

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

WEDNESDAY DECEMBER 7TH, 2011

The 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
Richard Gradon
Gordon Hewitt
Patrick McCaffrey
Heather Urquhart

Jacqueline Hamilton, Deputy Planning Commissioner
Jim Bezanson, Secretary/ Heritage Development Officer
Jeff Gauley, Secretary/Heritage Officer
Jill Flecknell, Recording Secretary

REGRETS:

Councillor Donnie Snook
Colin Waldschutz, 1st Vice Chair
Grant Heckman, 2nd Vice Chair
Alex Pesold

ITEM 1.0 AGENDA

The following items were added for discussion under Other Business:

7.1 Board Vacancies

***MOVED** by Gordon Hewitt, **SECONDED** by Richard Gradon, to approve the agenda as amended.*

CARRIED.

ITEM 2.0 MINUTES

ITEM 2.1 MINUTES OF THE NOVEMBER 9TH, 2011 MEETING

***MOVED** by Heather Urquhart, **SECONDED** by Patrick McCaffrey, to approve the November 9th, 2011 minutes.*

CARRIED.

ITEM 3.0 BUSINESS ARISING**ITEM 3.1 RULES OF ORDER UPDATE****ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS**

There were no guests present.

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS**ITEM 5.1A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-98
GEORGE VLAMAKIS, 243 GERMAIN STREET**

Heritage Development Officer Jim Bezanson advised the Board that the application is for a Heritage Permit [Certificate of Appropriateness] to install new roof flashings and rainwater down leaders; repoint the north wall and replace any bricks that are spalled or damaged with salvaged bricks to match color, size and porosity of the existing. He recommended approval.

**ITEM 5.1B DRAFT CERTIFICATE OF APPROPRIATENESS 11-98
GEORGE VLAMAKIS, 243 GERMAIN STREET**

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

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 corners or edges of bricks;

Replace spalled or damaged bricks with salvaged brick to match original brick in colour, size, and porosity;

Repoint existing bricks/lay salvaged bricks using lime-based mortar, consisting of:

- 1 part White Portland (type 10- grey is not acceptable);
- 2 parts high calcium hydrated lime that has been 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 using a 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;

Repair, and/or replace as necessary, any deteriorated portion of the metal eavestroughing and downspouts, in conjunction with repairs to the upper wall, using material to match the gauge and profile of the original eavestroughing and downspouts.

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 will 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 Planning and Assessment Appeal Board on or before December 22, 2011;
4. No work shall commence until a start-up meeting has been held on site with Heritage staff to review procedures;
5. A test area will be prepared for review by Heritage staff following the start-up meeting and before commencement of the work.

Board members discussed possible ways to ensure that new homeowners are notified if they are purchasing in a Heritage Conservation Area and that there are Standards & Guidelines in place to regulate construction on Heritage buildings. Leona Laracey suggested that the Board create a list of priorities and collaborate with Heritage staff to create a timeline for the New Year.

CARRIED.

**ITEM 5.1C APPLICATION FOR A HERITAGE PRESERVATION GRANT 11-98
GEORGE VLAMAKIS, 243 GERMAIN STREET**

Jim Bezanson advised the Board that the application is for a Heritage Preservation Grant to repair/repoint the brick masonry of the north wall and repair/replace the roof edge flashings and eavestroughing/downspouts. He recommended denial.

MOVED by Richard Gradon, **SECONDED** by Patrick McCaffrey, to deny a Heritage Preservation Grant of 40% of costs for masonry repairs/repointing and 20% of costs for roof edge flashing and eavestroughing/downspout repairs/replacement, up to a maximum of \$3,200, **subject to available funding under the Heritage Grants program.**

CARRIED.

ITEM 5.2A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-99
HOPE GRANT INSURANCE, 127 PRINCE WILLIAM STREET

Jim Bezanson advised the Board that the application is for a Heritage Permit [Certificate of Appropriateness] to install a small wood projecting sign and install the plexiglass panel indicating HOPE GRANT INSURANCE complete with moulded border as a storefront fascia sign in the spandrel area, above the storefront window. He recommended approval.

