

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

**WEDNESDAY FEBRUARY 20, 2013**

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The meeting of the Heritage Development Board was held in the 10<sup>th</sup> Floor Boardroom of City Hall, commencing at 5:30 pm.

IN ATTENDANCE:

Leona Laracey, Chair  
Gordon Hewitt, 1<sup>st</sup> Vice Chair  
Patrick McCaffrey, 2<sup>nd</sup> Vice Chair  
Elizabeth McGahan  
Alex Pesold

Amy Poffenroth, Acting Commissioner  
Alice Fudge, Heritage Analyst  
Jill Flecknell, Recording Secretary

REGRETS:

Jim Bezanson, Secretary/Heritage Development Officer  
Colin Waldschutz  
Councillor Donna Reardon

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**ITEM 1.0      AGENDA**

*The following item was added for discussion under Other Business:*

*7.4 Update on Heritage 2012 Grants  
7.5 Nominating Committee  
7.6 Heritage Fair*

***MOVED** by Elizabeth McGahan, **SECONDED** by Patrick McCaffrey, to approve the agenda as amended.*

**CARRIED.**

**ITEM 2.0      MINUTES**

**ITEM 2.1      MINUTES OF THE FEBRUARY 6, 2013 MEETING**

Leona Laracey highlighted some typographical errors for correction.

*MOVED* by Patrick McCaffrey, *SECONDED* by Gord Hewitt to approve the February 6, 2013 minutes as amended.

**CARRIED.**

**ITEM 3.0 BUSINESS ARISING**

There was no business arising.

**ITEM 4.0 INTRODUCTION OF APPLICANTS/GUESTS**

Heather Urquhart and Richard Gradon were present as members of the public.

Frank Magee of 115 Orange Street and his lawyer Michael Gillis were present concerning 111 Orange Street.

**ITEM 5.0 CERTIFICATES OF APPROPRIATENESS AND GRANTS**

There were no applications.

**ITEM 6.0 REPORTS**

There were no reports.

**ITEM 7.0 OTHER BUSINESS**

The Board agreed to review *item 7.2 111 Orange Street* first as Mr. MaGee & Mr. Gillis were present for the application.

**7.2 111 ORANGE STREET**

Heritage Analyst Alice Fudge introduced the property at 111 Orange Street as a wood frame single-family residence. Technical Services Engineer Pamela Bentley provided a memo to the Board explaining that 111 Orange Street is currently vacant and is being monitored under that vacant building program. Ms. Bentley added that the property is periodically inspected to ensure that the building is secure. Amy Poffenroth explained that the vacant and dangerous building program has developed a matrix system which determines the level of priority based on a set of objective criteria. A formal notice to comply is issued to a property owner requiring repair or demolition. This notice is issued to high priority cases.

Frank Magee, owner of 115 Orange Street was present with his lawyer Mike Gillis and had submitted a letter expressing his interest in purchasing the property at 111 Orange Street, which he would demolish and use the land as a green space. The Board held a lengthy discussion and Mr. Magee explained that he is in negotiations with the current owners regarding the acquisition of the property, on the condition that it can be demolished under the Heritage Conservation Areas By-law. Chair Leona Laracey, advised Mr. Magee of sections 10 & 11 of the By-Law entitled *Demolition, Removal or Relocation* and *Terms and Conditions for Certificates for Demolition*. Board members explained that one of the conditions for the demolition of a heritage building is that it be listed on MLS at fair market value for a period of 6 months prior to demolition, this

provides for the potential of a purchaser coming forward and ideally renovating and restoring the property.

#### **7.1 180-182 KING STREET EAST**

Alice Fudge advised the Board that she had met with Technical Services Engineer, Pamela Bentley and reviewed the ell at the rear of 180-182 King Street East. It was determined that the ell was original to the building. Amy Poffenroth reviewed with the Board the demolition permit process and Ms. Fudge indicated that she would photo document the ell to capture any character defining elements. Board members expressed concerns that after the demolition of the ell, the building would need to be finished, recladded and painted which would require the owner to apply for a Certificate of Appropriateness. Ms. Poffenroth advised that Heritage Analyst, Alice Fudge could make contact with the owner to advise that a Certificate of Appropriateness would be required for repairs to the exposed wall.

The Board held a brief discussion concerning PlanSJ, Ms. Poffenroth advised that there would be an open house for the Zoning By-law review in the spring and encouraged the Board to provide their input.

*MOVED by Elizabeth McGahan, SECONDED by Gord Hewitt to draft a letter to the Growth and Development Services department re: PlanSJ/Zoning By-law, outlining concerns of the Heritage Development Board with regard to applications for demolition.*

**CARRIED.**

#### **7.3 2013 HERITAGE AWARDS**

Amy Poffenroth advised the Board that the 2013 Heritage Awards ceremony has been rescheduled to March 11<sup>th</sup> due to a conflict with the Common Council Agenda for the previously proposed date of February 25<sup>th</sup>. Alice Fudge provided the Board with a short presentation of the proposed grant recipients. The Board discussed each of the choices, provided feedback to staff and requested the staff report back their findings.

#### **7.4 UPDATE ON HERITAGE 2012 GRANTS**

Alice Fudge updated the Board that a total of \$51,466.56 of the \$90,000 grant budget has been allocated for 2012. Ms. Fudge explained that these cheques would be prepared and released in the mail shortly.

#### **7.5 NOMINATING COMMITTEE**

Amy Poffenroth advised the Board that the Nominating Committee would be meeting Thursday February 21<sup>st</sup>, 2013 and it was her understanding that the vacancies of the Heritage Development Board may be filled at that meeting.

#### **7.6 HERITAGE FAIR**

Chair Leona Laracey, advised the Board that had been cancelled due to inclement weather on Saturday February 9th, 2013 had been rescheduled to Saturday March 23rd, 2013. Amy Poffenroth explained that she would like to have the chance to review the

potential for attending the fair, but due to the 2013 Heritage Awards Ceremony being rescheduled for a date in March the resourcing may not be available.

**ITEM 8.0**      **NEXT MEETING**

The next regular Board meeting will be held March 6<sup>th</sup>, 2013, at 5:30 pm.

**ITEM 9.0**      **ADJOURNMENT**

There being no further business, the meeting adjourned 7:11 PM

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Amy Poffenroth, P.Eng, MBA  
Acting Commissioner