

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

WEDNESDAY JULY 20, 2011

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

IN ATTENDANCE:

Leona Laracey, Chair
Colin Waldschutz, 1st Vice Chair
Grant Heckman, 2nd Vice Chair
Gordon Hewitt
Heather Urquhart
Patrick McCaffrey
Alex Pesold
Richard Gradon

Jacqueline Hamilton, Deputy Commissioner
Jeff Gauley, Secretary/Heritage Officer
Ali Ikram, Planning Intern
Colleen O'Connor, Recording Secretary

REGRETS:

Jim Bezanson, Secretary/ Heritage Development Officer
Councillor Donnie Snook

ITEM 1.0 AGENDA

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

Colin Waldschutz advised that he had received information regarding bike racks from Uptown Saint John with proposed designs for bike racks they were planning to install in the uptown area. Leona Laracey added discussion of this issue to the agenda under Other Business.

CARRIED.

ITEM 2.0 MINUTES

ITEM 2.1 MINUTES OF THE JUNE 22ND, 2011 MEETING

MOVED by Patrick McCaffrey, *SECONDED* by Gordon Hewitt, to approve the July 6th, 2011 minutes as presented.

CARRIED.

ITEM 3.0 BUSINESS ARISING**ITEM 3.1 WATER STREET DINNER THEATRE UPDATE**

Jeff Gauley advised the Board that he had been in contact via email with both the owner of the Water Street Dinner Theatre and the sign maker to remove the sign. The sign maker advised that the sign could be removed within 24 hours of a request received from the owner. The Board has requested that Jeff submit a more formal request, including a mid- August deadline, to remove the sign to be sent to the owner. The Board also discussed further actions, such as withholding grant money or levying a fine, to be taken should the owner not comply with this request.

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

Craig Brown, applicant representing Item 5.4, was introduced.

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS**ITEM 5.1A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-51A
HISTORIC RIVIERA, 91 PRINCE WILLIAM STREET**

Jeff Gauley reviewed the application to remove paint from the masonry at the storefront and prepare the remaining storefront components for painting by tenants. He recommended approval.

**ITEM 5.1B DRAFT CERTIFICATE OF APPROPRIATENESS 11-51A
HISTORIC RIVIERA, 91 PRINCE WILLIAM STREET**

MOVED Alex Pesold, SECONDED by Patrick McCaffrey, to approve the recommendation:

Remove paint from brick piers to either side of the storefront and from the granite threshold/base of the storefront, using gentlest means possible without causing damage to the masonry. **DO NOT SANDBLAST BRICK** (sandblasting removes glaze and allows brick to absorb water). Appropriate removal media include:

- Peel Away/Peel and Strip (available through Bird Stairs); or
- Circa 1871 chemical paint remover (or equal heavy duty paint stripper).

(Followed by appropriate wash down to neutralize chemicals, taking precautions to avoid environmental contamination)

Remove loose and deteriorated paint from existing storefront-associated wood or metal 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 or metal components, including portions of metal brackets/cornice, doors, windows, sills and brick moulding, with new metal or wood 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 all wood and metal components in preparation for painting by the tenant:

This work 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 August 4, 2011;

CARRIED.

The Board requested verification that the application did not include the re- painting of the brick piers. Heritage Staff confirmed that the applicant would be preparing/ priming the non- brick elements and stated that the tenant would be responsible for the final painting. Heritage Staff confirmed that the brick work would not be painted by the tenant.

**ITEM 5.1C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-51A
HISTORIC RIVIERA, 91 PRINCE WILLIAM STREET**

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to remove paint from the masonry at the storefront and prepare the remaining storefront components for painting by tenants. A Conservation Plan is currently being prepared for the building. He recommended approval.

MOVED by Colin Waldschutz, ***SECONDED*** by Alex Pesold to approve a Heritage Rehabilitation Grant for 40% of costs for paint removal from brickwork, 2nd 20 % of costs for metal cornice repairs and paint preparation work, up to \$1,000.00, subject to available funding under the Heritage Grants program and provided a completed conservation plan is submitted.

