



The City of Saint John

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

MONDAY JUNE 6TH, 2011

The meeting of the Heritage Development Board was held in the 10th Floor Boardroom of City Hall, commencing at 12:00pm.

IN ATTENDANCE: Leona Laracey, Chair
 Richard Gradon
 Heather Urquhart
 Alex Pesold

 Jeff Gauley, Secretary/Heritage Officer
 Jill Flecknell, Recording Secretary

REGRETS: Jacqueline Hamilton, Deputy Commissioner
 Jim Bezanson, Secretary/ Heritage Development Officer
 Colin Waldschutz, 1st Vice Chair
 Grant Heckman, 2nd Vice Chair
 Councillor Donnie Snook
 Gordon Hewitt

ITEM 1.0 AGENDA

MOVED by Heather Urquhart, SECONDED by Alex Pesold, to approve the agenda, as presented.

CARRIED.

ITEM 2.0 MINUTES

ITEM 2.1 MINUTES OF THE MAY 11TH 2011 MEETING

MOVED by Heather Urquhart, SECONDED by Alex Pesold, to approve the May 11th, 2011 minutes.

CARRIED.

ITEM 2.2 MINUTES OF THE MAY 25TH 2011 MEETING

MOVED by Richard Gradon, SECONDED by Alex Pesold, to approve the May 25th, 2011 minutes.

CARRIED.



ITEM 3.0 BUSINESS ARISING

There was no Business Arising.

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

Randy Peters, the owner of 253 Charlotte Street representing application (11-41) was in attendance.

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS**ITEM 5.1A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-13A
ARCE DE SAINT-JEAN, 125 PRINCE WILLIAM ST & 60 WATER ST**

Jeff Gauley reviewed the application to alter the previously-approved installation of a new storefront. He recommended approval.

**ITEM 5.1B DRAFT CERTIFICATE OF APPROPRIATENESS 11-13A
ARCE DE SAINT-JEAN, 125 PRINCE WILLIAM ST & 60 WATER ST**

MOVED by Richard Gradon, SECONDED by Alex Pesold to approve the recommendation:

Modified from previously approved Certificate of Appropriateness 2010-10A:

Install new storefront as generally illustrated in the attached sketches* using painted wood windows and solid wood panel doors and include the relocation and refinishing of the existing cast iron columns.

** Note: The original proposal has been amended. The garage door and flanking cast iron columns will remain where they are now. The proposed doors/windows to either side of the north storefront will be modified to suit these existing conditions.*

As per previously approved Certificate of Appropriateness 2010-10A:

Shape existing granite sills as required for the work and install new granite sill and steps to match the existing as indicated on the attached sketches.

Remove existing second floor windows and install new painted wood camber-top (arched) windows to completely fill the existing openings.

Repair and / or replace the sandstone lintels and sills at the third floor windows to match the existing

Remove loose and deteriorated mortar and brickwork, using hand tools and rotary grinders ONLY on middle of horizontal joints - where possible, salvage existing undamaged brick to be removed for re-use;

Replace / install new brick where required for new work, using salvaged brick of similar porosity, size and colour; do not round corner edges of bricks;

Paint all required components subject to the following conditions:

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

Prime and paint all components using a colour scheme of heritage colours subject to the satisfaction of the Heritage Development Officer and in keeping with guidelines found in Practical Conservation Guidelines for Paint & Colour. (Final colours and placement to be determined in consultation with Heritage Staff)

Complete masonry work subject to the following conditions:

Remove loose and deteriorated mortar and brickwork as required for new openings, using hand tools and rotary grinders ONLY on middle of horizontal joints. DO NOT USE GRINDERS ON VERTICAL JOINTS; where possible, salvage existing undamaged brick for re-use;

Replace brick where required for new work, using salvaged brick of similar porosity size and colour; do not round corner edges of bricks;

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

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 June 21, 2011.

CARRIED.

ITEM 5.2A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-34A
PAT DESMOND, 8 QUEEN SQUARE SOUTH

(Richard Gradon declared conflict)

Jeff Gauley advised the Board that the application is to amend a Heritage Permit [Certificate of Appropriateness] to allow for the use of imitation slate shingles. He recommended approval.

ITEM 5.2B DRAFT CERTIFICATE OF APPROPRIATENESS 11-34A
PAT DESMOND, 8 QUEEN SQUARE SOUTH

MOVED by Alex Pesold, SECONDED by Heather Urquhart to approve the recommendation:

As per previously approved Certificate of Appropriateness 2010-65:

Remove existing wood shingle siding from 3 rear (south) dormers;

Install missing wood trim components and new wood clapboard siding, matching original design in size, materials and detailing;

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

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

Prime and paint all wood 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)

Remove existing metal roofing at rear (south) dormers;

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;

Replace the existing rear yard fencing with a new wood fence, as per attached sketch;

Remove existing deck at second floor level at south (rear) facade [as per previously issued Certificate 08-84];

Install new deck, including new support brackets, at south (rear) facade, to match the details of the existing decks and fire escape stairs to remain [as per previously issued Certificate 08-84].

