



City of Saint John

**SAINT JOHN
HERITAGE
DEVELOPMENT
BOARD**

AGENDA

FEBRUARY 2ND, 2011

**CONSEIL
D'AMÉNAGEMENT
DU PATRIMOINE
DE SAINT JOHN**

**ORDRE DU
JOUR**

LE 2 FÉVRIER 2011



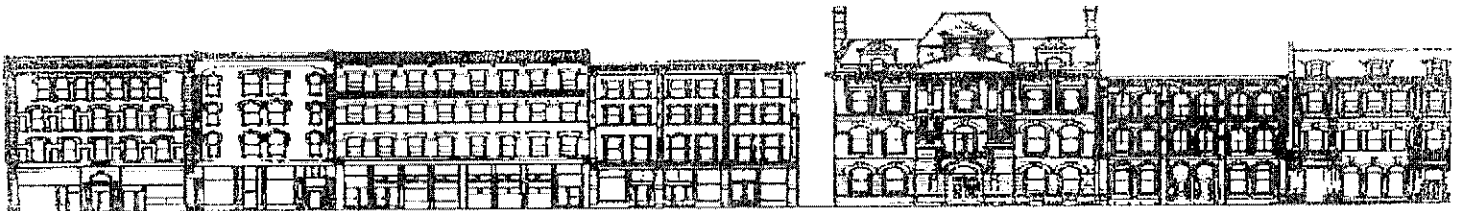
The City of Saint John
Heritage Development Board

AGENDA

Wednesday, February 2nd, 2011
Le 2 février, 2011

5:30 P.M. - 10th floor Board Room
à 17 h 30 dans la sale de conférence, au 10^e étage

- 1.0 Approval of Agenda/Adoption de l'ordre du jour
- 2.0 Approval of Minutes/Approbation du procès-verbal de la dernière réunion
- 3.0 Business Arising/Revue de la dernière reunion
 - 3.1 Nominations for 2011 Heritage Awards
- 4.0 Introduction of Applicants/Guests/Présentation des requérants et des invités
- 5.0 Applications for Certificates of Appropriateness and Grants/
Demandes relatives à des certificats de pertinence de à des subventions
 - 5.1 Kathleen McNamara, 240 Prince William Street 11-05
 - a) Application for a Heritage Rehabilitation Grant
 - 5.2 Water Street Dinner Theatre, 110 Water Street 11-06
 - a) Application for a Heritage Preservation Grant
 - 5.3 Eric & Michelle Falkjar, 160 Sydney Street 11-07
 - a) Application for a Certificate of Appropriateness
 - b) Draft Certificate of Appropriateness
 - c) Application for a Heritage Rehabilitation Grant
- 6.0 Reports/ Rappports
- 7.0 Other Business/Autre affaires
- 8.0 Next Meeting/Prochaine réunion
 - 8.1 February 16, 2011
- 9.0 Adjournment/Clôture de la réunion



HERITAGE DEVELOPMENT BOARD

OF

THE CITY OF SAINT JOHN

WEDNESDAY, JANUARY 19TH, 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
 Richard Gradon
 Grant Heckman

 Jacqueline Hamilton, Deputy Commissioner
 Jeff Gauley, Secretary/Heritage Officer
 Jill Flecknell, Recording Secretary

REGRETS: Councillor Donnie Snook
 Heather Urquhart

ITEM 1.0 AGENDA

MOVED by Colin Waldschutz, SECONDED by Richard Gradon, to approve the agenda, as amended.

CARRIED.

ITEM 2.0 MINUTES

ITEM 2.1 MINUTES OF THE DECEMBER 8TH, 2010 MEETING

MOVED by Richard Gradon, SECONDED by Grant Heckman, to approve the December 8th, 2010 minutes, as amended to clarify the proposed scope of work at 274 Sydney street (Certificate of Appropriateness 10-39B)

CARRIED.

ITEM 3.0 BUSINESS ARISINGITEM 3.1 HERITAGE PROGRAM REVIEW

Corporate Program Manager Kim Graham advised the Board that the Heritage Review Project is currently underway. The objective is to ensure that the heritage service is efficient and provides value to the community. Other heritage jurisdictions will be consulted to discover their best practices. Various stakeholders will be interviewed. A stakeholder list has been drafted and will be circulated to the Board when finalized. Ms. Graham explained that the involvement of the Heritage Development Board will be a key component and that she will be setting up a workshop to interview the Board in the weeks ahead.

