



The City of Saint John

**HERITAGE DEVELOPMENT BOARD
OF
THE CITY OF SAINT JOHN**

WEDNESDAY, APRIL 27TH, 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
Richard Gradon
Heather Urquhart
Gordon Hewitt
Councillor Donnie Snook

Jill Flecknell, Recording Secretary
Jim Bezanson, Secretary/ Heritage Development Officer

REGRETS:

Jacqueline Hamilton, Deputy Commissioner
Jeff Gauley, Secretary/Heritage Officer
Grant Heckman

ITEM 1.0 AGENDA

Item 3.1 Application for Greg Collins, 190 Douglas Avenue under Business Arising was deferred until the next meeting.

The following items were added to the agenda for discussion under Other Business:

*Item 7.3 The Heritage Canada Foundation Awards;
Item 7.4 Signage at Water Street Dinner Theatre;
Item 7.5 Freak Lunch Box opening on King Street; and
Item 7.6 Uptown Bike Rack Incentive Program*

The following item was added to the agenda for discussion under Reports:

Item 6.1 Conference of the Preservation Trade Network

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

CARRIED.



SAINT JOHN

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ITEM 2.0 MINUTES

ITEM 2.1 MINUTES OF THE APRIL 13TH, 2011 MEETING

MOVED by Colin Waldschutz, *SECONDED* by Heather Urquhart, to approve the April 13th, 2011 minutes, as amended to clarify the friendly amendment of certificate 11-23 was only made once.

CARRIED.

ITEM 3.0 BUSINESS ARISING

ITEM 3.1 GREG COLLINS, 190 DOUGLAS AVENUE

Jim Bezanson advised the Board that this item has been deferred until a subsequent meeting as per request of the applicant.

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 11-09A
HAYWARD & WARWICK, 85 PRINCESS STREET (STORE)**

Jim Bezanson reviewed the application to replace roofing materials and repair/replace roof edge flashings. He recommended approval

**ITEM 5.1B DRAFT CERTIFICATE OF APPROPRIATENESS 11-09A
HAYWARD & WARWICK, 85 PRINCESS STREET (STORE)**

MOVED by Colin Waldschutz, *SECONDED* by Heather Uquhart to approve the recommendation:

Remove existing built-up roofing material to expose existing roof deck;

Repair/ replace as necessary, existing roof deck;

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

Install layer of recovery board, or protection board – ¼” [65mm] thick with minimum 12 flange washers per 3’x4’ [900mm x 1200mm] sheet;

Install new modified membrane roofing material, consisting of 180 lb base sheet (mop-on with hot tar) and 250 lb cap sheet (torch-on);

This work to be carried out under the following conditions:

1. The proposed work to be carried out using traditional detailing and materials as required under Section 8 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 May 12, 2011.

On the question, it was discussed that repointing had begun on the building during low temperatures without a heater and “tarped-in” work area. Jim Bezanson will notify Hayward and Warwick that their grant is at risk if the conditions set out on the Certificate of Appropriateness are not followed by the contractor.

CARRIED.

ITEM 5.1C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-09A
HAYWARD & WARWICK, 85 PRINCESS STREET (STORE)

Jim Bezanson advised the Board that the application is for a Heritage Rehabilitation Grant to include as eligible the costs to replace roofing materials and repair/replace roof edge flashings.

A Conservation Plan [2009] is in place for the building, located in the Trinity Royal Heritage Conservation Area.

On March 2, 2011 the Board approved a Heritage Rehabilitation Grant [2011-09] for masonry and flashing repairs to the south (front) façade. The applicant is applying to amend the previously approved Heritage Rehabilitation Grant to include as eligible the work to replace roofing materials and repair/replace all roof edge flashings. He recommended approval

MOVED by Richard Gradon, SECONDED by Alex Pesold to approve a Heritage Rehabilitation Grant of 20% of costs for roofing replacement and all roof edge flashings repairs/replacement and increase the previously-approved grant amount by an additional \$5,000.00, for an amended grant maximum amount of \$10,000.00.

CARRIED.

ITEM 5.2A APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-29
DAVID O'BRIEN, 40 DUKE STREET

(Richard Gradon declared conflict)

Jim Bezanson advised the Board that the application is for a Heritage Rehabilitation Grant to repair/repoint masonry and repair/replace flashings. A Conservation Plan [2009] is in place for this building, located in the Trinity Royal Heritage Conservation Area. On August 4, 2010, the Board approved Heritage Rehabilitation Grant 2010-75 to repair/repoint masonry and repair/replace flashings at the north (front) facade of the building. Due to uncertainty relating to grant availability [all available funds had been allocated by August 2010], the applicant delayed the project until this year. He recommended approval.