Modified from previously approved Certificate of Appropriateness 2010-65:

Install new wood, metal, *imitation slate** or asphalt shingle roofing;

** Note: The original proposal has been amended. Imitation slate has been included as an option for the re-roofing of the rear [south] mansard roof.*

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 June 21, 2011.

CARRIED.

ITEM 5.2C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-34A
PAT DESMOND, 8 QUEEN SQUARE SOUTH

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to replace the non-original shingle siding at the rear (south) dormers, replace the associated dormer roofing, re-roof the rear mansard roof and replace the deck at the rear of the building. A Conservation Plan [2008] is in place for the building. He recommended approval.

Richard Gradon rejoined the generalized conversation surrounding the use of imitation shingles. The Board discussed that the use of imitation shingles is an upgrade from the previous intention to use asphalt shingles; it is more in keeping with the character of the heritage area. Chair Leona Laracey suggested that the conversation surrounding the use of contemporary materials be held when the Board has the opportunity to review grant policy.

MOVED by Richard Gradon, SECONDED by Heather Urquhart to defer the grant application concerning the use of contemporary materials until grant eligibility categories can be reviewed.

CARRIED.

(Richard Gradon declared conflict)

MOVED by Heather Urquhart, SECONDED by Alex Pesold to approve a Heritage Rehabilitation Grant of 20% of costs, up to a maximum of \$1,500.00, for work to replace the associated dormer roofing, re-roof the rear mansard roof and replace the deck at the rear of the building, provided there are sufficient funds available in the Heritage Grants program.

CARRIED.

(Richard Gradon rejoined the meeting)

ITEM 5.3A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-41
RANDY PETERS, 253 CHARLOTTE STREET

Jeff Gauley advised the Board that the application for a Heritage Permit [Certificate of Appropriateness] to install a fiberglass front entry door instead of the previously approved traditional wood door. He recommended denial of the fiberglass door.

ITEM 5.3B DRAFT CERTIFICATE OF APPROPRIATENESS 11-41
RANDY PETERS, 253 CHARLOTTE STREET

MOVED by Richard Grandon, SECONDED by Heather Urquhart to approve the recommendation:

As per previously approved Certificate of Appropriateness 2010-11A:

Remove existing non-original siding, entry door and windows on the east (front) and north facades.

Modify the window openings on the east (front) and north facades to suit the installation of the new windows.

Install eighteen (18) vertical-sliding wood windows on the east (front) and north facades, complete with 6" x 5/4" trim boards and a decorative entablature;

Install pine clapboard siding at 4 1/2"-5 1/4" to weather on the east (front) and north facades, complete with 8" x 5/4" corner boards, plinth boards and fascia boards;

Install raised panel wood* front entry door on the east (front) facade, complete with glazed transom 6" x 5/4" trim boards and a projecting entablature with a pair of decorative brackets;

**** Note: The original proposal has not been amended. An application to amend the previously approved Certificate to include the option to install a fiberglass front entry door, in lieu of a wood door, was denied by the Heritage Development Board.***

Install decorative brackets at each corner of the cornice on the east (front) and north facades, and a series of dentil blocks immediately below the soffit;

Install cement board siding at 4 1/2" to 5 1/4" to weather complete with 6" x 5/4" corner boards, plinth boards and rake boards on the (west) façade;

Remove non-original parging from brick foundation wall at east (front) and north façades, using gentlest means possible without causing damage to the brick.

Remove loose and deteriorated mortar using hand tools and rotary grinders ONLY on middle of horizontal joints. DO NOT USE GRINDERS ON VERTICAL JOINTS;

Replace spalled or damaged bricks with salvaged bricks of similar porosity, size and colour;

Repoint existing bricks and 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, 2010 (any work completed after this date will be ineligible for grant funding).**

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

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

Prime and paint using a three-colour scheme in keeping with typical details *PAINT & COLOUR* as approved by the Heritage staff.

This work to be carried out under the following conditions:

1. No masonry work shall commence until a start-up meeting has been held on site with heritage staff to review procedures for removal of mortar;
2. A masonry repair test area will be prepared for review by heritage staff following the start-up meeting and before commencement of the work;
3. 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;
4. The Buildings & Inspections Services Department be contacted for necessary permits; and
5. 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 June 21, 2011.