ITEM 3.2 HERITAGE BOARD VACANCIES

Staff advised the Board that a letter had been drafted and sent to the Nominating Committee with recommendations regarding three Board vacancies. The Nominating Committee is scheduled to make their recommendations to Common Council on January 31, 2011.

ITEM 3.3 UPDATE OF 2010 GRANTS

Heritage Officer Jeff Gauley advised the Board that all completed 2010 grant applications have received grant funding. A summary chart, showing the number of applications submitted and the grant program budget over the last five years, was presented and will be circulated to Board members.

ITEM 3.3.1 2010 HERITAGE REHABILITATION GRANT 10-41A
BARB KLIFFER, 80 SYDNEY STREET

Jeff Gauley advised the Board that work related to Heritage Permit 09-81 (wood siding repairs, metal flashing repairs and painting work) continued into 2010 and was completed in that year. However, due to oversights on the part of both the owner and Heritage Staff, a grant for the remainder of the work was not applied for in 2010. The present application, although presented to the Board late, is an effort to redress this oversight. He advised that there were sufficient funds available to accommodate this late request and recommended approval.

***MOVED** by Colin Waldschutz, **SECONDED** by Richard Gradon, to approve a Heritage Rehabilitation Grant of 20% of costs, up to \$1,200.00, for wood siding repairs, metal flashing repairs and painting.*

CARRIED.

ITEM 3.3 NOMINATIONS FOR 2011 HERITAGE AWARDS

Jeff Gauley presented a preliminary list of candidates for 2011 Heritage Awards (based on work completed in 2010). The Board agreed to review the list and provide feedback prior to their next meeting.

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

Kim Graham, Corporate Program Manager for the City of Saint John, was in attendance to present an update on the Heritage Program Review Project. Shelley DeMerchant of The Urban Shoe Myth was in attendance, representing the application (11-02) for 78 King Street.

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTSITEM 5.1A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-02
SHELLEY DEMERCHANT, 78 KING STREET

Jeff Gauley advised the Board that the application is for a Heritage Permit [Certificate of Appropriateness] to install a storefront fascia sign. He recommended approval.

Board members expressed some concerns that the modern nature of the fascia sign as proposed was not in keeping with the traditional context of the streetscape and may be inconsistent with the city's sign guidelines for heritage properties.

The specific concerns include use of the corporate identity and that the overall proportions seemed to be incongruent with the proposed storefront fascia context. Staff presented recent photographs showing approved fascia signs that had incorporated business logos. The Board recommended that the proposed lettering be increased to reduce the blank space and give the sign more appropriate proportions. They also recommended the corners of the sign be rounded as in the original drawing to better complement the sign's contemporary style. The applicant agreed to these amendments.

ITEM 5.1B DRAFT CERTIFICATE OF APPROPRIATENESS 11-02
SHELLEY DEMERCHANT, 78 KING STREET

MOVED by Grant Heckman, SECONDED by Colin Waldschutz, to approve the recommendation, with amendments as agreed to the design of the fascia sign.

Install new 2ft high x 9ft wide [600mm x 2700mm] storefront fascia signboard, complete with raised moulded border and carved letters [approx 10"/250mm high, sans-serif font] to read:

- “the Urban SHOE Myth”

CARRIED.

ITEM 5.1C APPLICATION FOR A HERITAGE PRESERVATION GRANT 11-02
SHELLEY DEMERCHANT, 78 KING STREET

Jeff Gauley advised the Board that the application is for a Heritage Preservation Grant to install a storefront fascia sign. He recommended approval.

MOVED by Colin Waldschutz, ***SECONDED*** by Grant Heckman to approve a Heritage Preservation Grant for of 20% of costs, up to \$750.00, to install a storefront fascia sign. ***Subject to Council approving funds for the 2011 Grants for Heritage Conservation Program under the Capital Budget.***

CARRIED.

