

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

WEDNESDAY OCTOBER 30, 2013

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
Gordon Hewitt, 1st Vice Chair
Patrick McCaffrey, 2nd Vice Chair
Scott Rinehart
Bob Boyce
Elizabeth McGahan
Alex Pesold

Jill Good, Recording Secretary
Alice Fudge, Heritage Analyst
Amy Poffenroth, Deputy Commissioner

REGRETS:

Jim Bezanson, Secretary/Heritage Development Officer

Councillor Donna Reardon
Colin Waldschutz

ITEM 1.0 AGENDA

A correction was made to the agenda; Item 5.3 should read 97 Prince William Street.

The following items were added to the agenda under Other Business:

Item 7.1 NB Heritage Network
Item 7.2 115 Prince William Street

MOVED by Scott Rinehart, SECONDED by Patrick McCaffrey to approve the agenda as amended.

CARRIED.

ITEM 2.0 MINUTES

ITEM 2.1 MINUTES OF THE OCTOBER 16, 2013 MEETING

MOVED by Elizabeth McGahan, SECONDED by Gord Hewitt to approve the October 16, 2013 minutes as circulated.

CARRIED.

ITEM 3.0 BUSINESS ARISING

There was no business arising.

ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS

There were no guests.

ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS**ITEM 5.1A APPLICATION FOR A HERITAGE PERMIT 2013-61
GORDON CHAPMAN, 198 KING STREET EAST**

Alice Fudge advised that the application is for a Certificate of Appropriateness for the brick masonry repairs and repointing on the east façade of the building. She recommended approval.

**ITEM 5.1B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-61
GORDON CHAPMAN, 198 KING STREET EAST**

MOVED by Patrick McCaffrey, *SECONDED* by Elizabeth McGahan to approve the following:

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].

This work 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 Officer;
2. The City of Saint John's Buildings & Inspections Services Division be contacted for necessary permits, and no work shall commence prior to the issuance of any and all required Municipal permits, including building permits.
3. No work shall commence until expiry of a fifteen day appeal period pursuant to Section 70(3) of the Act, and providing no appeal is filed with the Assessment & Planning Appeal Board on or before November 14th, 2013.

CARRIED.

Alice Fudge advised the Board that she had discussed with the applicant the concerns of completing masonry work in cold temperatures. She explained that 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 and that they have been advised that the building should be tarped and heated.

ITEM 5.1C APPLICATION FOR A HERITAGE MAINTENANCE GRANT 2013-61
GORDON CHAPMAN, 198 KING STREET EAST

Alice Fudge advised the application is for a Heritage Maintenance Grant for the brick masonry repairs and repointing on the east façade of the building. The building is located in the King Street East Conservation Area and there is No Conservation Plan in place.

MOVED by Alex Pesold, SECONDED by Patrick McCaffrey to approve a Heritage Maintenance Grant of a funding ratio of 15% up to a maximum of \$375.00 for the brick masonry repairs and repointing on the east façade of the building.

CARRIED.

ITEM 5.2A APPLICATION FOR A HERITAGE PERMIT 2013-62
DEREK RIEDLE, 80 PRINCE WILLIAM STREET

Alice Fudge advised that the application is for a Certificate of Appropriateness for the restoration of the decorative copper cornice at street level and the painting of the building's storefront ("Liquid Gold Olive Oils & Vinegars"). She recommended approval.

ITEM 5.2B APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS 2013-62
DEREK RIEDLE, 80 PRINCE WILLIAM STREET

MOVED by Patrick McCaffrey, SECONDED by Elizabeth McGahan to approve the following:

Remove loose and deteriorated paint from existing painted wood and metal 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.

- *CC-36 Peerage:* entry doors, fascia sign
- *HC-4 Hawthorne Yellow:* upper and lower panels, windows
- *HC-13 Millington Gold:* miscellaneous trim/accent
- *HC-50 Georgian Brick:* cast iron pilasters
- *Black:* light fixtures

Remove paint from decorative cornice to copper finish and polish.

This work 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 Officer;
2. The City of Saint John's Buildings & Inspections Services Division be contacted for necessary permits, and no work shall commence prior to the issuance of any and all required Municipal permits, including building permits.
3. No work shall commence until expiry of a fifteen day appeal period pursuant to Section 70(3) of the Act, and providing no appeal is filed with the Assessment & Planning Appeal Board on or before November 14th, 2013.

CARRIED.

Alice Fudge advised that the work has begun at this property prior to the Certificate of Appropriateness (Heritage permit) being approved; however the proposed work is in keeping with the Practical Preservation Guidelines.

ITEM 5.3A

APPLICATION FOR A HERITAGE CONSERVATION GRANT RENEWAL 2013-63 MICHAEL RICHARD, 97 PRINCE WILLIAM STREET

Alice Fudge advised the application is for a Heritage Conservation Grant Renewal for the previously approved work on Certificate of Appropriateness 11-73A for the restoration of the storefront at 97 Prince William Street, including replacement of an existing storefront window with a new entrance door/sidelights and painting of the existing storefront. The building is located in Trinity Royal Conservation Area and there is a Conservation Plan in place.

Ms. Fudge advised that Board that it has been brought to her attention that the recently installed entrance door does not comply with the approved door outlined in Certificate of Appropriateness 11-73A.

The Heritage Development Board discussed the application and felt that the applicant should meet with the Heritage Officer to discuss the details of the Certificate of Appropriateness and attempt to resolve the discrepancy. Staff advised the Board that regardless grant funding will only be awarded upon compliance with the conditions outlined in the Grants for Heritage Conservation Program: Policies for Approval, set forth by Common Council August 27, 2012.

MOVED by Patrick McCaffrey, SECONDED by Scott Rinehart to table the renewal of a Heritage Conservation Grant for the restoration of the storefront at 97 Prince William Street and request that the applicant meet with Heritage Officer to discuss the proposed work at 97 Prince William Street as the new entrance door does not comply with the approved door in Certificate of Appropriateness 11-73A.

CARRIED.

NAY, GORD HEWITT

ITEM 6.0 REPORTS

There were no reports.

ITEM 7.0 OTHER BUSINESS

ITEM 7.1 NB HERITAGE NETWORK

Chair, Leona Laracey advised the Board that she has been contacted by the Provincial Archivist in Fredericton, Marion Beyea as they are establishing a New Brunswick Heritage Network. Ms. Beyea indicated that they will be contacting all New Brunswick Heritage Boards and inviting them to attend a meeting November 8th in Woodstock at 11:30am. Ms. Laracey advised that she would be attending and extended the invitation to any Board members that wish to travel with her.

ITEM 7.2 115 PRINCE WILLIAM STREET

Leona Laracey explained that she was advised of the sale of 115 Prince William Street, which previously housed the Post Office and is the City's first iron framed building. The purchasers are from Western Canada and intend to create luxury condominiums on the upper floors and commercial floor space on the ground floor. She explained that the purchasers have experience in repurposing heritage buildings.

ITEM 8.0 NEXT MEETING

The next regular Board meeting will be held November 13, 2013 at 5:30 p.m.

ITEM 9.0 ADJOURNMENT

There being no further business, the meeting adjourned at 6:00 p.m.

Amy Poffenroth, P.Eng, MBA
Deputy Commissioner,
Growth & Community Development Services