Randy Peters explained to the Board that he would prefer to install a fibre glass door on the front facade of his building to save on costs and long-term maintenance versus a traditional wooden door. The Board discussed that according to the *Heritage Conservation Standards and Guidelines*, the use of contemporary materials on front facades of buildings in Heritage Conservation Areas has not been approved. They noted the Heritage Grant program provides funding to owners who use more costly traditional materials.

Randy Peters said he agreed with the intent of the *Heritage Conservation Standards and Guidelines* but wanted to make the Heritage Development Board aware that technical

advances in construction materials should be considered by the Board. Leona Laracey responded that it is the responsibility of the Board to abide by the Standards and Guidelines and not allow exceptions.

ITEM 5.3C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-41
RANDY PETERS, 253 CHARLOTTE STREET

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to remove the existing non-original facade elements, including windows and siding, on the Charlotte Street façade and to install new facade elements. A Conservation Design/Plan [2010] was prepared for the building, located at the west side of Queen Square in the Trinity Royal Heritage Conservation Area. He recommended approval.

MOVED by Richard Gradon, SECONDED by Heather Urquhart to approve a Heritage Rehabilitation Grant of 20% of costs, up to \$5,000.00, to remove the existing non-original facade elements, including windows, and siding, and to install new facade elements including wood windows and a new wood entry door, but not a fibreglass entry door, subject to available funding under the Heritage Grants program.

CARRIED.

ITEM 5.4A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-48
MASONIC TEMPLE/ DOUG MAYS, 92 GERMAIN STREET

Jeff Gauley advised the Board that the application is to repair/paint the storefront woodwork, including the windows and mouldings. He recommended approval.

ITEM 5.4B DRAFT CERTIFICATE OF APPROPRIATENESS 11-48
MASONIC TEMPLE/ DOUG MAYS, 92 GERMAIN STREET

MOVED by Richard Gradon, SECONDED by Heather Urquhart to approve the recommendation:

Remove loose and deteriorated paint from existing storefront windows and any storefront-associated wood or metal components, using hand scrapers or infrared heat guns. DO NOT USE OPEN FLAME or 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 window sash, window frames, sills and brick moulding, with new wood or metal components, matching the profiles and detailing of the original components;

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

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

Prime and paint all wood and metal components using an approved colour scheme in keeping with guidelines found in Practical Preservation Guidelines for Paint & Colour;

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 June 21, 2011.

CARRIED.

ITEM 5.4C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-48
MASONIC TEMPLE/ DOUG MAYS, 92 GERMAIN STREET

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to repair/paint the storefront woodwork, including the windows and mouldings. A Conservation Plan [2007] is in place for the building, located in the Trinity Royal Heritage Conservation Area. He recommended approval.

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

CARRIED.

ITEM 5.5A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-49
TIDELINES/CATHEE GIBSON, 30 WATER STREET

Jeff Gauley advised the Board that the application is to paint the storefront and install a new wood projecting sign with wrought iron support bracket. He recommended approval.

ITEM 5.5B DRAFT CERTIFICATE OF APPROPRIATENESS 11-49
TIDELINES/ CATHEE GIBSON, 30 WATER STREET

MOVED by Alex Pesold, SECONDED by Richard Gradon to approve the recommendation:

Install a new wrought iron bracket, painted black, to the face of the brick pier, ensuring that the fasteners are spaced/located at the T-intersections of the existing mortar joints to minimize any damage to the bricks;

Install new 24" high x 30" wide [600mm x 760mm] projecting sign, complete with raised moulded border and painted letters [approx 5"/125mm high, serif font] to read:

- "Tidelines"; and
- "Crafts & Things"

Remove loose and deteriorated paint from existing storefront windows and any 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 window sash, window frames, sills and brick moulding, with new wood or metal components, matching the profiles and detailing of the original components;

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

Scrub all surfaces to be painted with TSP (tri-sodium phosphate); rinse thoroughly with clean water; allow surfaces to dry completely prior to painting (typically 3 days);
Prime and paint 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-50 'Georgian Brick' (dark – cornice, trim, sign border)
- Benjamin Moore HC-110 'Wethersfield Moss' (medium – windows, sign background)
- Benjamin Moore CC-170 'Honey Harbour' (light - kick panel, sign lettering)

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 June 21, 2011.

CARRIED.

ITEM 5.5C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-49
TIDELINES/ CATHEE GIBSON, 30 WATER STREET

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

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

CARRIED.

ITEM 5.6A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-50
CHANTALE CARPENTER, 255 GERMAIN STREET

Jeff Gauley advised the Board that the application is to re-roof the rear extension, construct new fire escape stairs and rooftop deck, install a new exit door, replace non-original windows and infill a window opening with masonry. He recommended approval.