ITEM 5.2B DRAFT CERTIFICATE OF APPROPRIATENESS 11-99
HOPE GRANT INSURANCE, 127 PRINCE WILLIAM STREET

MOVED by _____, SECONDED by _____, to approve the recommendation:

Install 24" high plexiglass sign, complete with traditional lettering to indicate HOPE GRANT INSURANCE, as well as drip caps and mouldings (painted One-Shot Gold) around the perimeter, in the spandrel area above the storefront window.

Install approx. 10" high x 20" wide projecting sign previously installed at 87 Prince William Street c. 1975, with existing gold letters on black background.

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 December 22, 2011.

CARRIED.

ITEM 5.2C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-99
HOPE GRANT INSURANCE, 127 PRINCE WILLIAM STREET

Jim Bezanson advised the Board that the application is for a Heritage Rehabilitation Grant to install a small projecting sign and a storefront fascia sign. He recommended approval.

MOVED by _____, SECONDED by _____, to approve a Heritage Rehabilitation Grant of 20% of costs, up to \$200 to install the projecting sign as well as modify the existing plexiglass sign and install it in the spandrel area above the storefront window, subject to available funding under the Heritage Grants program.

CARRIED.

ITEM 5.3A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-101
HISTORICA DEVELOPMENTS INC./ KEITH BRIDEAU, 34 WATER STREET

Heritage Officer Jeff Gauley advised the Board that the application is for a Heritage Permit [Certificate of Appropriateness] to remove non-original masonry cladding, create a partial “storefront” and install a new door. He recommended approval of a Heritage Permit [Certificate of Appropriateness] to remove the non-original masonry cladding between the cast iron columns and construct a “storefront” with traditional bulkhead and louvers in lieu of glazing as indicated on the attached schematic diagram. He recommended tabling the component of the application to install a new door to the north of the cast-iron columns, until further resolution of detailing is explored to satisfy the requirements of the Building Code as well as Standards IX and X of the Saint John Heritage Conservation Areas By-Law.

ITEM 5.3B DRAFT CERTIFICATE OF APPROPRIATENESS 11-101
HISTORICA DEVELOPMENTS INC./ KEITH BRIDEAU, 34 WATER STREET

MOVED by Patrick McCaffrey, SECONDED by Gordon Hewitt, to approve the recommendation:

Remove the non-original masonry cladding between the cast iron columns; and

Construct a “storefront” with traditional bulkhead and louvers in lieu of glazing as indicated on the attached schematic diagram.

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 December 22, 2011;

CARRIED.

ITEM 5.4A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-102A
JOHN AND POLLY FINLAY, 20 ORANGE STREET

Jim Bezanson advised the Board that the application is for a Heritage Permit [Certificate of Appropriateness] to construct & paint a stair and to install new siding. He recommended approval.

ITEM 5.4B DRAFT CERTIFICATE OF APPROPRIATENESS 11-102A
JOHN AND POLLY FINLAY, 20 ORANGE STREET

MOVED by _____, SECONDED by _____, to approve the recommendation:

Remove the existing stair;

Remove the existing asbestos tile cladding in the area where the new stair is to be located;

Install new wood clapboard siding with a 4-5" exposure and complete with wide [6-8"] corner boards;

Construct a new wood stairs and handrails in general conformance with the Practical Conservation Guidelines for Stairs, Decks & Fire Escapes; except 3 gang- nailed 2x6's may be used in lieu of 6"x 6" columns provided they are "boxed in"/ clad 1"x 8";

Remove loose and deteriorated paint from existing wood 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 with new wood components, matching the profiles and detailing of the original components;

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, including the new wood siding, using previously approved heritage colour scheme, in keeping with the Practical Conservation Guidelines for Paint & Colour.

***Note: Precautions or measures (such as tarp-in and heating) need to be taken to ensure that paint is applied at ambient temperature of at least 5 degrees C.**

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 December 22, 2011.

CARRIED.

ITEM 5.5A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-103
BELLY BEAUTIFUL MATERNITY INC., 111 PRINCE WILLIAM STREET

Jeff Gauley advised the Board that the application is for a Heritage Permit [Certificate of Appropriateness] to install a new storefront awning. He recommended approval.

