in the Trinity Royal Heritage Conservation Area. The work initiated in 2008 will be continued in 2011. He recommended approval.

MOVED by Grant Heckman, SECONDED by Gordon Hewitt to approve a Heritage Rehabilitation Grant of 20% for flashing repairs and 40% of costs for masonry repairs, up to a maximum of \$5,000.00.

CARRIED.

Upon reflection of the aforementioned Item 5.4B, Richard Gradon suggested amending the recommendation to include a simple record-keeping and demarcation of the areas where repairs are to be carried out.

Messrs Heckman and Pesold agreed with the amendment to Certificate 11-23.

ITEM 5.5A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-24
CRYUS HAJIZADEH, 165-167 CHARLOTTE STREET

Jeff Gauley advised the Board that the application is to repair/repoint the brick masonry and repair the roof edge flashings on the east wall. A recent inspection of the east masonry wall, following a series of reported leaks, revealed that much of the mortar had deteriorated and was missing and that the brickwork was unstable. Given these apparent health and safety concerns, the owners have proceeded to engage a mason to immediately initiate remedial brick repairs.

The applicants propose to repair/repoint the brick masonry and repair the roof edge flashings on the east wall, as necessary. He recommended approval.

ITEM 5.5B DRAFT CERTIFICATE OF APPROPRIATENESS 11-24
CRYUS HAJIZADEH, 165-167 CHARLOTTE STREET

MOVED by Colin Waldschutz, *SECONDED* by Alex Pesold, to approve the recommendation:

Remove loose and deteriorated mortar and brickwork, using rotary grinders ONLY on middle of horizontal joints - remove the remainder with hand tools - DO NOT USE GRINDERS ON VERTICAL JOINTS - Where possible, salvage for re-use any existing undamaged brick which require removal - Joints to be raked out not to exceed original joint width - Do not round corner edges of bricks;

Replace spalled or damaged bricks with salvaged pressed brick to match original brick in colour, size, and porosity;

Repoint existing bricks/lay salvaged bricks using lime-based mortar, consisting of:

- *1 part White Portland (type 10- grey is not acceptable);*
- *2 parts hydrated lime (high calcium soaked minimum 24 hours; dolomite-based lime, used for agricultural purposes, is not acceptable); and*
- *8 parts screened sand*

Mix the lime and sand to create roughage, or "rough stuff", then add the White Portland just prior to use - Carefully match colour and texture of the original mortar;

**Note: Measures or precautions need to be undertaken to ensure mortar is allowed to cure a minimum of 28 days at no less than 10 degrees Celsius ambient temperature.*

Wash down masonry using a mild restoration cleaner [Sure Klean 600, or similar].

Repair, and/or replace as necessary, any deteriorated portion of the metal roof edge flashings, in conjunction with repairs to the upper wall, using material to match the gauge and profile of the original flashing;

This work is to be carried out under the following conditions:

1. *The proposed work shall be carried out using traditional detailing and materials as required under Section 8 of the Saint John Heritage Conservation Areas By-law and to the satisfaction of the Heritage Development Officer;*
2. *The Buildings & Inspection Services Department will be contacted for necessary permits;*
3. *No work shall commence until the expiry of a fifteen-day appeal period pursuant to Section 15(2) of the Act, and providing no appeal is filed with the Provincial Appeal Board on or before April 28, 2011;*
4. *No work shall commence until a start-up meeting has been held on site with Heritage staff to review procedures;*
5. *A test area will be prepared for review by Heritage staff following the start-up meeting and before commencement of the work.*

On the question, Richard Gradon inquired as there appears to be water penetration at the roof level, if the Heritage Officer examined if this was the case. Jeff Gauley responded he did not have access to the roof and was not able to determine if remedial work was necessary. Mr. Gradon also suggested if repointing work is being carried out at the present time with inadequate weather protection, there should be a “stop work order” issued.

CARRIED.

ITEM 5.6A APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-25
GEORGE CARROLL, 227 KING STREET EAST

Jeff Gauley advised the Board that the application for a Heritage Rehabilitation Grant to replace non-original, under-sized windows with new 2/2 wood windows.

No Conservation Plan is in place for the building, located in the King Street East Heritage Conservation Area.

An application for a Heritage Rehabilitation Grant [2010-72], relating to this work was approved by the Board on July 21, 2010. The work will be undertaken this year. He recommended approval.

MOVED by Colin Waldschutz, ***SECONDED*** by Richard Gradon to approve a Heritage Rehabilitation Grant of 20% of costs, up to \$1,000.00, to replace non-original, under-sized windows with new 2/2 wood windows.

