

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

WEDNESDAY JULY 6, 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

 Ken Forrest, Planning Commissioner
 Jeff Gauley, Secretary/Heritage Officer
 Jill Flecknell, Recording Secretary
 Colleen O'Connor, Recording Secretary

REGRETS: Jacqueline Hamilton, Deputy Commissioner
 Jim Bezanson, Secretary/ Heritage Development Officer
 Councillor Donnie Snook
 Richard Gradon

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 JUNE 22ND, 2011 MEETING

MOVED by Patrick McCaffrey, *SECONDED* by Grant Heckman, to approve the June 22nd, 2011 minutes, as amended.

CARRIED.

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

Colin Waldschutz expressed his concerns that the Alpine banner sign was still on display at the Water Street Dinner Theatre, despite staff having notified the owner of the property that its removal was a condition on the previously approved Certificate of Appropriateness.

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

There were no applicants or guests present.

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS**ITEM 5.1A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-02A
URBAN SHOE MYTH/ SHELLEY DEMERCHANT, 78 KING STREET**

Jeff Gauley reviewed the application to install a new wood projecting sign and wrought iron support bracket. He recommended approval.

**ITEM 5.1B DRAFT CERTIFICATE OF APPROPRIATENESS 11-02A
URBAN SHOE MYTH/ SHELLEY DEMERCHANT, 78 KING STREET**

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

Install a new wrought iron bracket in the form of a stylized high heel shoe, painted black, to the face of the building's storefront fascia board;

Install new 2ft high x 2ft wide [600mm x 600mm] projecting sign, complete with raised moulded border and carved letters [approx 5"/125mm high, sans-serif font] to read:

- "the Urban SHOE Myth"

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 July 21, 2011.

The Heritage Officer advised the Board that there had been a misunderstanding between the tenant and the sign maker. The sign maker has constructed and installed the sign and bracket before the Board has had the opportunity to review this application. He explained that the sign does follow the guidelines for signage and stated that staff would recommend the Board approve the application in retrospect. He added that the tenant had taken the initiative to contact him and express her apologies for the miscommunication.

CARRIED.

**ITEM 5.1C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-02A
URBAN SHOE MYTH/ SHELLEY DEMERCHANT, 78 KING 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] has been prepared for the building.

On January 19, 2011, the Board approved Heritage Preservation Grant [2011-02] of 20% of costs, up to \$750.00, to install a storefront fascia sign.

MOVED by Gordon Hewitt, SECONDED by Grant Heckman to amend a Heritage Rehabilitation Grant to include the additional 20% of costs, up to \$250.00, for signage, subject to available funding under the Heritage Grants program.

CARRIED.

NAY, LEONA LARACEY, HEATHER URQUHART & COLIN WALDSCHUTZ

**ITEM 5.2A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-07A
ERIC & MICHELLE FALKJAR, 160 SYDNEY STREET**

Jeff Gauley advised the Board that the application is for a Heritage Permit [Certificate of Appropriateness to replace roofing materials and repair/replace roof edge flashings. He recommended approval.

**ITEM 5.2B DRAFT CERTIFICATE OF APPROPRIATENESS 11-07A
ERIC & MICHELLE FALKJAR, 160 SYDNEY STREET**

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, 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 July 21, 2011.

Mr. Gauley advised that he had been notified after the fact that the work had already been completed. The owner had taken it upon himself to undertake the work while addressing the flashing work related to an approved Certificate of Appropriateness for masonry repairs.

CARRIED.

NAY, HEATHER URQUHART & PATRICK MCCAFFREY

**ITEM 5.2C APPLICATION TO AMEND A HERITAGE REHABILITATION GRANT 11-07A
ERIC & MICHELLE FALKJAR, 160 SYDNEY STREET**

Jeff Gauley advised the Board that the application is for an amendment of 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. He recommended approval of the application despite the work having already been completed, provided its completion in accordance with the recommended procedures could be confirmed. He noted that the owner should have advised staff of the change in scope of work, prior to undertaking the new work.