ITEM 5.5B DRAFT CERTIFICATE OF APPROPRIATENESS 11-103
BELLY BEAUTIFUL MATERNITY INC., 111 PRINCE WILLIAM STREET

MOVED by _____, ***SECONDED*** by _____, *to approve the recommendation:*

Install a new fabric [Sunbrella] awning, approximately 12 feet (3660 mm) wide and extending approximately 3 feet (915 mm) out from the face of the building, complete with lettering along the vertical front face and edge flaps to read [see attached]:

- “Belly” [cursive script letters approx. 12”/300mm high, with stylized ‘B’ extending to 20”/400mm high];
- “BEAUTIFUL” [serif font letters approx. 10”/250mm high]; and
- “MATURNITY INC.” [sans serif font letters approx. 4”/100mm high]

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 December 22, 2011.

CARRIED.

ITEM 5.5C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-103
BELLY BEAUTIFUL MATERNITY INC., 111 PRINCE WILLIAM STREET

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to install a new storefront awning. He recommended approval.

MOVED by _____, ***SECONDED*** by _____, *to approve a Heritage Rehabilitation Grant of 20% of costs, up to \$1,000.00, to install a new storefront awning, subject to available funding under the Heritage Grants program.*

CARRIED.

ITEM 5.6A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-106
PHONSAVATH THIPPHAVANH, 20 QUEEN STREET

Jeff Gauley advised the Board that the application is for a Heritage Permit [Certificate of Appropriateness] to construct a new exit stair. He recommended approval.

ITEM 5.6B DRAFT CERTIFICATE OF APPROPRIATENESS 11-106
PHONSAVATH THIPPHAVANH, 20 QUEEN STREET

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

Construct new wood stairs, complete with handrails in general conformance with the Practical Conservation Guidelines for Stairs, Decks & 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;

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 December 22, 2011.

**ITEM 5.6C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-106
PHONSAVATH THIPPHAVANH, 20 QUEEN STREET**

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to construct a new exit stair. He recommended denial of the grant application, in accordance with Board practice to not approve applications after the work has commenced.

MOVED by Richard Gradon , *SECONDED* by Heather Urquhart, to approve a Heritage Rehabilitation Grant of 20% of costs, up to \$1,000.00, to install a new storefront awning, subject to available funding under the Heritage Grants program.

CARRIED.

**ITEM 5.7A APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 11-61A
BRIAN BAILEY & MATT JACKSON, 167-171 PRINCE WILLIAM STREET**

Jeff Gauley advised the Board that the application is for a Heritage Permit [Certificate of Appropriateness] to construct new decks at the rear of the building. He recommended approval.

**ITEM 5.7B DRAFT CERTIFICATE OF APPROPRIATENESS 11-61A
BRIAN BAILEY & MATT JACKSON, 167-171 PRINCE WILLIAM STREET**

MOVED by Patrick McCaffrey, *SECONDED* by Gordon Hewitt, to approve the recommendation:

Construct new wood decks, complete with balustrades that incorporate traditional materials and detailing in conformance with the *Saint John Heritage Conservation Areas By-Law* and the Practical Conservation Guideline for *Stairs, Decks & 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 December 22, 2011.

CARRIED.

ITEM 5.7C APPLICATION FOR A HERITAGE REHABILITATION GRANT 11-61A
BRIAN BAILEY & MATT JACKSON, 167-171 PRINCE WILLIAM STREET

Jeff Gauley advised the Board that the application is for a Heritage Rehabilitation Grant to construct four new decks. He recommended approval.

MOVED** by Patrick McCaffrey , **SECONDED** by Richard Gradon, to approve a Heritage Rehabilitation Grant of 20% of costs, to construct four new decks complete with balustrades incorporating traditional materials and detailing, **subject to available funding under the Heritage Grants program.

CARRIED.

ITEM 6.0 REPORTS

No reports.

ITEM 7.0 OTHER BUSINESS

ITEM 7.1 HERITAGE BOARD VACANCIES

ITEM 8.0 NEXT MEETING

The next regular Board meeting is scheduled for December 21st, 2011.

ITEM 9.0 ADJOURNMENT

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

Jeff Gauley,
Heritage Officer

Jacqueline Hamilton,
Deputy Planning Commissioner

JG: CO'C

