



The City of Saint John

HERITAGE DEVELOPMENT BOARD

OF

THE CITY OF SAINT JOHN

WEDNESDAY, MARCH 16TH, 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
Alex Pesold
Heather Urquhart
Grant Heckman
Gordon Hewitt

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

REGRETS:

Jim Bezanson, Secretary/ Heritage Development Officer
Councillor Donnie Snook

ITEM 1.0 AGENDA

The following item was added to the agenda for discussion: under Other Business, Item 7.1 St. Vincent's

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

CARRIED.

ITEM 2.0 MINUTES

ITEM 2.1 MINUTES OF THE MARCH 2ND 2011 MEETING

***MOVED** by Colin Waldschutz, **SECONDED** by Alex Pesold, to approve the March 2nd, 2011 minutes.*

CARRIED.



SAINT JOHN

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ITEM 3.0 BUSINESS ARISINGITEM 3.1 2011 CONSTRUCTION SEASON FLYER

The Board members reviewed the Construction Season flyer. They were pleased with the addition of the Heritage Award Winners to this year's flyer. The flyer will be prepared by staff and sent out to all Heritage Residents.

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

Peter Milan and Tom Johnson of Commercial Properties were in attendance, representing the application (11-14) for 274 Sydney Street.

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTSITEM 5.1A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-14
COMMERCIAL PROPERTIES LIMITED, 274 SYDNEY STREET

Jeff Gauley advised the Board that the application is for new signage. He recommended approval.

ITEM 5.1B DRAFT CERTIFICATE OF APPROPRIATENESS 11-14
COMMERCIAL PROPERTIES LIMITED, 274 SYDNEY STREET

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

***Install** new board signs [see attached illustration – exact location (either mounted directly on existing cast iron fence or on two new free-standing 6x6 posts) to be determined in consultation with project architect and Heritage staff], consisting of a larger rectangular wood sign, 1'-3" high x 4'-7" wide [380mm x 1400mm] and two (2) subsidiary wood sign attachments, each 10" high x 3'-6" wide [250mm x 1070mm], complete with raised moulded borders and carved letters [Copperplate Gothic Bold font] to read:*

Large [site identification] sign:

- **"ORDNANCE BUILDING"** 7" high [180mm] and
- **"274 SYDNEY STREET"** 5" high [125mm]

Subsidiary [tenant identification] signs:

- **"DILLON CONSULTING LTD"** 5" high [125mm] and
- **"OTHER TENANT"** 5" high [125mm]

***Install** a decorative wrought iron projecting sign support bracket, complete with support rods and decorative wall plate anchors, painted black, directly above the main (east) entry door [see attached sketch];*

***Install** a new double-sided projecting wood rectangular sign [see attached illustration] 1'-2" high x 4'-0" wide [365mm x 1200mm] with painted raised moulded borders and carved letters [Copperplate Gothic Bold font] to read:*

Projecting sign:

- “ **ORDNANCE BUILDING**” 7” high [180mm]

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 March 31, 2011.

CARRIED.

ITEM 5.1C APPLICATION FOR A HERITAGE PRESERVATION GRANT 11-14
COMMERCIAL PROPERTIES LIMITED, 274 SYDNEY STREET

Jeff Gauley advised the Board that the application is for an application for a Heritage Preservation Grant to install signage. A Conservation Plan [2009] has been prepared for the building. He recommended approval.

MOVED by Richard Gradon, SECONDED by Grant Heckman to approve a Heritage Preservation Grant of 20% of costs, up to \$2,000.00, to install new signage.

CARRIED.

(RICHARD GRADON DECLARED CONFLICT REGARDING 172-174 SYDNEY STREET.)

ITEM 5.2A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-15
ROSALEE LEBOUTHILLIER, 172-174 SYDNEY STREET

Jeff Gauley advised the Board that Application to amend a Heritage Permit [Certificate for Appropriateness] to include repointing of the stone foundation wall and repair of skylights, in addition to the previously-approved work. He recommended approval.

For the Board's information, on June 9, 2010 the Board approved Heritage Permit [2010-46] to have the original doors, windows and window sills repaired and/or replaced in part, as necessary. Also approved was the making of necessary repairs to the wood siding and trim and the painting of the building. This work is to be continued and completed this year.