CARRIED.

The Board asked if the tenant would also benefit from the Conservation plan that is currently being prepared for the owner of the building. Heritage Staff confirmed that the tenant would not benefit from the owner's Conservation Plan for the proposed scope of work.

ITEM 5.2A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-72
ALAN & ALYSON PIZZEY, 274 DOUGLAS AVENUE

Jeff Gauley advised the Board that the application is for a Heritage Permit [Certificate of Appropriateness] to repair/replace woodwork and paint. He recommended approval.

ITEM 5.2B DRAFT CERTIFICATE OF APPROPRIATENESS 11-72
ALAN & ALYSON PIZZEY, 274 DOUGLAS AVENUE

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

Remove loose and deteriorated paint from the wood components of the front (west) veranda, using infrared heat guns or hand scrapers. **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 veranda components, matching originals in size, materials and detailing;

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 in keeping with guidelines found in Practical Conservation Guidelines for Paint & Colour.

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 August 4, 2011;

CARRIED.

The Board asked for verification that the decorative railing at the top of the veranda was to be painted as well. The Heritage Staff confirmed that it was to be painted. The Board asked if a colour palette had been selected or submitted to for approval. Heritage Staff advised that a palette had not been selected or submitted as of yet. The Board asked for an amendment to be added to the permit requiring the applicant to choose their paint colours from a heritage colours palette and submit their selection for approval by Heritage Staff.

MOVED by Grant Heckman, SECONDED by Richard Gradon to approve an amendment to the Heritage permit to require the applicant to choose their paint colours from a heritage colours palette and submit for approval by Heritage staff.

CARRIED.

ITEM 5.2C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-72
ALAN & ALYSON PIZZEY, 274 DOUGLAS AVENUE

Jeff Gauley advised the Board that the application is to repair/replace woodwork and paint. He recommended approval

MOVED by Richard Gradon, SECONDED by Heather Urquhart to approve a Heritage Rehabilitation Grant for 20% of costs for wood repairs/replacement and painting, up to a maximum of \$1,000.00, subject to available funding under the Heritage Grants program.

CARRIED.

ITEM 5.3A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-73
RICHARD & CO PROPERTIES, 97- 103 PRINCE WILLIAM STREET

Jeff Gauley advised the Board that the application for a Heritage Permit [Certificate of Appropriateness] to replace an existing storefront window with a new entrance door/sidelights and paint the existing storefront. He recommended approval.

ITEM 5.3B DRAFT CERTIFICATE OF APPROPRIATENESS 11-73
RICHARD & CO PROPERTIES, 97- 103 PRINCE WILLIAM STREET

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

Modified from previously approved Certificate of Appropriateness 2010-56:

Remove the identified storefront window at the east storefront, complete with non-original wood panel below window;

Install a new wood stile-and-rail entrance door, complete with lower wood panels, glazed upper panels, wood mullions and sidelights;

As per previously approved Certificate of Appropriateness 2010-56:

Remove loose and deteriorated paint from existing painted wood components, including windows, doors and trim components, using infrared heat guns or hand scrapers. DO NOT USE OPEN FLAME OR PROPANE TORCH (flame may wick into building with disastrous results);

Repair, and/or replace as necessary, deteriorated or missing wood/trim components, matching originals in size, materials and detailing;

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 an components using an approved colour scheme in keeping with guidelines found in Practical Conservation Guidelines for Paint & Colour. (Final colour placement to be determined in consultation with Heritage staff)

- *HC-133 Yorktowne Green:* entry doors, cast iron columns
- *HC-141 Hollingsworth Green:* upper and lower panels
- *HC-136 Waterbury Green:* miscellaneous trim/accent

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 August 4, 2011;

The Board raised concerns with the aesthetics of having doors of differing sizes on this building. The Board asked if the applicant had active plans to make the remaining door conform to the height of the new door. Heritage Staff advised that the applicant views the rehabilitation of the building as a long term project, with many phases and did not provide a timeframe to make the remaining door conform in size with the proposed door. Before construction of this application, the Board has requested Heritage Staff to advise the applicant to investigate other solutions that might be more aesthetically pleasing.