ITEM 5.6B DRAFT CERTIFICATE OF APPROPRIATENESS 11-50
CHANTALE CARPENTER, 255 GERMAIN STREET

MOVED by Heather Urquhart, *SECONDED* by Richard Gradon to approve the recommendation:

Construct a new wood and metal fire escape stair at the north side of the rear (west) extension of the building, complete with a new wood handrailing at roof the roof edge, incorporating detailing as per the Practical Conservation Guideline for Stairs, Deck & Fire Escapes. [See attached drawings];

Remove two (2) existing windows on the ground floor level of the north side of the rear (west) extension;

Install one (1) new 2/2 vertical-sliding wood window @ the former door opening on the ground floor level of the north side of the rear (west) extension;

Install one (1) new embossed metal door @ a former window opening on the ground floor level of the north side of the rear (west) extension;

Salvage existing sandstone sills and remove mortar and bricks at the two (2) former openings to be modified to accommodate the new door and window, 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 window opening completely [on the ground floor level of the north side of the rear (west) 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 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

**ITEM 5.7A APPLICATION FOR A HERITAGE CONSERVATION PLAN GRANT 11-51
HISTORICA RIVIERA INC. 91 PRINCE WILLIAM STREET**

Jeff Gauley advised the Board that the application is for a Heritage Conservation Plan Grant to have a design professional prepare a Conservation Plan for the 4-storey brick commercial building is located in the Trinity Royal Heritage Conservation Area. He recommended approval.

MOVED by Richard Gradon, SECONDED by Alex Pesold to approve a Heritage Conservation Plan Grant of 50% of costs, up to \$1,750.00, to have a Conservation Plan prepared, subject to available funding under the Heritage Grants program.

CARRIED.

**ITEM 5.8A APPLICATION FOR A HERITAGE CONSERVATION PLAN GRANT 11-52
HISTORICA RIVIERA INC. 93-95 PRINCE WILLIAM STREET**

Jeff Gauley advised the Board that the application is for a Heritage Conservation Plan Grant to have a design professional prepare a Conservation Plan for the 4-storey brick commercial building is located in the Trinity Royal Heritage Conservation Area. He recommended approval.

MOVED by Richard Gradon, SECONDED by Alex Pesold to approve a Heritage Conservation Plan Grant of 50% of costs, up to \$1,750.00, to have a Conservation Plan prepared, subject to available funding under the Heritage Grants program.

CARRIED.

**ITEM 5.9A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-53
HISTORICA COURT INC. 110-114 PRINCE WILLIAM STREET**

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

**ITEM 5.9B DRAFT CERTIFICATE OF APPROPRIATENESS 11-53
HISTORICA COURT INC. 110-114 PRINCE WILLIAM STREET**

MOVED by Heather Urquhart, SECONDED by Richard Gradon 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 June 21, 2011.

CARRIED.

**ITEM 5.9C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-53
HISTORICA COURT INC. 110-114 PRINCE WILLIAM STREET**

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

MOVED by Richard Gradon SECONDED by Alex Pesold to approve a Heritage Rehabilitation Grant of 20% of costs to undertake roofing repair work, up to a maximum grant of \$5,000.00, subject to available funding under the Heritage Grants program.

CARRIED.

**ITEM 5.10A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-54
CHRIS VAIR/ BIG TIDE BREWING CO. 47 PRINCESS STREET**

Jeff Gauley advised the Board that the application is to allow for the use of painted aluminum railings in place of the previously-approved wrought iron guard railings. He recommended approval.

**ITEM 5.10B DRAFT CERTIFICATE OF APPROPRIATENESS 11-54
CHRIS VAIR/ BIG TIDE BREWING CO. 47 PRINCESS STREET**

MOVED by Richard Gradon SECONDED by Heather Urquhart to approve the recommendation:

Modified from previously approved Certificate of Appropriateness 2010-66A:

Install decorative wrought iron railings *or painted [black] aluminium railings**, complete with incorporation of circle motif in upper portions, painted black, at each of the operable storefront windows [see attached sketch];

** Note: The original proposal has been amended. Painted aluminum railings have been included as an option for the guard railing at the windows.*

As per previously approved Certificate of Appropriateness 2010-66A:

Remove loose and deteriorated paint from existing painted wood storefront components, including 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, 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 components using an approved colour scheme in keeping with guidelines found in Practical Conservation Guidelines for *Paint & Colour*. (Final colours and colour placement to be determined in consultation with Heritage staff)

This work is 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;
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 June 21, 2011.

CARRIED.

ITEM 6.0 REPORTS

There were no reports.

ITEM 7.0 OTHER BUSINESS

There was no other business.

ITEM 8.0 NEXT MEETING

The next regular Board meeting is scheduled for June 22nd.

ITEM 9.0 ADJOURNMENT

There being no further business, the meeting adjourned at 1:55 p.m.



Jeff Gauley,
Secretary/Heritage Officer



Jacqueline Hamilton,
Deputy Commissioner

JG: JF