



The City of Saint John

HERITAGE DEVELOPMENT BOARD
OF
THE CITY OF SAINT JOHN

WEDNESDAY, MAY 25TH, 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, 1st Vice Chair
 Richard Gradon
 Heather Urquhart
 Gordon Hewitt
 Alex Pesold

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

REGRETS: Jacqueline Hamilton, Deputy Commissioner
 Jim Bezanson, Secretary/ Heritage Development Officer
 Councillor Donnie Snook
 Grant Heckman, 2nd Vice Chair

ITEM 1.0 AGENDA

The following item was added to the agenda for discussion under Reports:

Item 6.1 Standards, Guidelines and Board Authority

Jeff Gauley advised the Board that item 5.4 Randy Peters, 253 Charlotte Street has been deferred until the next meeting as the applicant was unable to attend this meeting.

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 MAY 11TH 2011 MEETING

Minutes deferred until June 6th meeting.



SAINT JOHN

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ITEM 3.0 BUSINESS ARISING

There was no Business Arising.

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

Jeremy Smith, the owner of Freak Lunchbox Inc. representing application (11-39) for 18 King Street, was in attendance.

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS**ITEM 5.1A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-39
FREAK LUNCHBOX INC./JEREMY SMITH, 18 KING STREET**

Jeff Gauley reviewed the application to paint the storefront, install a storefront awning, a new fascia sign and new gooseneck lighting fixtures. He recommended approval.

**ITEM 5.1B DRAFT CERTIFICATE OF APPROPRIATENESS 11-39
FREAK LUNCHBOX INC./JEREMY SMITH, 18 KING STREET**

MOVED by Colin Waldschutz, *SECONDED* by Gordon Hewitt to approve the recommendation:

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

- Benjamin Moore HC-156 'van Deusen Blue' (dark – cornice and brackets).
- Benjamin Moore HC-153 'Marlboro Blue' (medium - cornice fascia, columns and window frame).
- Benjamin Moore HC-117 'Hancock Green' (light - kick panel, sign band, frame of sign band).
- Benjamin Moore HC-54 'Jumel Peachtone' (light – flutes and highlight on column, trim on sign band).

Install new hand-painted letters on the existing fascia sign, using enamel on 1" crezone, cut and edge sealed [approx 12"/300mm high, sans-serif font] to read:

- "freak lunchbox" [the 'o' in lunchbox to be a stylized lollipop]

Install three (3) new black lighting fixtures above the storefront cornice, including light covers and gooseneck arms [see attached product data sheets] - fixtures to be spaced equally above storefront [note: light electrical conduits to be installed immediately above storefront cornice to reduce visual impact; conduit penetrations at brick wall to be located at mortar joints in brickwork];

Install a new red and white striped, retractable fabric awning, complete with scalloped front edge, 5.0m (16 feet) wide and extending approximately 2.4m (8 feet) out from the face of the building.

ITEM 5.3B DRAFT CERTIFICATE OF APPROPRIATENESS 11-40A
GREG PATERSON, 127 KING STREET EAST

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

Install six (6) new wood basement windows – windows to be detailed and proportioned to appear similar to wood storm windows;

The following items had been previously approved [Certificate of Appropriateness 10-83]:

Remove loose and deteriorated paint from exterior walls 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 reconstruct facade replacing as necessary, deteriorated or missing wood shingles, trim components, (including dormers, cornice, bay window and entry stairs; 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 the existing approved heritage colour scheme, in keeping with the Practical Conservation Guidelines for Paint & Colour.

- *Benjamin Moore HC-99 Abingdon Putty*: body and architectural highlights;
- *Benjamin Moore HC-xx Nile Green*: trim;
- *Benjamin Moore HC-xx Essex Green*: doors, window sashes, entablatures

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 June 9, 2011;

CARRIED.

ITEM 5.3C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-40A
GREG PATERSON, 127 KING STREET EAST

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to replace non-original basement windows; repair wood siding/trim; and paint. The applicant is also applying for a Heritage Conservation Plan Grant to have a Conservation Plan prepared for the building. He recommended approval.

MOVED by Colin Waldschutz, **SECONDED** by Gordon Hewitt to approve a Heritage Rehabilitation Grant for of 40% of costs for masonry repair work and 20% of costs for new basement windows and painting, up to a maximum of \$2,500.00, provided a completed Conservation Plan is submitted and **subject to available funding under the Heritage Grants program.**

CARRIED.

ITEM 5.4A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-41
RANDY PETERS, 253 CHARLOTTE STREET

Item deferred.