ITEM 5.2A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-01
SAM MACKAY, 47-51 CANTERBURY STREET

Jeff Gauley advised the Board that the application is for a Heritage Permit [Certificate of Appropriateness] to install new gooseneck lighting at the existing storefront cornice. He recommended approval of the application.

ITEM 5.2B DRAFT CERTIFICATE OF APPROPRIATENESS 11-01
SAM MACKAY, 47-51 CANTERBURY STREET

MOVED by Grant Heckman, ***SECONDED*** by Richard Gradon, to approve the recommendation:

Install eight (8) new lighting fixtures above the storefront cornice, including light covers and gooseneck arms [see attached product data sheets] - four (4) fixtures to be spaced equally above each of two storefronts [note: light electrical conduits to be installed immediately above storefront cornice to reduce visual impact; conduit penetrations at brick wall to be located at mortar joints in brickwork].

CARRIED.

ITEM 5.2C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-01
SAM MACKAY, 47-51 CANTERBURY STREET

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to install a storefront fascia sign. A Conservation Plan (2009) is in place for the building. He recommended approval.

MOVED by Colin Waldschutz, ***SECONDED*** by Grant Heckman to approve a Heritage Rehabilitation Grant for 20% of costs, up to a maximum of \$1,000.00, based on estimated project costs, ***subject to Council approving funds for the 2011 Grants for Heritage Conservation Program under the Capital Budget.***

CARRIED.

ITEM 5.3A APPLICATION FOR A HERITAGE CONSERVATION PLAN GRANT 11-03
OLU OREDUGBA, 196 PRINCESS STREET

Jeff Gauley advised the Board that the application is for a Heritage Conservation Plan Grant for a 3-storey brick residential building, in the Trinity Royal Heritage Conservation Area. He recommended approval.

MOVED by Colin Waldschutz, ***SECONDED*** by Richard Gradon, to approve a Heritage Conservation Plan Grant of 50% of costs, up to \$1,500.00, to have a Conservation Plan prepared. ***Subject to Council approving funds for the 2011 Grants for Heritage Conservation Program under the Capital Budget.***

CARRIED.

ITEM 5.3B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-03
OLU OREDUGBA, 196 PRINCESS STREET

Jeff Gauley advised the Board that the application is for a Heritage Permit [Certificate of Appropriateness] to undertake roofing repairs at the north dormer. He recommended approval.

Staff advised the Board that the repair was necessary to handle the problems they were experiencing with leakage. The Board was in agreement with the plans to address this issue prior to completion of the Conservation Plan.

ITEM 5.3C DRAFT CERTIFICATE OF APPROPRIATENESS 11-03
OLU OREDUGBA, 196 PRINCESS STREET

MOVED by Richard Gradon, ***SECONDED*** by Grant Heckman, to approve the recommendation:

Repair, and/or replace as necessary, any deteriorated metal roof edge or roof/wall claddings/ flashings at the large north dormer, using material to match the gauge and profile of the original claddings/flushing;

CARRIED.

ITEM 5.3D APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-03
OLU OREDUGBA, 196 PRINCESS STREET

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to undertake roofing repairs at the north dormer. A Conservation Plan for the building is to be prepared in 2011. He recommended approval.

MOVED by Colin Waldschutz, ***SECONDED*** by Richard Gradon to approve a Heritage Rehabilitation Grant for 20% of costs for roof edge repairs, up to a maximum of \$500.00, ***subject to Council approving funds for the 2011 Grants for Heritage Conservation Program under the Capital Budget.***

CARRIED.

ITEM 5.4A APPLICATION FOR A HERITAGE CONSERVATION PLAN GRANT 11-04
JOHN DESMOND, 96 PRINCESS STREET

Jeff Gauley advised the Board that the application is for a Heritage Conservation Plan Grant for a 3-storey brick commercial building, in the Trinity Royal Heritage Conservation Area. He recommended approval.

MOVED by Colin Waldschutz, ***SECONDED*** by Richard Gradon, to approve a Heritage Conservation Plan Grant for 50% of costs, up to \$1,750.00, to have a design professional prepare a Conservation Plan for the building. ***Subject to Council approving funds for the 2011 Grants for Heritage Conservation Program under the Capital Budget.***

CARRIED.

ITEM 6.0 REPORTS

There were no reports.