MOVED by Councillor Donnie Snook, *SECONDED* by Gord Hewitt to approve a Heritage Rehabilitation Grant of 40% of costs for masonry repairs/repointing and 20% of costs for flashing repairs/replacement, up to a maximum of \$3,000.00.

CARRIED.

(Richard Gradon rejoined the meeting)

ITEM 5.3A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-30
TERRI & MERCER MUNN, 190 KING STREET EAST

Jeff Gauley advised the Board that the application is to replace roofing materials and repair/replace roof edge flashings. He recommended approval.

ITEM 5.3B DRAFT CERTIFICATE OF APPROPRIATENESS 11-30
TERRY & MERCER MUNN, 190 KING STREET EAST

MOVED by Colin Waldschutz, *SECONDED* by Gordon Hewitt to approve the recommendation:

Remove existing built-up roofing material to expose existing roof deck;

Repair/ replace as necessary, existing roof deck;

Repair/ replace as necessary, existing metal flashings, using new material to match original materials and detailing;

Install layer of recovery board, or protection board – ¼” [65mm] thick with minimum 12 flange washers per 3’x4’ [900mm x 1200mm] sheet;

Install new modified membrane roofing material, consisting of 180 lb base sheet (mop-on with hot tar) and 250 lb cap sheet (torch-on).

This work to be carried out under the following conditions:

1. The proposed work to be carried out using traditional detailing and materials as required under Section 8 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 May 12, 2011.

On the question, Board members requested an explanation on the use of recovery board. Jim Bezanson explained that it was an additional layer secured to the roof with screws which then allows the base sheet to be “mopped-on” with hot tar and the cap sheet to be “torched-on”. The use of recovery board adds to the cost by 10-12% but it also takes the life span of the roof from 20 years to 50 years. Also the grant funds that awarded more than offset the increased cost, adding that it is good value for money.

Richard Gradon asked why we do not include the requirement for a fire sealed membrane as it is strongly recommended in any wood construction. Jim Bezanson responded that as a Heritage Development Board we are more focused on conservation practices, but that we could include the use of fire sealed membranes as a recommendation in a cover letter to ensure that owners are aware of its benefits. Richard Gradon felt that it should be made a requirement in the future and said that he would review with Gary Hamilton who is the technical director of the NBRCA.

CARRIED.

ITEM 5.3C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-30
TERRI & MERCER MUNN, 190 KING STREET EAST

Jim Bezanson advised the Board that the application is to replace roofing materials and repair/replace roof edge flashings. The three-storey brick residential building is located in the King Street East Heritage Conservation Area. A Conservation Plan [2008] is in place for the building. He recommended approval.

MOVED by Colin Waldschutz, SECONDED by Richard Gradon to approve a Heritage Rehabilitation Grant of 20% of costs to undertake roofing repairs, up to a maximum grant of \$4,000.00.

CARRIED.

ITEM 5.4A APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-31
ALLAIN BENIOT & CHRISTINA DALZELL, 14-16 HORSEFIELD STREET

Jim Bezanson advised the Board that the application is for a Heritage Rehabilitation Grant to replace one existing window. A Conservation Plan is not in place for the building, located in the Trinity Royal Heritage Conservation Area.

On November 19, 2010 the Board approved Heritage Rehabilitation Grant 10-105 related to this work. The window replacement is to be undertaken in 2011. He recommended approval.

MOVED by Councillor Donnie Snook, SECONDED by Alex Pesold to approve a Heritage Rehabilitation Grant of 20% of costs up to \$450.00, based on estimated project costs.

CARRIED.

ITEM 5.5A APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-32
BLAIR & TRACY MACPHEE, 156 GERMAIN STREET

Jim Bezanson advised the Board that the application is for a Heritage Rehabilitation Grant to construct a fire escape stair. A Conservation Plan is not in place for the building, located in the Trinity Royal Heritage Conservation Area.

An application for a Heritage Rehabilitation Grant [2010-102] relating to this work was approved by the Board on October 27, 2010. The work will be undertaken this year.

MOVED by Colin Waldschutz, ***SECONDED*** by Alex Pesold to approve a Heritage Rehabilitation Grant of 20% of costs, up to \$1,000.00.

On the question, Richard Gradon questioned whether or not a decision on a previously approved Certificate of Appropriateness could be revisited if they are renewing the Heritage Grant. Jim Bezanson explained that certificates of appropriateness have no expiration and might be an issue that the Board would like to review at some point to include an expiration date.