ITEM 5.4B DRAFT CERTIFICATE OF APPROPRIATENESS 11-41
RANDY PETERS, 253 CHARLOTTE STREET

Item deferred.

ITEM 5.4C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-41
RANDY PETERS, 253 CHARLOTTE STREET

Item deferred.

ITEM 5.5A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-42
CLOVER REALTY LTD./PETER ASIMAKOS, 122-128 GERMAIN STREET

Jeff Gauley advised the Board that the application is to repoint masonry, repair windows and paint. He recommended approval.

ITEM 5.5B DRAFT CERTIFICATE OF APPROPRIATENESS 11-42
CLOVER REALTY LTD./PETER ASIMAKOS, 122-128 GERMAIN STREET

MOVED by Alex Pesold, **SECONDED** by Gordon Hewitt 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, 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 and no greater than 28 degrees Celsius ambient temperature.**

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

Remove loose and deteriorated paint from existing windows, brick moulding trim components and metal fire escape, 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;

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 or stain all new and existing wood and metal components using the approved colour scheme, 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 June 9, 2011;

CARRIED.

**ITEM 5.5C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-42
CLOVER REALTY LTD./PETER ASIMAKOS, 122-128 GERMAIN STREET**

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to repoint masonry, repair windows and paint. A Heritage Conservation Plan [1996] is in place for this building, located in the Trinity Royal Heritage Conservation Area. He recommended approval.

MOVED by Colin Waldschutz, **SECONDED** by Gordon Hewitt to approve a Heritage Rehabilitation Grant for 40% of costs for masonry repair work and repairs to original windows and 20% of costs for painting, up to a maximum of \$10,000.00, **subject to available funding under the Heritage Grants program.**

CARRIED.

ITEM 5.6A APPLICATION FOR A HERITAGE CONSERVATION PLAN GRANT 11-43
HUESTIS INSURANCE, 29 DUKE 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 residential building located in the Trinity Royal Heritage Conservation Area. He recommended approval.

MOVED by Colin Waldschutz, **SECONDED** by Richard Gradon to approve a Heritage Conservation Plan Grant of 50% of costs, up to \$1,500.00, to have a Conservation Plan prepared, **subject to available funding under the Heritage Grants program.**

CARRIED.

ITEM 5.7A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-43
HUESTIS INSURANCE, 29 DUKE STREET

Jeff Gauley advised the Board that the application is to repoint masonry and paint the woodwork. He recommended approval.

ITEM 5.7B DRAFT CERTIFICATE OF APPROPRIATENESS 11-43
HUESTIS INSURANCE, 29 DUKE STREET

MOVED by Richard Gradon, **SECONDED** by Colin Waldschutz to approve the recommendation:

Remove loose and deteriorated mortar, 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, then add the White Portland just prior to use; Carefully match colour and texture of the original mortar;

***Note: Measures need to be taken to ensure mortar is allowed to cure a minimum of 28 days at no less than 10 degrees and no greater than 28 degrees Celsius ambient temperature.**

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

Remove loose and deteriorated paint from existing windows, brick moulding trim components and metal fire escape, 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;

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

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

The following items had been previously approved [Certificate of Appropriateness 10-85]:

Install new wood stairs and wrought iron handrails in general conformance with the attached sketches and the Practical Conservation Guidelines for Stairs, Decks and Fire Escapes.

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 June 9, 2011;

CARRIED.

The Board noted that the Certificate of Appropriateness did not include the intended paint colours. Jeff Gauley advised the Board that staff would contact the applicant to ensure that the paint was chosen from the historical colour palette and it would be brought back to the Board for approval.

MOVED by Richard Gradon, **SECONDED** by Colin Waldschutz to make a friendly amendment to the certificate of appropriateness to include the provision that paint colours be approved by Heritage staff.

CARRIED.

ITEM 5.7C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-43
HUESTIS INSURANCE, 29 DUKE STREET

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to demolish the existing front entry stairs, construct new entry stairs and railings, repoint masonry and paint the woodwork. A Conservation Plan is being prepared for the building, located in the Trinity Royal Heritage Conservation Area. He recommended approval.

***MOVED** by Colin Waldschutz, **SECONDED** by Gordon Hewitt to approve a Heritage Rehabilitation Grant for 40% of costs for masonry repointing work and 20% of costs for the new stairs and painting, up to a maximum of \$5,000.00, provided a completed Conservation Plan is submitted and subject to available funding under the Heritage Grants program.*

On the question, the Board clarified that only wrought iron railings/fencing would be eligible for grant funding, not painted aluminum railings/fencing.