TABLED.

**ITEM 5.3C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-73
RICHARD & CO PROPERTIES, 97- 103 PRINCE WILLIAM STREET**

This item deferred.

ITEM 5.4A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-74
CRAIG BROWN/PIECE O'CAKE, 91 PRINCE WILLIAM STREET

Jeff Gauley advised the Board that the application is for a Heritage Permit [Certificate of Appropriateness] to install new storefront awnings, new window signs and paint the storefront. He recommended approval.

ITEM 5.4B DRAFT CERTIFICATE OF APPROPRIATENESS 11-74
CRAIG BROWN/PIECE O'CAKE, 91 PRINCE WILLIAM STREET

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

Install three (3) new fabric [Sunbrella] awnings, each approximately 4.5 feet (1350 mm) wide and extending approximately 2.5 feet (750 mm) out from the face of the building, complete with lettering [6"/150mm high, Garamond serif font, black] along the front edge flaps to read:

- “CUPCAKES”;
- “WEDDING CAKES”; and
- “CUSTOM CAKES”

Install a new window sign at the centre window, using vinyl applied lettering in Garamond font, as shown (see attached), to read:

- “PIECE O’ CAKE”, in an arch @ 6” (150mm) high; and
- “CUSTOM CREATIONS”, in a horizontal row below @ 4” (100mm) high

Install a new window sign at the upper glazed door panel, in the form of a vinyl applied stylized cupcake logo, surrounded top and bottom by lettering to read:

- “PIECE O’ CAKE”, in a down-turned arch above @ 3” (75mm) high; and
- “CUSTOM CREATIONS”, in an upturned arch below @ 1” (25mm)

Prime and paint all wood and metal components using the following 3-colour scheme, selected from an approved historic colour palette, in keeping with guidelines found in Practical Preservation Guidelines for *Paint & Colour*:

- *Benjamin Moore HC-4* ‘Hawthorne Yellow’ (light - kick panel, accents, sign lettering)
- *Benjamin Moore HC-58* ‘Chippendale Rosetone’ (medium – window/door frames, cast iron columns, panel mouldings, awning fabric)
- *Benjamin Moore HC-131* ‘Lehigh Green’ (dark – door, window sash, cornice/brackets)

ITEM 5.5B DRAFT CERTIFICATE OF APPROPRIATENESS 11-75
DAVID WILLISTON, 25 DOUGLAS AVENUE

MOVED by Grant Heckman, *SECONDED* by Patrick McCaffrey to approve an amended recommendation:

Replace twenty-two (22) non-original windows with twenty-two (22) new vertical-sliding wood windows, modifying [enlarging] the openings, as necessary, to accommodate these new windows which are to be sized to fill the original window openings;

Replace six (6) non-original windows with six (6) new 4-panel-embossed metal doors – modify window/door trim, as necessary;

Infill two non-original undersized window openings;

Repair and/or replace, as necessary, any deteriorated wood components, including portions of window/door trim or other trim boards, with new wood components, matching the size, profiles and detailing of the original components;

Replace any deteriorated wood shingle or clapboard siding, as necessary with new wood shingle or clapboard siding, matching the size, profiles and detailing of the original siding;

As per previously approved Certificate of Appropriateness 2010-79:

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

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 Preservation Guidelines for *Paint & Colour*. (Final colour placement to be determined in consultation with Heritage staff)

- *HC-94 Old Salem Gray:* body
- *HC-100 Gloucester Sage:* trim
- *HC-99 Abingdon Putty:* miscellaneous trim/accent
- *HC-50 Georgian Brick:* miscellaneous trim/accent

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 August 4, 2011;

The Board expressed concerns regarding the locations of the proposed new fire exit doors. Heritage Staff advised that the applicant would be providing details of the fire escape stairs in a subsequent application. The Board decided to amend the application to remove the portion relating to the doors until the applicant has provided a plan to Heritage Staff detailing the fire escape stairs.