Richard Gradon explained that construction techniques may change from year to year, for example subtle temperature changes.

Leona Laracey questioned whether or not staff could review the previously approved certificate also when the grant renewal is being reviewed. If there is a change to be made, then the certificate would be brought back to the Board for their approval to the amendment. In addition to the review by staff the Certificate of Appropriateness should include an expiration date.

Richard Gradon also noted that including an expiration date would ensure that the Board members would be familiar with the approved Certificate of Appropriateness.

It was agreed upon that the Certificate of Appropriateness include an expiration date of December 31 of the next year to allow applicants additional time to get their projects completed, but also ensure that any changes in the certificate be captured by the Board.

CARRIED.

ITEM 5.6A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-33
#655621 NBLTD./ MIKE MELVIN, 198 PRINCESS STREET

Jim Bezanson advised the Board that the application is to remove existing windows, install new doors and casement windows, repair the entry doors and paint. He recommended approval.

ITEM 5.6B DRAFT CERTIFICATE OF APPROPRIATENESS 11-33
#655621 NBLTD./ MIKE MELVIN, 198 PRINCESS STREET

MOVED by Colin Waldschutz, ***SECONDED*** by Heather Urquhart to approve the recommendation:

Remove three (3) existing original windows on the ground floor level: one on the south (rear) facade of the main building and two (2) on the east side of the rear extension;

Remove one (1) existing original window on the second floor level @ east side of the rear extension;

Remove one (1) existing original window on the basement floor level @ east side of the rear extension;

Install one (1) new wood casement window [to meet egress requirements] in the window opening [on the second floor level @ south (rear) facade of the main

building] – new casement window to completely fill existing opening – new casement window to have the appearance of a 4-light wood storm window;

Salvage existing sandstone sills and remove mortar and bricks at two (2) former window openings to be modified to accommodate two (2) new entry doors [one on the ground floor level of the south (rear) facade of the main building and one on the second floor level of the east side of the rear extension], using hand tools - DO NOT USE GRINDERS;

Where possible, salvage for re-use any existing undamaged brick which also requires removal; Joints to be raked out not to exceed original joint width; Do not round corners of brick;

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

Infill one existing opening completely [on the ground floor level @ east side of the rear extension] with salvaged brick masonry set back 2" [50mm] to maintain a delineation of the original opening;

Repoint existing brick and lay salvaged brick and salvaged sandstone sills [at new lowered locations], 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 at modified openings using mild restoration cleaner (Sure Klean 600 or similar);

Install one (1) new two-panel wood entry door [glazed upper panel / wood lower panel] in the enlarged window opening [on the ground floor level @ east side of the rear extension] to completely fill the enlarged opening [see above];

Install one (1) new two-panel wood entry door [glazed upper panel / wood lower panel] in the enlarged window opening [on the second floor level @ east side of the rear extension] to completely fill the enlarged opening [see above];

Install one (1) new two-panel wood access door [wood upper panel / wood lower panel] in the existing window opening [on the basement floor level @ east side of the rear extension] to completely fill the existing opening;

Remove loose and deteriorated paint from existing front entry 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 or missing wood components, including portions of doors, door frame and sill, with new wood components, matching the profiles and detailing 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 existing approved colour scheme in keeping with guidelines found in Practical Conservation Guidelines for Paint & Colour [colours to be provided];

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. The Planning and Development Department be contacted for necessary zoning issues;
4. 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 May 12, 2011;
5. No work shall commence until a start-up meeting has been held on site with Heritage staff to review procedures for removal of mortar;
6. 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, it was noted that the owner will need to address building code issues as part of his building permit application. Jim Bezanson indicated his understanding that the owner intends to do work this year related to the stairs.

CARRIED

NAY, RICHARD GRADON.

ITEM 5.6C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-33
#655621 NB LTD./ MIKE MELVIN, 198 PRINCESS STREET

Jim Bezanson advised the Board that the application is for a Heritage Rehabilitation Grant to remove existing windows, install new wood doors and wood casement windows and repair/paint the entry doors. A Conservation Plan has not been prepared for this building, located in the Princess Street Heritage Conservation Area.

MOVED by Gordon Hewitt, *SECONDED* by Alex Pesold to approve a Heritage Rehabilitation Grant of 20% of costs, up to \$1,000.00.

CARRIED.

ITEM 5.7A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-34
PAT DESMOND, 8 QUEEN SQUARE SOUTH

(Richard Gradon declared conflict)

Jim Bezanson advised the Board that the application is for masonry entrance surround repointing and sandstone stair repairs/repointing. He recommended approval.