ITEM 7.0 OTHER BUSINESS

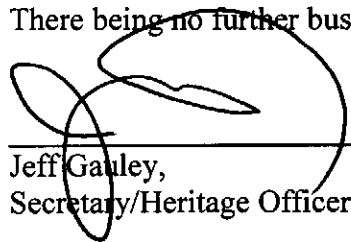
There was no other business to discuss.

ITEM 8.0 NEXT MEETING

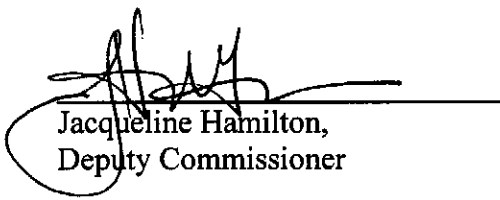
The next scheduled regular meeting is for February 2nd, 2011.

ITEM 9.0 ADJOURNMENT

There being no further business, the meeting adjourned at 7:40 p.m.



Jeff Gauley,
Secretary/Heritage Officer



Jacqueline Hamilton,
Deputy Commissioner

JG: JF



The City of Saint John

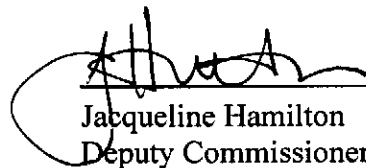
**APPLICATION FOR A HERITAGE REHABILITATION GRANT
2011-05**

**KATHLEEN MCNAMARA
240 PRINCE WILLIAM STREET
(PID 00006072)**

Date: February 2, 2011

To: Heritage Development Board

From: Planning and Development



Jacqueline Hamilton
Deputy Commissioner

SUBJECT

Application for a Heritage Rehabilitation Grant to rehabilitate/restore the complete storefront with new windows, new doors, masonry repairs, and paint

BACKGROUND

On November 10, 2010, the Board approved an application for a Heritage Rehabilitation Grant [10-69A] related to work approved under Heritage Permit [Certificate of Appropriateness] 10-69A to rehabilitate/restore the existing storefront. As the work was deferred until 2011, the owner is re-applying for a 2011 grant.

A Conservation Plan [2007] is in place for the building.

ANALYSIS

The application meets the criteria of the *Grants for Heritage Conservation Program* and is eligible for 20% of costs for new windows, new doors and painting and 40% of costs for masonry repairs, up to \$10,000.00.



SAINT JOHN

P.O. Box 1971 Saint John, NB Canada E2L 4L1 | www.saintjohn.ca | C.P. 1971 Saint John, N.-B. Canada E2L 4L1

RECOMMENDATION

Approve a Heritage Rehabilitation Grant of 20% of costs for new windows, new doors and painting and 40% of costs for masonry repairs, up to \$10,000.00.



The City of Saint John

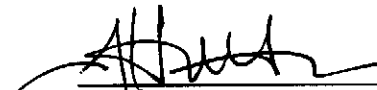
**APPLICATION FOR A HERITAGE PRESERVATION GRANT
2011-06**

**WATER STREET DINNER THEATRE
110 WATER STREET
[PID 00007278]**

Date: February 2, 2011

To: Heritage Development Board

From: Planning and Development



Jacqueline Hamilton
Deputy Commissioner

SUBJECT

Application for a Heritage Preservation Grant to install a wall sign and “read-a-board” marquee

BACKGROUND

On November 24, 2010, the Board approved Heritage Preservation Grant 10-99 related to this work. As the work was deferred until 2011, the owner is re-applying for a 2011 grant.

A Conservation Plan is not in place for the building. Reference: Heritage Permit [Certificate of Appropriateness] 2010-99.

ANALYSIS

While the proposed sign uses contemporary materials (painted PVC) in lieu of traditional materials and detailing, other aspects of the sign’s design, including colours, overall proportions and lettering styles, meet the criteria of the *Grants for Heritage Conservation Program* and could be considered eligible for reimbursement of costs.



SAINT JOHN

P.O. Box 1971 Saint John, NB Canada E2L 4L1 | www.saintjohn.ca | C.P. 1971 Saint John, N.-B. Canada E2L 4L1

RECOMMENDATION

Approve a Heritage Preservation Grant of 20% of costs, up to \$1,000.00, to install a wall sign and “read-a-board” marquee.