CARRIED.

ITEM 5.7A APPLICATION FOR A HERITAGE CONSERVATION PLAN GRANT 11-26
JIM BEZANSON, 191 PRINCESS STREET

Jeff Gauley advised the Board that the application is for a Heritage Conservation Plan Grant to have a design professional prepare a Conservation Plan for the residential building located in the Princess Street Heritage Conservation Area. He recommended approval.

MOVED by Alex Pesold, SECONDED by Grant Heckman to approve a Heritage Conservation Plan Grant of 50% of costs, up to \$1,750.00, to have a Conservation Plan prepared.

On the question, Richard Gradon asked if the design professional engaged to complete the Conservation Plan was an architect and/or an engineer, to which Mr. Gauley confirmed he was an engineer.

CARRIED.

ITEM 5.8A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-26A
JIM BEZANSON, 191 PRINCESS STREET

Jeff Gauley advised the Board that the application is to enlarge a masonry opening and install new casement egress windows. He recommended approval.

ITEM 5.8B DRAFT CERTIFICATE OF APPROPRIATENESS 11-26A
JIM BEZANSON, 191 PRINCESS STREET

MOVED by Alex Pesold, SECONDED by Grant Heckman to approve the recommendation:

Salvage existing sandstone sill at centre bay window of brick foundation;

Remove loose and deteriorated mortar and bricks to enlarge opening at centre bay window of brick foundation to accommodate new casement windows, using hand tools - DO NOT USE GRINDERS; (Where possible, salvage for re-use any existing undamaged brick which requires removal; Joints to be raked out not to exceed original joint width; Do not round corners of brick);

Install replacement brick where required, using brick of similar size, porosity and colour;

Repoint existing brick and lay salvage sandstone sill and new brick, using lime-based mortar, consisting of:

- *1 part White Portland (type 10- grey is not acceptable);*
- *2 parts hydrated lime (high calcium soaked minimum 24 hours; dolomite-based lime, used for agricultural purposes, is not acceptable); and*
- *8 parts screened sand*

Mix the lime and sand to create roughage, or "rough stuff", then add the White Portland just prior to use; Carefully match colour and texture of the original mortar;

***Note: Measures or precautions need to be undertaken to ensure mortar is allowed to cure a minimum of 28 days at no less than 10 degrees Celsius ambient temperature.**

Wash down repaired masonry using mild restoration cleaner (Sure Klean 600 or similar);

Install new wood casement windows to meet egress requirements@ centre bay window of brick foundation – casement windows to be detailed and proportioned to appear similar to wood storm windows;

Scrub all surfaces to be painted with TSP (tri-sodium phosphate); rinse thoroughly with clean water; allow surfaces to dry completely prior to painting (typically 3 days);

Prime and paint or stain all new and existing wood components using the approved colour scheme, in keeping with guidelines found in Practical Conservation Guidelines for Paint & Colour:

- Benjamin Moore HC-29 Dunmore Cream: body;
- Benjamin Moore HC-126 Avon Green: trim;
- Benjamin Moore HC-7 Bryant Gold: accent/architectural highlights
- Benjamin Moore HC17 Somerville Gold: accent/ architectural highlights
- One Shot Gold: accent/ architectural highlights

This work is to be carried out under the following conditions:

1. **The proposed work shall be carried out using traditional detailing and materials as required under Section 8 of the Saint John Heritage Conservation Areas By-law and to the satisfaction of the Heritage Development Officer;**
2. **The Buildings & Inspection Services Department be contacted for necessary permits; and**
3. **No work shall commence until the expiry of a fifteen-day appeal period pursuant to Section 15(2) of the Act, and providing no appeal is filed with the Provincial Appeal Board on or before April 28, 2011;**

CARRIED.

ITEM 5.8C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-26A
JIM BEZANSON, 191 PRINCESS STREET

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to rehabilitate the front entry, install new side exit doors, rehabilitate existing basement windows and install a new basement window, construct a new fire escape stair and a new rear deck, repair and clean the paint from the brick masonry foundation, re-roof and paint. The applicant is also applying for a Heritage Conservation Plan Grant to have a Conservation Plan prepared for the building.

On June 23, 2010, the Board approved Heritage Rehabilitation Grant 10-51 to rehabilitate the front entry, install new side exit doors, rehabilitate existing basement windows and install a new basement window, construct a new fire escape stair and a new rear deck, repair and clean the paint from the brick masonry foundation, re-roof and paint. The work is ongoing.