MOVED by Grant Heckman, SECONDED by Colin Waldschutz to deny the application to amend a Heritage Rehabilitation Grant to include, as eligible, the costs to replace roofing materials and repair/replace roof edge flashings.

The Board struggled with the approval of both the Heritage Permit and the Grant for work that has already been completed, especially since this scope of work involved replacing the roofing materials, a significant undertaking, and the owner should have had time to make a proper application. It was discussed that the conditions outlined in the Certificate of Appropriateness could not be confirmed as having been followed and the Board felt they had no choice but to deny the application.

CARRIED.

**ITEM 5.3A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-23A
O'LEARY'S ENTERTAINMENT LTD, 46-54 PRINCESS STREET**

Jeff Gauley advised the Board that the application for a Heritage Permit [Certificate of Appropriateness] to replace roofing materials and repair/replace roof edge flashings. He recommended approval.

**ITEM 5.3B DRAFT CERTIFICATE OF APPROPRIATENESS 11-23A
O'LEARY'S ENTERTAINMENT LTD, 46-54 PRINCESS STREET**

MOVED by Heather Urquhart, SECONDED by Patrick McCaffrey 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 July 21, 2011.

CARRIED.

**ITEM 5.3C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-23A
O’LEARY’S ENTERTAINMENT LTD. 46-54 PRINCESS STREET**

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to include work to replace roofing materials and repair/replace roof edge flashings. A Conservation Plan [2008] has been prepared for this building, located in the Trinity Royal Heritage Conservation Area.

On April 13, 2011, the Board approved Heritage Rehabilitation Grant 2011-23 for masonry repairs and flashing repairs to the south and west walls of the building. He recommended approval.

MOVED by Grant Heckman, **SECONDED** by Patrick McCaffrey to amend a Heritage Rehabilitation Grant to include work to undertake roofing repair work as eligible at 20% of costs, up to a maximum grant of \$5,000.00, **subject to available funding under the Heritage Grants program.**

Note: If additional funds do become available and the approved amount for one scope of work [i.e. masonry wall repairs] is less than the allocated amount, the remaining amount may be apportioned to the other scope of work [i.e. roofing replacement]; however the combined total of Heritage Rehabilitation Grants 11-23 and 11-23A is not to exceed \$10,000.00.

CARRIED.

ITEM 5.4A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-69
LISA MCGREACHY, 40-42 QUEEN SQUARE SOUTH

Jeff Gauley advised the Board that the application for a Heritage Permit [Certificate of Appropriateness] for sandstone stair repairs/repointing and the replacement of the non-original and badly deteriorated concrete base step with a new stone step. He recommended approval.

ITEM 5.4B DRAFT CERTIFICATE OF APPROPRIATENESS 11-69
LISA MCGREACHY, 40-42 QUEEN SQUARE SOUTH

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

Replace existing badly deteriorated concrete base step (lowest step) with new stone 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 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 July 21, 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 5.4C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-69
LISA MCGREACHY, 40-42 QUEEN SQUARE SOUTH

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant for sandstone stair repairs/repointing and the replacement of the non-original and badly deteriorated concrete base step with a new stone step. A Conservation Plan [2007] is in place for the building, located on the south side of Queen Square in the Trinity Royal Heritage Conservation Area. He recommended approval.

MOVED by Colin Waldschutz, SECONDED by Alex Pesold to approve a Heritage Rehabilitation Grant at 40% of costs for sandstone stair repairs/repointing and the replacement of the non-original and badly deteriorated concrete base step with a new stone step, up to \$2,050.00, subject to available funding under the Heritage Grants program.

CARRIED.

ITEM 5.5A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-70
CONSTANTIN VLAMAKIS, 169 CHARLOTTE STREET

Jeff Gauley advised the Board that the application for a Heritage Permit [Certificate of Appropriateness] was to repair/repoint masonry and repair/replace roof edge flashings. He recommended approval.