CARRIED.

ITEM 5.5C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-75
DAVID WILLISTON, 25 DOUGLAS AVENUE

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to replace existing non-original windows with new wood windows; infill non-original window openings; repair/replace wood shingles, clapboard siding and trim components; and paint the building. No Conservation Plan has been prepared for the building, located in the Douglas Avenue Heritage Conservation Area. He recommended approval.

MOVED** by Colin Waldschutz, **SECONDED** by Heather Urquhart for a Heritage Rehabilitation Grant for 20% of costs to replace existing non-original windows with new wood windows; infill non-original window openings; repair/replace wood shingles, clapboard siding and trim components; and paint the building, up to a maximum of \$1,000.00, **subject to available funding under the Heritage Grants program.

CARRIED.

ITEM 5.6A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-76
DAVID WILLISTON, 29- 31 DOUGLAS AVENUE

Jeff Gauley advised the Board that the application is for a Heritage Permit [Certificate of Appropriateness] was to replace existing non-original windows with new wood windows; infill non-original window openings; replace existing non-original windows at the rear of the building with new metal egress doors; repair/replace wood shingles, clapboard siding and trim components; reinstate the eave returns and a 'corner' board; and paint the building. He recommended approval.

ITEM 5.6B DRAFT CERTIFICATE OF APPROPRIATENESS 11-76
DAVID WILLISTON, 29- 31 DOUGLAS AVENUE

MOVED by Patrick McCaffrey, *SECONDED* by Richard Gradon to approve an amended recommendation:

Replace twenty-nine (29) non-original windows with twenty-two (22) new vertical-sliding wood windows, modifying [enlarging] the openings, as necessary, to accommodate these new windows which are to be sized to fill the original window openings;

Replace six (6) non-original windows with six (6) new 4-panel-embossed metal doors – modify window/door trim, as necessary;

Infill two non-original undersized window openings;

Repair and/or replace, as necessary, any deteriorated wood components, including portions of window/door trim or other trim boards, with new wood components, matching the size, profiles and detailing of the original components;

Reinstate the south wall eave returns, matching the materials, profiles and detailing of the existing eave return on the north side of the building;

Reinstate the southeast ‘corner’ board to define the edge where the main building joins the ‘ell’;

Replace any deteriorated wood shingle or clapboard siding, as necessary with new wood shingle or clapboard siding, matching the size, profiles and detailing of the original siding;

As per previously approved Certificate of Appropriateness 2010-79:

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

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 Preservation Guidelines for *Paint & Colour*. (Final colour placement to be determined in consultation with Heritage staff)

- *HC-94 Old Salem Gray:* body
- *HC-100 Gloucester Sage:* trim
- *HC-99 Abingdon Putty:* miscellaneous trim/accent

- *HC-50 Georgian Brick:* miscellaneous trim/accent

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 August 4, 2011;

The Board expressed concerns regarding the locations of the proposed new fire exit doors. Heritage Staff advised that the applicant would be providing details of the fire escape stairs in a subsequent application. The Board decided to amend the application to remove the portion relating to the doors until the applicant has provided a plan to Heritage Staff detailing the fire escape stairs.

CARRIED.

ITEM 5.6C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-76
DAVID WILLISTON, 29- 31 DOUGLAS AVENUE

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to replace existing non-original windows with new wood windows; infill non-original window openings; repair/replace wood shingles, clapboard siding and trim components; reinstate the eave returns and a 'corner' board; and paint the building. No Conservation Plan has been prepared for the building, located in the Douglas Avenue Heritage Conservation Area. He recommended approval.

MOVED by Grant Heckman, SECONDED by Richard Gradon for a Heritage Rehabilitation Grant for 20% of costs to replace existing non-original windows with new wood windows; infill non-original window openings; repair/replace wood shingles, clapboard siding and trim components; reinstate the eave returns and a 'corner' board; and paint the building, up to a maximum of \$1,000.00, subject to available funding under the Heritage Grants program.