The applicant is applying for a Heritage Rehabilitation Grant to continue the previously-approved work and expand the scope of work to include work to enlarge a masonry opening and install new casement egress windows. He recommended approval.

MOVED by Alex Pesold, SECONDED by Colin Waldschutz to approve a Heritage Rehabilitation Grant of 40% of costs for masonry repair work and repairs to original windows and doors and 20% of costs for deck/exit stair construction, roof repairs, siding repairs, new doors, new casement windows and painting, up to a maximum of \$10,000.00 pending receipt of approved Conservation Plan.

CARRIED.

ITEM 5.9A APPLICATION FOR A HERITAGE CONSERVATION PLAN GRANT 11-27
JIM BEZANSON, 116 WENTWORTH STREET

Jeff Gauley advised the Board that the application is for a Heritage Conservation Plan Grant to have a design professional prepare a Conservation Plan for the residential building located in the Orange Street Heritage Conservation Area. He recommended approval.

MOVED by Richard Gradon, SECONDED by Gordon Hewitt to approve a Heritage Conservation Plan Grant of 50% of costs, up to \$1,750.00, to have a Conservation Plan prepared.

CARRIED.

ITEM 5.10A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-27A
JIM BEZANSON, 116 WENTWORTH STREET

Jeff Gauley advised the Board that the application is to repoint masonry. He recommended approval.

ITEM 5.10B DRAFT CERTIFICATE OF APPROPRIATENESS 11-27A
JIM BEZANSON, 116 WENTWORTH STREET

MOVED by Grant Heckman, SECONDED by Gordon Hewitt to approve the recommendation:

Remove loose and deteriorated mortar and bricks, using hand tools - DO NOT USE GRINDERS;

Where possible, salvage for re-use any existing undamaged brick which requires removal;

Joints to be raked out not to exceed original joint width;

Do not round corners of brick;

Install replacement brick where required, using brick of similar size, porosity and colour;

Repoint existing brick and stone and lay new brick, using lime-based mortar, consisting of:

- 1 part White Portland (type 10- grey is not acceptable);*
- 2 parts hydrated lime (high calcium soaked minimum 24 hours; dolomite-based lime, used for agricultural purposes, is not acceptable); and*
- 8 parts screened sand*

Mix the lime and sand to create roughage, or "rough stuff", then add the White Portland just prior to use;

Carefully match colour and texture of the original mortar;

**Note: Measures or precautions need to be undertaken to ensure mortar is allowed to cure a minimum of 28 days at no less than 10 degrees Celsius ambient temperature.*

Wash down repaired masonry using mild restoration cleaner (Sure Klean 600 or similar);

This work is to be carried out under the following conditions:

- 1. The proposed work shall be carried out using traditional detailing and materials as required under Section 8 of the Saint John Heritage Conservation Areas By-law and to the satisfaction of the Heritage Development Officer;*

2. *The Buildings & Inspection Services Department be contacted for necessary permits;*
3. *No work shall commence until the expiry of a fifteen-day appeal period pursuant to Section 15(2) of the Act, and providing no appeal is filed with the Provincial Appeal Board on or before April 28, 2011;*
4. *No work shall commence until a start-up meeting has been held on site with Heritage staff to review procedures for removal of mortar;*
5. *A test area will be prepared for review by Heritage staff following the start-up meeting and before commencement of the work.*

CARRIED.

ITEM 5.10C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-27
JIM BEZANSON, 116 WENTWORTH STREET

Jeff Gauley advised the Board that the application for a Heritage Rehabilitation Grant to complete the construction of the addition at the rear of the building and to repoint masonry.

The applicant is also applying for a Heritage Conservation Plan Grant to have a Conservation Plan prepared for the building.

On June 25, 2008, the Board approved Heritage Conservation Grant 08-33 to construct an addition at the rear of the building; however, the work did not proceed.

On June 23, 2010, the Board approved Heritage Conservation Grant 10-48 to complete construction of the addition at the rear of the building. The work was started in 2010 and is ongoing.

The applicant is applying for a Heritage Rehabilitation Grant to continue the previously-approved work and to undertake masonry repointing work.
He recommended approval.

A suggestion was made to amend the recommendation as follows:

MOVED by Colin Waldschutz, **SECONDED** by Gordon Hewitt to approve a Heritage Rehabilitation Grant for 40% of costs for masonry repointing and 20% of costs to construct a new rear extension, up to a combined maximum of \$8,000 pending receipt of an approved Conservation Plan.