CARRIED.

ITEM 5.8A APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-44
MARY MACKINNON & TONY BECKERLEG, 85 DUKE STREET

(Richard Gradon declared conflict)

Jeff Gauley advised the Board that the application is to amend Heritage Rehabilitation Grant to include removal of paint from hydro-stone, repair concrete lintels/sills and repoint; construct two fire escape stairs; and replace three (3) windows with egress windows and paint woodwork.

On April 28, 2010 the Board approved a Heritage Rehabilitation Grant [2010-26] to remove paint from hydro-stone, repair concrete lintels/sills and repoint. The applicant will be continuing this work in 2011.

On June 9, 2010 the Board approved a Heritage Rehabilitation Grant [2010-26A] to construct two fire escape stairs. The applicant completed one of the two stairs in 2010 and will complete the second stair in 2011.

On October 13, 2010 the Board approved a Heritage Rehabilitation Grant [2010-26B] to replace three (3) windows with egress windows and paint woodwork. The applicant will be undertaking this window replacement work in 2011.

A Conservation Plan [2010] is in place for the building, located in the Trinity Royal Heritage Conservation Area. He recommended approval.

***MOVED** by Colin Waldschutz, **SECONDED** by Gordon Hewitt to approve a Heritage Rehabilitation Grant for 40% of costs for masonry work and 20% of costs for the stair construction, the window replacement work and the painting, up to \$3,500.00, based on*

estimated project costs, subject to available funding under the Heritage Grants program.

CARRIED.

(Richard Gradon returned to the meeting)

ITEM 5.9A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-45
JONATHAN FRANKLIN, 204 GERMAIN STREET

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

ITEM 5.9B DRAFT CERTIFICATE OF APPROPRIATENESS 11-45
JONATHAN FRANKLIN, 204 GERMAIN STREET

MOVED by Alex Pesold, 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).

Remove loose and deteriorated paint from existing skylight, 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 window, metal glazing frame 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 an approved colour scheme in keeping with guidelines found in Practical Conservation 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 9, 2011.

CARRIED.

**ITEM 5.9C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-45
JONATHAN FRANKLIN, 204 GERMAIN STREET**

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to replace roofing materials, repair/replace roof edge flashings and repair a skylight. A Conservation Plan [2002] is in place for the building, located in the Trinity Royal Heritage Conservation Area. He recommended approval.

MOVED by Colin Waldschutz, SECONDED by Gordon Hewitt to approve a Heritage Rehabilitation Grant for 40% of costs for skylight window repairs and 20% of costs for roofing repairs, up to \$3,500.00, based on an estimated project costs, subject to available funding under the Heritage Grants program.

CARRIED.

**ITEM 5.10A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-21A
ED & DONNA REARDON, 200 GERMAIN STREET**

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

**ITEM 5.10B DRAFT CERTIFICATE OF APPROPRIATENESS 11-21A
ED & DONNA REARDON, 200 GERMAIN STREET**

MOVED by Alex Pesold, 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 9, 2011.

CARRIED.

**ITEM 5.10C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-21A
ED & DONNA REARDON, 200 GERMAIN 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 [2009] is in place for the building, located in the Trinity Royal Heritage Conservation Area. He recommended approval.

MOVED by Richard Gradon, SECONDED by Colin Waldschutz to approve a Heritage Rehabilitation Grant for 20% of costs to undertake roofing repairs, up to a maximum grant of \$2,500.00, increasing the previously approved amount [2011-21] to a maximum grant of \$10,000.00, subject to available funding under the Heritage Grants program.

CARRIED.

**ITEM 5.11A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-46
ELIZABETH MCGAHAN, 1107 ROTHESAY ROAD**

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

**ITEM 5.11B DRAFT CERTIFICATE OF APPROPRIATENESS 11-46
ELIZABETH MCGAHAN, 1107 ROTHESAY ROAD**

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

Remove loose and deteriorated paint from exterior walls, roof edge 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 reconstruct as necessary, roof edge components and deteriorated or missing trim components (including gable end trim boards, fascia boards, and soffit boards), matching originals in size, materials and detailing;

Install new wood cross-brace on north side of main roof to match existing materials, size and configuration of cross-brace on south side of house;

Repair, and/or replace as necessary, deteriorated or missing components and trim components at windows, rear door (sill) and front stair (step), matching originals 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 in keeping with guidelines found in Practical Conservation Guidelines for *Paint & Colour*:

- *HC-174 Lancaster Whitewash*: siding and trim components

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 June 9, 2011;

CARRIED.