CARRIED.

ITEM 5.7A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-77
CLOVER REALTY/ PETER ASIMAKOS, 194 PRINCESS STREET

Jeff Gauley advised the Board that the application for a Heritage Permit [Certificate of Appropriateness] was to undertake roofing, flashing and metalwork repairs. He recommended approval.

ITEM 5.7B DRAFT CERTIFICATE OF APPROPRIATENESS 11-77
———— CLOVER REALTY/ PETER ASIMAKOS, 194 PRINCESS STREET ————

MOVED by Patrick McCaffrey, *SECONDED* by Richard Gradon to approve the recommendation with the amendment that the applicant submit the colour palette to the Heritage Officer for approval:

Remove existing asphalt shingle siding from front (north) and rear (south) mansard roofs;

Repair existing roof sheathing boards, as necessary;

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

Repair, and/or replace as necessary, any deteriorated decorative metal roof trim components, including end wall or cornice brackets, using material to match the gauge and profile of the original components - minimum 24-gauge flake-galvanized metal, shaped to replicate existing elements [primed and painted];

Install new slate, imitation slate or asphalt shingle roofing;

Repair, and/or replace as necessary, eave drip edge and downspout along rear mansard.

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 August 4, 2011.

CARRIED.

The Board expressed concerns that the mansard roof of the adjacent building had recently been re-roofed with shingles of a light grey mix, out of character with the darker grey shingles of the other buildings along this row. The Board debated whether or not the proposed roof shingle colour should match the roof shingle colour of the adjacent building. The Board resolved to allow the applicant his choice, according to the conditions of the Certificate, of roofing materials and shingle colour.

ITEM 5.7C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-77
CLOVER REALTY/PETER ASIMAKOS, 194 PRINCESS STREET

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to undertake roofing, flashing and metalwork repairs. No Conservation Plan is in place for the building, located in the Princess Street Heritage Conservation Area. He recommended approval.

MOVED by Grant Heckman, SECONDED by Colin Waldschutz for a Heritage Rehabilitation Grant to undertake roofing, flashing and metalwork repairs at 20% of costs for roofing replacement using real slate tiles and for repairs/replacement of roof edge flashings and decorative metal components, up to \$1,000.00, subject to available funding under the Heritage Grants program.

CARRIED.

[Patrick McCaffrey declared a conflict of interest for the following item and stepped out of the meeting.]

ITEM 5.8A APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-78
BILL & DEBORAH RYAN, 147 GERMAIN STREET

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to repair/repoint masonry and repair/replace roof edge flashings. A Conservation Plan was prepared for the building in 1997. He recommended approval.

MOVED by Richard Gradon, SECONDED by Colin Waldschutz for a Heritage Rehabilitation Grant for 40% of costs for masonry repair work and 20% of costs for metal flashing repairs/replacement, up to \$2,500.00, subject to available funding under the Heritage Grants program.

CARRIED.

The Board had questions about the age of the related Heritage Permit, which had been prepared four years ago. Heritage Staff advised that the 2007 Permit for this building was not subject to the new expiry policy for permits.

[Patrick McCaffrey re-joined the meeting.]

ITEM 5.9A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-79
HISTORICA DEVELOPMENTS, 41 PRINCESS STREET

Jeff Gauley advised the Board that the application is for a Heritage Permit [Certificate of Appropriateness] was to repair masonry, re-surface existing concrete stairs and re-charge stucco walls at the building's south entrance and paint woodwork at the building's lower south facade. He recommended approval.

**ITEM 5.9B DRAFT CERTIFICATE OF APPROPRIATENESS 11-79
HISTORIC DEVELOPMENTS, 41 PRINCESS STREET**

MOVED by Alex Pesold, *SECONDED* by Gordon Hewitt to approve the recommendation with the amendment that the applicant submit the colour palette to the Heritage Officer for approval:

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, 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;

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.**

Repair existing badly deteriorated concrete steps with new concrete patches, matching details at nosing of existing steps;

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

Remove loose and deteriorated paint from existing wood components, including arched entrance surround, non-original faux-panelled door/trim and lower level windows/brick mouldings, 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 with new wood components, matching the profiles and detailing of the original components;

Prime and paint all wood components using an approved heritage colour scheme, in keeping with the Practical Conservation Guidelines for Paint & Colour.