CARRIED.

ITEM 5.11A APPLICATION FOR A HERITAGE CONSERVATION PLAN GRANT 11-28
JIM BEZANSON, 66 SYDNEY STREET

Jeff Gauley advised the Board that the application is for a Heritage Conservation Plan Grant to have a design professional prepare a Conservation Plan for the residential building located in the Princess Street Heritage Conservation Area. He recommended approval.

MOVED by Richard Gradon, SECONDED by Heather Urquhart to approve a Heritage Conservation Plan Grant of 50% of costs, up to \$1,750.00, to have a Conservation Plan prepared.

CARRIED.

ITEM 5.12A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-28A
JIM BEZANSON, 66 SYDNEY STREET

Jeff Gauley advised the Board that the application is to construct new railings, repair masonry (sandstone/brickwork), repair/replace metal cornice, repair/replace window/doors/sills and paint. He recommended approval.

ITEM 5.12B DRAFT CERTIFICATE OF APPROPRIATENESS 11-28A
JIM BEZANSON, 66 SYDNEY STREET

MOVED by Grant Heckman, SECONDED by Gordon Hewitt, to approve the recommendation:

Install wood (mahogany) hand rails at 66 Sydney Street, 159 Princess Street and 161 Princess Street to meet National Building Code requirements;

Repair (re-instate to original position) sandstone block at entry to 66 Sydney Street;

Remove loose and deteriorated mortar and bricks, using hand tools - DO NOT USE GRINDERS;

Where possible, salvage for re-use any existing undamaged brick which requires removal;

Joints to be raked out not to exceed original joint width;

Do not round corners of brick;

Install replacement brick where required, using brick of similar size, porosity and colour;

Repoint existing brick and stone and lay new brick, using lime-based mortar, consisting of:

- *1 part White Portland (type 10- grey is not acceptable);*

- 2 parts hydrated lime (high calcium soaked minimum 24 hours; dolomite-based lime, used for agricultural purposes, is not acceptable); and
- 8 parts screened sand

Mix the lime and sand to create roughage, or "rough stuff", then add the White Portland just prior to use;

Carefully match colour and texture of the original mortar;

****Note: Measures or precautions need to be undertaken to ensure mortar is allowed to cure a minimum of 28 days at no less than 10 degrees Celsius ambient temperature.***

Wash down repaired masonry using mild restoration cleaner (Sure Klean 600 or similar);

Replace existing non-original metal cornice on west (Sydney Street) facade, matching profile/gauge of original satin galvanized/ painted metal cornice, a portion of which remains on upper northwest corner of the building;

Repair, and/or replicate as necessary, formed metal brackets in cove of roof cornice;

Install pre-painted metal cornice (pacific turquoise to replicate patinated copper) on soffit of north facade;

Repair, and/or replace as necessary, any deteriorated metal roof edge flashings, using material to match the gauge and profile of the original flashing;

Replace four (4) existing vertical sliding wood windows (three on north facade and one on south facade) with new wood casement windows to meet egress requirements – casement windows to be detailed and proportioned to appear similar to wood storm windows;

Repair, and/or replace as necessary, various windows, window sills, doors and door sills, using materials and profiles to match original;

Install new 4-light wood storm windows [2/2 configuration] at all existing windows (all facades) where storm windows are not present;

Remove loose and deteriorated paint from existing windows, doors and brick moulding trim components, using hand scrapers or infrared heat guns. DO NOT USE OPEN FLAME of propane torch (flame may wick into building with disastrous results);

Repair and/or replace, as necessary, any deteriorated wood components, including portions of interior wood windows, metal glazing frames and trim, with new wood or metal components, matching the profiles and detailing of the original components;

Remove old and deteriorated putty, replace any cracked, broken, or missing glass and re-putty;

Scrub all surfaces to be painted with TSP (tri-sodium phosphate); rinse thoroughly with clean water; allow surfaces to dry completely prior to painting (typically 3 days);

Prime and paint or stain all new and existing wood components using the approved colour scheme, in keeping with guidelines found in Practical Conservation Guidelines for Paint & Colour:

- *Benjamin Moore HC-134 Terrytown Green: stiles and rails of entry surround; entry doors at 137, 161 and 163 Princess Street;*
- *Benjamin Moore HC-136 Waterbury Green: bolection mouldings, door frames;*
- *Benjamin Moore HC-138 Waterbury Green: panels;*
- *Seiko Door Stain: mahogany entry doors*

This work is to be carried out under the following conditions:

1. *The proposed work shall be carried out using traditional detailing and materials as required under Section 8 of the Saint John Heritage Conservation Areas By-law and to the satisfaction of the Heritage Development Officer;*
2. *The Buildings & Inspection Services Department be contacted for necessary permits;*
3. *No work shall commence until the expiry of a fifteen-day appeal period pursuant to Section 15(2) of the Act, and providing no appeal is filed with the Provincial Appeal Board on or before April 28, 2011;*

CARRIED.