ITEM 5.7B DRAFT CERTIFICATE OF APPROPRIATENESS 11-34
PAT DESMOND, 8 QUEEN SQUARE SOUTH

MOVED by Heather Urquhart, *SECONDED* by Colin Waldschutz to approve the recommendation:

Repair (re-instate to original position) sandstone stairs and stair bulkhead blocks @ main entry – stone is to be re-installed and shimmed to level with wooden wedges;

Repair any broken sandstone stairs, using threaded stainless steel rods or stainless steel pins and epoxy resin;

Repair any large gaps at stair risers by inserting new piece(s) of sandstone, matching existing colour and texture (tooled with combing chisel) – mason to ensure inserted piece(s) are to be placed with correct bedding plane orientation and held in place by stainless steel pins and epoxy resin;

Remove loose and scaling/flaking sandstone, using gentlest means possible - brush and/or non-abrasive hand tools – DO NOT BLAST with sand or other particulate matter;

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

Joints to be raked out not to exceed original joint width; Do not round corners of stone;

Install replacement stone [dutchman pieces] where required, using stone of similar size and colour;

Repoint existing stone, lay new stone and fill smaller voids, 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 or no greater than 28 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 May 12, 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 5.7C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-34
PAT DESMOND, 8 QUEEN SQUARE SOUTH

Jim Bezanson advised the Board that the application is for a Heritage Rehabilitation Grant for masonry entrance surround repointing and sandstone stair repairs/repointing

A Conservation Plan [2009] is in place for the building, located at the south side of Queen Square in the Trinity Royal Heritage Conservation Area.

MOVED by Alex Pesold, SECONDED by Gordon Hewitt to approve a Heritage Rehabilitation Grant of 40% of costs for masonry entrance surround repointing and sandstone stair repairs/repointing, up to \$1,500.00.

CARRIED.

(Richard Gradon rejoined the discussion)

ITEM 5.8A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-35
GERTRUDE MOONEY, 16 QUEEN SQUARE SOUTH

(Richard Gradon declared conflict)

Jim Bezanson advised the Board that the application is for masonry entrance surround repointing, sandstone stair repairs/repointing and replacement of the non-original and badly deteriorated concrete base step with a new granite step. He recommended approval.

ITEM 5.8B DRAFT CERTIFICATE OF APPROPRIATENESS 11-35
GERTRUDE MOONEY, 16 QUEEN SQUARE SOUTH

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

Replace existing badly deteriorated concrete base step (lowest step) with new granite step, match size and radius (form) of existing step;

Repair (re-instate to original position) sandstone stairs and stair bulkhead blocks @ main entry – stone is to be re-installed and shimmed to level with wooden wedges;

Repair any broken sandstone stairs, using threaded stainless steel rods or stainless steel pins and epoxy resin;

Repair any large gaps at stair risers by inserting new piece(s) of sandstone, matching existing colour and texture (tooled with combing chisel) – mason to ensure inserted piece(s) are to be placed with correct bedding plane orientation and held in place by stainless steel pins and epoxy resin;

Remove loose and scaling/flaking sandstone, using gentlest means possible - brush and/or non-abrasive hand tools – DO NOT BLAST with sand or other particulate matter;

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

Joints to be raked out not to exceed original joint width; Do not round corners of stone;

Install replacement stone [dutchman pieces] where required, using stone of similar size and colour;

Repoint existing stone, lay new stone and fill smaller voids, 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 or no greater than 28 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 May 12, 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 5.8C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-35
GERTRUDE MOONEY, 16 QUEEN SQUARE SOUTH**

Jim Bezanson advised the Board that the application is for a Heritage Rehabilitation Grant for masonry entrance surround repointing, sandstone stair repairs/repointing and installation of a new granite step

A Conservation Plan [2009] is in place for the building, located at the south side of Queen Square in the Trinity Royal Heritage Conservation Area.

MOVED by Alex Pesold, SECONDED by Gordon Hewitt to approve a Heritage Rehabilitation Grant of 40% of costs for masonry entrance surround repointing, sandstone stair repairs/repointing and installation of a new granite step, up to \$3,000.00.

CARRIED.

(Richard Gradon rejoined the discussion)

**ITEM 5.9A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-36
BARKLEY BAUER, 41-43 DUKE STREET**

Jim Bezanson advised the Board that the application is to repair/repoint the brick masonry and repair/replace the roof edge flashings at the upper northwest corner and the west wall. He recommended approval.