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 August 4, 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.

The Board inquired if the paint colours had been selected. Heritage Staff advised that they had not and the permit would be amended to state that the paint colours were subject to be determined in consultation with Heritage Staff. The Board asked if the sandstone columns flanking the entry of the building were to be painted. Heritage Staff advised that the columns would not be painted. The Board noted the permit be amended to include the proposed re-parging of the stucco walls.

CARRIED.

**ITEM 5.9C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-79
HISTORIC DEVELOPMENTS, 41 PRINCESS STREET**

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to repair masonry, re-surface existing concrete stairs and re-parge stucco walls at the building's south entrance and paint woodwork at the building's lower south facade. A Conservation Plan [2009] has been prepared for the building, located in the Trinity Royal Heritage Conservation Area. He recommended approval.

MOVED by Grant Heckman, **SECONDED** by Richard Gradon to approve a *Heritage Rehabilitation Grant* for 40% of costs for stone masonry repair work and 20% of

costs for the re-parging and painting, up to a maximum of \$2,000.00, subject to available funding under the Heritage Grants program.

CARRIED.

ITEM 5.10A APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-80
BEV GALBRAITH, 9 ORANGE STREET

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to repair/replace woodwork and paint. No Conservation Plan is in place for the residential building, located in the Orange Street Heritage Conservation Area. He recommended approval.

MOVED by Alex Pesold, SECONDED by Richard Gradon to approve a Heritage Rehabilitation Grant for 20% of costs for wood repairs/replacement and painting, up to a maximum of \$1,000.00, subject to available funding under the Heritage Grants program.

CARRIED.

ITEM 5.11A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-81
THE GRANNAN GROUP/ CHRIS GRANNAN, 43 PRINCESS STREET

Jeff Gauley advised the Board that the application is for a Heritage Permit [Certificate of Appropriateness] to modify existing signage by replacing the letters to spell the new business name. He recommended approval.

ITEM 5.11B DRAFT CERTIFICATE OF APPROPRIATENESS 11-81
THE GRANNAN GROUP/ CHRIS GRANNAN, 43 PRINCESS STREET

MOVED by Patrick McCaffrey, SECONDED by Richard Gradon to deny the modifications to the existing sign as the conditions of the original Certificate of Appropriateness were not met:

CARRIED.

Mr. Gauley advised that the work had already been completed. The Board noted that the conditions as described in the original Certificate of Appropriateness had not been adhered to with either the old signage or the new signage and felt they had no choice but to deny the application. The Board did agree that they could approve the sign provided it was modified to the conditions of the original permit, specifically incorporating a black background and brick red letters.

ITEM 6.0 REPORTS

There were no reports.

ITEM 7.0 OTHER BUSINESS

ITEM 7.1A PROPOSED INSTALLATION OF BIKE RACKS

UPTOWN SAINT JOHN INC.

Colin Waldschutz advised the Board that Uptown Saint John was planning on installing bike racks in the uptown area and that the proposed designs of these bike racks were being submitted to the Board as a courtesy. He noted that it was Uptown Saint John's understanding that the Heritage Development Board did not have the jurisdiction over these installations. Reception to the proposed designs was favourable. Leona Laracey instructed all questions or comments regarding the bike racks to be directed to Colin Waldschutz who would then pass them on to Uptown Saint John.

ITEM 8.0 NEXT MEETING

The next regular Board meeting is scheduled for August 17th.

ITEM 9.0 ADJOURNMENT

There being no further business, the meeting adjourned at 7:05 p.m.

Jeff Gauley,
Secretary/Heritage Officer

Jacqueline Hamilton,
Deputy Commissioner

JG: CC