**ITEM 5.12C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-28A
JIM BEZANSON, 66 SYDNEY STREET**

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to complete construction of the deck/fire escape stairs/railings, construct new railings, repair masonry (sandstone/brickwork), repair/replace metal cornice, repair/replace window/doors/sills and paint. The applicant is also applying for a Heritage Conservation Plan Grant to have a Conservation Plan prepared for the building.

On September 17, 2008, the Board approved Heritage Conservation Grant 08-38A to construct a three-level of deck with a shared fire escape stair on the north side of the building. That work is nearing completion.

On December 9, 2009, the Board approved Heritage Conservation Grant 09-118 to repoint bricks and repair windows/doors/sills.

On August 13, 2010, the Board approved Heritage Rehabilitation Grant 10-49A for the deck construction work and work to repoint the bricks, repair the window sills and repair the several doors. The deck construction work was started in 2010 and is ongoing.

The applicant is applying for a Heritage Rehabilitation Grant to continue the previously-approved work and expand the scope of work to address minimum standards requirements and several conservation issues, including installation of new handrails at building entrances, repair of a sandstone block at one entry, repointing and repair of

brickwork, metal cornice repair/replacement work, window/window sill repairs/replacement and the addition of new storm windows, door/door sill repairs and painting of the woodwork. He recommended approval.

Moved by Colin Waldschutz, ***Seconded*** by Gordon Hewitt to approve a Heritage Rehabilitation Grant of 40% of costs for masonry repair work and repairs to original windows and doors and 20% of costs for deck/exit stair construction, new metal cornice/soffit work and installation of new casement and storm windows, up to a maximum of \$10,000.00, except that [as per approved Heritage Rehabilitation Grant 10-49A]:

1. *The labour and material costs for the PVC rosettes proposed for the exit stair and decks shall not be eligible for funding under the Heritage Grants Program and;*
2. *The labour and material costs for the aluminum grating proposed for the exit stair and decks shall not be eligible for funding under the Heritage Grants Program.*

CARRIED.

ITEM 6.0 REPORTS

ITEM 6.1 PLAN SJ APRIL 14TH WORKSHOP

The Chair noted PlanSJ would be holding a public workshop on Thursday, April 14th from 5:30 – 9:30 pm at Barnhill Memorial School, 750 Manawagonish Road and encouraged all members to attend if possible.

ITEM 7.0 OTHER BUSINESS

Colin Waldschutz advised that Jason Stephen, President of the Saint John Realtors Association, had informed him that realtors are not advised if listed properties are in the Heritage Conservation Areas and therefore this information is not communicated to potential buyers. Mr. Waldschutz further indicated there appears to be a great deal of misunderstanding of what the Heritage Conservation By-law entails. He added that Mr. Stephen had indicated he would meet with his Board and suggested perhaps a workshop or presentation at an upcoming Realtor Board meeting might be helpful.

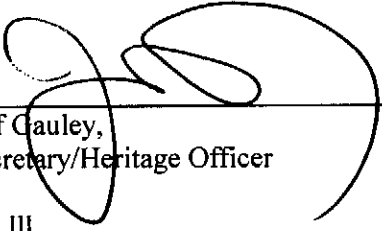
Richard Gradon suggested a disclosure of whether the property is or is not in a Heritage Conservation Area be added to the realtors' form, putting the onus on the realtor to communicate this information.

ITEM 8.0 NEXT MEETING

The next scheduled regular meeting is for April 27th, 2011.

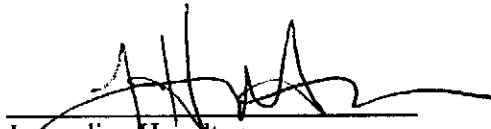
ITEM 9.0 ADJOURNMENT

There being no further business, the meeting adjourned at 7:15 p.m.



Jeff Gauley,
Secretary/Heritage Officer

JG: III



Jacqueline Hamilton,
Deputy Commissioner