The City of Saint John

**APPLICATION FOR A HERITAGE PERMIT
[CERTIFICATE OF APPROPRIATENESS]
2011-07**

**ERIC & MICHELLE FALKJAR
160 SYDNEY STREET
(PID 55119366)**

Date: February 2, 2011
To: Heritage Development Board
From: Planning & Development


Jeff Gauley
Heritage Officer

SUBJECT

Application for a Heritage Permit [Certificate for Appropriateness] to repoint masonry

BACKGROUND

The applicant proposes to repair/repoint the brick masonry on the east wall of the main building and on the upper east wall of the rear extension, as necessary.

ANALYSIS

This is a Rehabilitation project. Standards (I) through (XII) of Section 8 of *Saint John Heritage Conservation Areas By-law* apply. The brick masonry is a character-defining element of this building. Standard (I) recommends that all intact or repairable character-defining elements be conserved.

RECOMMENDATION

Approve a Heritage Permit [Certificate for Appropriateness] to repoint masonry.



SAINT JOHN

P.O. Box 1971 Saint John, NB Canada E2L 4L1 | www.saintjohn.ca | C.P. 1971 Saint John, N.-B. Canada E2L 4L1

Certificate of Appropriateness

City of Saint John

No. 2011-07



Saint John Heritage Development Board
Planning and Development
10th Floor, City Hall
Saint John, NB
E2L 4L1

HERITAGE PLANNING

Planning & Development

This Certificate of Appropriateness is issued by authority of the Municipal Heritage Preservation Act and the Saint John Heritage Conservation Areas By-Law to carry out the following work:

ERIC & MICHELLE FALKJAR
160 SYDNEY STREET
(PID 55119366)

Remove loose and deteriorated mortar and brickwork at the east wall of the main building and on the upper east wall of the rear [east] extension, using hand tools and rotary grinders ONLY on middle of horizontal joints. DO NOT USE GRINDERS ON VERTICAL JOINTS;

Replace spalled or deteriorated brick, using salvaged 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

***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. No work to be completed after October 31, 2011 (any work completed after this date will be ineligible for grant funding).**

Wash down masonry using Sure Klean Restoration Cleaner;

This work to be carried out under the following conditions:

1. Joints to be raked out not to exceed original joint width (use grinder only on middle of horizontal joints only, the remove remainder with hand tools.) DO NOT USE GRINDERS ON VERTICAL JOINTS.
2. Do not round corner edges of bricks;
3. Carefully match colour and texture of original white lime mortar;
4. 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;
5. The Buildings & Inspections Services Department be contacted for necessary permits, and
6. 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 February 17, 2011.
7. No work shall commence until a start-up meeting has been held on site with Heritage staff to review procedures for removal of mortar.
8. A test area will be prepared for review by Heritage staff following the start-up meeting and before commencement of the work.

Heritage Development Officer

Date



The City of Saint John

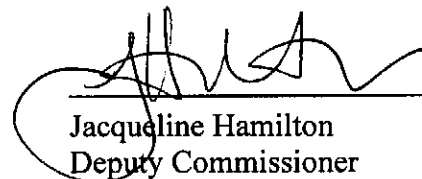
**APPLICATION FOR A HERITAGE REHABILITATION GRANT
2011-07**

**ERIC & MICHELLE FALKJAR
160 SYDNEY STREET
(PID 55119366)**

Date: February 2, 2011

To: Heritage Development Board

From: Planning and Development



Jacqueline Hamilton
Deputy Commissioner

SUBJECT

Application for a Heritage Rehabilitation Grant to repoint masonry

BACKGROUND

A Conservation Plan [2009] is in place for the building.

ANALYSIS

The application meets the criteria of the *Grants for Heritage Conservation Program* and is eligible for 40% of costs for masonry work, up to \$10,000.00, based on estimated project costs.

RECOMMENDATION

Approve a Heritage Rehabilitation Grant of 40% of costs for masonry work, up to \$10,000.00.



SAINT JOHN

P.O. Box 1971 Saint John, NB Canada E2L 4L1 | www.saintjohn.ca | C.P. 1971 Saint John, N.-B. Canada E2L 4L1