**ITEM 5.5B DRAFT CERTIFICATE OF APPROPRIATENESS 11-70
CONSTANTIN VLAMAKIS, 169 CHARLOTTE STREET**

MOVED by Grant Heckman, *SECONDED* by Heather Urquhart 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 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 and no greater than 28 degrees Celsius ambient temperature.**

Wash down masonry at modified openings using 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 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 July 21, 2011.

CARRIED.

**ITEM 5.5C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-70
CONSTANTIN VLAMAKIS, 169 CHARLOTTE 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. No Conservation Plan is in place for the building, located in the Trinity Royal Heritage Conservation Area. He recommended approval.

***MOVED** by Patrick McCaffrey, **SECONDED** by Colin Waldschutz to approve a Heritage Rehabilitation Grant at 20% of costs to repair/repoint masonry and repair/replace roof edge flashings, up to \$1,000.00, subject to available funding under the Heritage Grants program.*

CARRIED.

**ITEM 5.6A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-71
HAZEN INVESTMENTS LTD, 203-205 GERMAIN ST & 53 DUKE ST**

Jeff Gauley advised the Board that the application for a Heritage Permit [Certificate of Appropriateness] was to paint the building. He recommended approval.

**ITEM 5.6B DRAFT CERTIFICATE OF APPROPRIATENESS 11-71
HAZEN INVESTMENTS LTD, 203-205 GERMAIN ST & 53 DUKE ST**

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

Remove loose and deteriorated paint from the exterior walls, windows, doors and trim components, 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 components, matching originals in size, materials and detailing;

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

Scrub all wood or metal 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 using a historic colour scheme, in keeping with guidelines found in Practical Conservation Guidelines for Paint & Colour:

- *Benjamin Moore 22 Cottage Red**: body
- *Black*: windows/doors

* The applicant has a large quantity this discontinued colour in stock; it is similar to Benjamin Moore's HC-65 Hodley Red or HC-66 Garrison Red

If, during the painting preparation work, it is determined that repairs to the stucco finish coat are required prior to painting, the following masonry procedures are recommended:

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;

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 July 7, 2011;

The Board noted the paint colour was not selected from an approved historic colours palette. Heritage staff advised that the proposed colour was similar to colours on the approved palette and could be deemed appropriate at the Board's discretion.

DEFEATED

MOVED by Heather Urquhart, SECONDED by Colin Waldschutz to approve an amendment to the original Certificate of Appropriateness to allow the use of a colour from an approved historic colours palette only.

CARRIED.

**ITEM 5.6C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-71
 HAZEN INVESTMENTS LTD. 203-205 GERMAIN ST & 53 DUKE ST**

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to paint the building. No Conservation Plan is in place for the building, located in the Trinity Royal Heritage Conservation Area. He recommended approval.

MOVED by Colin Waldschutz, SECONDED by Patrick McCaffrey to approve a Heritage Rehabilitation Grant at 20% of costs for preparation and painting based on the amended Certificate of Appropriateness, up to a maximum of \$1,000.00, subject to available funding under the Heritage Grants program.

CARRIED.

ITEM 6.0 REPORTS

There were no reports.

ITEM 7.0 OTHER BUSINESS

ITEM 7.1 GOTHIC ARCHES

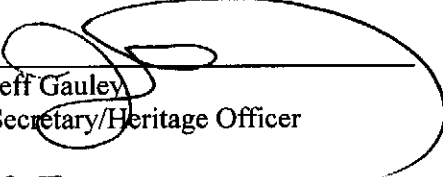
Leona Laracey advised the Board that she had been approached by the Telegraph Journal for a comment on behalf of the Heritage Development Board concerning the fate of the Gothic Arches, the former Centenary-Queen Square church located at the northwest corner of Princess and Wentworth Streets. She explained to the reporter that the Gothic Arches is located outside of the designated Heritage Conservation Areas, and it is therefore not under the Board's jurisdiction.

ITEM 8.0 NEXT MEETING


The next regular Board meeting is scheduled for July 20th.

ITEM 9.0 ADJOURNMENT

There being no further business, the meeting adjourned at 6:30 p.m.



Jeff Gauley
Secretary/Heritage Officer



Jacqueline Hamilton,
Deputy Commissioner

JG: JF