ITEM 5.11C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-46
ELIZABETH MCGAHAN, 1107 ROTHESAY ROAD

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to repair/replace woodwork and paint. A Conservation Plan [2009] is in place for the building. He recommended approval.

MOVED by Colin Waldschutz, **SECONDED** by Gordon Hewitt to approve a Heritage Rehabilitation Grant for 20% of costs for wood repairs/replacement and painting, up to a maximum of \$2,500.00, **subject to available funding under the Heritage Grants program.**

CARRIED.

ITEM 5.12A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-47
TIM REICKER, 260 DOUGLAS AVENUE

Jeff Gauley advised the Board that the application to construct a fire escape stair and rooftop railing, repoint masonry and paint. He recommended approval.

ITEM 5.12B DRAFT CERTIFICATE OF APPROPRIATENESS 11-47
TIM REICKER, 260 DOUGLAS AVENUE

MOVED by Colin Waldschutz, *SECONDED* by Gordon Hewitt to approve the recommendation:

Construct a new wood fire escape stair at the south side of the rear (east) extension of the building and a new wood handrailing at roof of rear extension, incorporating detailing as per the Practical Conservation Guideline for *Stairs, Deck & Fire Escapes*. [See attached sketch];

Remove loose and deteriorated mortar at brick foundation wall, 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, then add the White Portland just prior to use; Carefully match colour and texture of the original mortar;

***Note: Measures need to be taken to ensure mortar is allowed to cure a minimum of 28 days at no less than 10 degrees and no greater than 28 degrees Celsius ambient temperature.**

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

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);

Repair and/or replace, as necessary, any deteriorated wood components 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;

Prime and paint all wood and metal (siding) components using an approved heritage colour scheme, in keeping with the Practical Conservation Guidelines for *Paint & Colour*:

- Benjamin Moore HC-46 Jackson Tan: body;
- Benjamin Moore HC-174 Lancaster Whitewash: siding and trim;
- Black: window sash

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 June 9, 2011;

ITEM 5.12C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-47
TIM REICKER, 260 DOUGLAS AVENUE

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to construct a fire escape stair and rooftop railing, repoint masonry and paint. A Conservation Plan is not in place for the building, located in the Douglas Avenue Heritage Conservation Area. He recommended approval.

MOVED by Richard Gradon, SECONDED by Heather Urquhart to approve a Heritage Rehabilitation Grant for 20% of costs, up to \$1,000.00, to construct a fire escape stair and rooftop railing, repoint masonry and paint, subject to available funding under the Heritage Grants program.

CARRIED.

ITEM 6.0 REPORTS

ITEM 6.1 UPDATE ON STAFF REPORT: STANDARDS, GUIDELINES AND BOARD AUTHORITY

Leona Laracey requested that staff provide an update concerning the report that was requested from staff at the March 30th meeting. As Heritage Development Officer Jim Bezanson was assigned to this staff report and was not present, the item was deferred.

ITEM 7.0 OTHER BUSINESS

ITEM 7.1 DOORS OPEN

Alex Pesold explained that this is the first time that the Doors Open event would be held in Saint John. He noted that they were in the process of gathering a list of possible properties for the event which will take place sometime in September. The focus will be on the Southern Peninsula of the city. Attendees will be able to enter the properties and

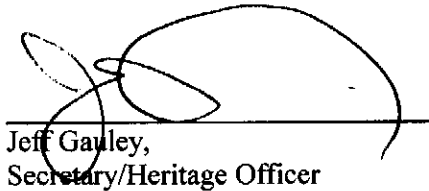
hear from volunteers inside about the buildings' history. It is funded largely by the government and so it is free of charge for those who wish to take part.

ITEM 8.0 **NEXT MEETING**

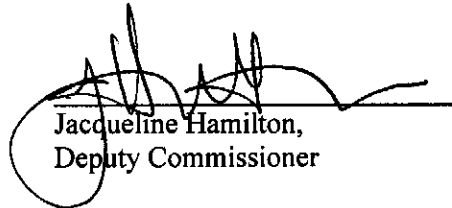
The next regular Board meeting has been rescheduled to Monday June 6th at noon.

ITEM 9.0 **ADJOURNMENT**

There being no further business, the meeting adjourned at 6:50 p.m.



Jeff Gauley,
Secretary/Heritage Officer



Jacqueline Hamilton,
Deputy Commissioner

JG: JF