**ITEM 5.9B DRAFT CERTIFICATE OF APPROPRIATENESS 11-36
BARKLEY BAUER, 41-43 DUKE STREET**

MOVED by Heather Urquhart, 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 brick to match original brick in colour, size, and porosity – note: brick on the west facade and the western edge of the north facade are pressed brick with finer/narrower mortar joints;

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 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 May 12, 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, the Board determined that the Certificate of Appropriateness be amended to include anticipated roofing repair and reconstruction as it is badly damaged.

MOVED by Colin Waldschutz, SECONDED by Richard Gradon to approve the amended recommendation:

CARRIED.

ITEM 5.9C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-36
BARKLEY BAUER, 41-43 DUKE STREET

Jim Bezanson recommended that the Heritage Grant Application be tabled to give staff the opportunity to meet with the applicant concerning roof conditions.

MOVED by Heather Urquhart, SECONDED by Gordon Hewitt to table the Heritage Rehabilitation Grant.

CARRIED.

ITEM 6.0 REPORTS

ITEM 6.1 PRESERVATIONS TRADE NETWORK CONFERENCE

Conference of the Preservations Trade Network is hosting a hands on demonstration on various subjects such as painting preparation, historic colour selection, lead abatement etc, in Lancaster, Pennsylvania in August. Leona Laracey asked that the Board consider reviewing the information on the conferences and if there are any members interested they should email Jim Bezanson or Leona Laracey directly. It was agreed that it would be more appropriate for staff to attend educational conferences such as this one, as there is often a quick turnover of Board members. It was suggested that perhaps the Board could attend some educational webinars to save on travel expenses.

ITEM 7.0 OTHER BUSINESS

ITEM 7.1 CONSTRUCTION SEASON FLYER

The Construction Season Flyer has been translated and approximately 350 flyers are being sent out in the mail this week. There were a couple corrections made, but overall the Board was content with the flyer.

ITEM 7.2 HERITAGE DEVELOPMENT BOARD ELECTIONS

Item moved to May 11th, 2011 board meeting.

ITEM 7.3 THE HERITAGE CANADA FOUNDATION AWARDS

Jim Bezanson recommended to the Board that John Irving/Commercial Properties Ltd, be nominated for the National Achievement Award for their work on the Centrebeam building. The requirement for nominating the candidate is that they be supported by a recognized Heritage Board. It was agreed that the Centrebeam project would be submitted for the National Achievement Award. The deadline for nominations to be received has been extended from April 30th until May 6th, 2011.

Richard Gradon asked Jim Bezanson if he had previously received the Gabrielle Leger Award. He indicated no and mentioned to declare a conflict of interest if the Board wished to discuss such a nomination.

(Jim Bezanson leaves room)

The Board suggested that Jim Bezanson be nominated for the Gabrielle Leger Award as it recognizes lifetime achievement in Heritage initiatives. Jim Bezanson demonstrates a strong resume in Heritage initiatives in the community and the Board considers him to be the best candidate for this award. It was agreed that a letter of support be drafted for the nominations.

MOVED by Gordon Hewitt, SECONDED by Alex Pesold to nominate Jim Bezanson for the Gabrielle Leger Award.

CARRIED.

(Jim Bezanson returns to meeting)

MOVED by Alex Pesold, SECONDED by Richard Gradon to nominate John Irving/Commercial Properties Ltd for the National Achievement Award

CARRIED.

ITEM 7.4 WATER STREET DINNER THEATRE SIGNAGE

The Board expressed concern that the Certificate of Appropriateness that had been issued approving the marquee sign was made with the understanding that the Alpine sign on the same side of the building would be taken down. The sign has not been taken down and the marquee has been installed. The Board requested that staff contact the owner as the grant may be in jeopardy if the owner is not comply with the entire certificate.

ITEM 7.5 FREAK LUNCH BOX

Freak Lunch Box, which is a retro candy store, will be opening up on King Street this summer. The Board discussed that staff should be proactive in meeting with them concerning signage and welcome them to the Heritage Conservation Area.

ITEM 7.6 UPTOWN SAINT JOHN BIKE RACKS

Uptown Saint John is sponsoring the installation of bike racks at uptown stores to encourage active transportation. They will pay 75% of the cost of the bike rack. Jim Bezanson was asked by Uptown Saint John to be a part of the review process. Richard Gradon explained that there are many good examples of heritage appropriate designs in other cities such as Montreal and Toronto.

ITEM 8.0 NEXT MEETING

The next scheduled regular meeting is for May 11th, 2011.

ITEM 9.0 ADJOURNMENT

There being no further business, the meeting adjourned at 7:45 p.m.

JimBezanson,
Secretary/Heritage Development Officer

Jacqueline Hamilton,
Deputy Commissioner

JBz: JF