ITEM 5.2B DRAFT CERTIFICATE OF APPROPRIATENESS 11-15
ROSALEE LEBOUTHILLIER, 172-174 SYDNEY STREET

Moved by Grant Heckman, ***Seconded*** by Colin Waldschutz, to approve the recommendation:

NEW WORK:

Remove loose and deteriorated mortar and stonework, 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 stone which requires removal;

Joints to be raked out not to exceed original joint width;

Install replacement stone where required, using stone of similar size and colour;

Repoint existing stone/lay new stone 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;

Remove loose and deteriorated paint from three (3) existing skylights, 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 interior wood windows, metal glazing frames and trim, 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 a colour scheme in keeping with guidelines found in Practical Conservation Guidelines for *Paint & Colour*:

- Benjamin Moore HC-154 Hale Navy: body of building
- Benjamin Moore HC-6 Windham Cream: trim boards, etc

- *Benjamin Moore HC-61 New London Burgundy:* doors, windows

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 March 31, 2011;
5. No work shall commence until a start-up meeting has been held on site with heritage staff to review procedures for removal of mortar;
6. A test area will be prepared for review by heritage staff following the start-up meeting and before commencement of the work.

PREVIOUSLY APPROVED WORK [2010-46]:

Remove loose and deteriorated paint from existing doors, windows and exterior wall siding and trim components, using hand scrapers or infrared heat guns. DO NOT USE OPEN FLAME of propane torch (flame may wick into building with disastrous results);

Repair and/or replace, as necessary, any deteriorated wood components, including portions of doors, window sash, window frames, sills, clapboard siding and trim, with new 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);

The Board discussed the applicant's colour selections. Staff had advised the applicant that her selected colours were close to those on an approved palette of historic colours. The Chair questioned whether or not the colours were required to be selected from an approved palette.

Grant Heckman suggested staff review the guidelines to clarify regulations concerning colour choices.

***NAY, LEONA
CARRIED.***

ITEM 5.2C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-15
ROSALÉE LEBOUTHILLIER, 172-174 SYDNEY STREET

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to repoint the stone masonry foundation, repair windows, skylights, doors, wood siding and trim and paint the building.

On June 9, 2010 the Board approved a Heritage Rehabilitation Grant [2010-46] for the original doors, windows and window sills to be repaired and/or replaced in part, as necessary. Also included were necessary repairs to the wood siding and trim and the painting of the building. This work will be continued and completed this year.

A Conservation Plan [2008] has been prepared for the building. He recommended approval.

MOVED by Grant Heckman, SECONDED by Alex Pesold to approve a Heritage Rehabilitation Grant of 40% of costs for masonry repointing and window/skylight/door repairs and 20% of costs for wood siding and trim repairs and building painting, up to a maximum of \$10,000.00.

NAY, LEONA
CARRIED.

(RICHARD GRADON RETURNED TO THE MEETING.)

ITEM 5.3A APPLICATION FOR A HERITAGE CONSERVATION PLAN GRANT 11-16
TONY RICKETT/ 77 GERMAIN STREET INC., 40 KING STREET

Jeff Gauley advised the Board that the application is for a Heritage Conservation Plan Grant (Note: The Conservation Plan was to include an accessibility ramp drawing proposal)

The Board felt that a separate application should be brought forward concerning the design of the accessibility ramp.

MOVED by Grant Heckman, SECONDED by Gordon Hewitt to approve a Heritage Conservation Plan Grant of 50% of costs, up to \$1,750.00, to have a Conservation Plan prepared.

CARRIED.

ITEM 6.0 REPORTS

There were no reports.

ITEM 7.0 OTHER BUSINESS

ITEM 7.1 ST. VINCENT'S- SISTERS OF CHARITY

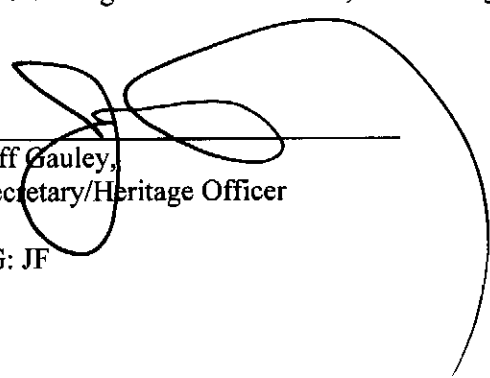
Leona advised the Board members that the future of a number of older buildings along Cliff Street, owned by the Sisters of Charity, is in question. She suggested there may be an opportunity to provide the owners with some options apart from demolition for their buildings. The Board agreed that Leona should speak on their behalf to determine what the proposed plans are for these buildings and explain the benefits of their becoming part of a designated Heritage Conservation Area.

ITEM 8.0 NEXT MEETING

The next scheduled regular meeting is for March 30th, 2011.

ITEM 9.0 ADJOURNMENT

There being no further business, the meeting adjourned at 7:20 p.m.



Jeff Gauley,
Secretary/Heritage Officer

JG: JF



Jacqueline Hamilton,
Deputy Commissioner