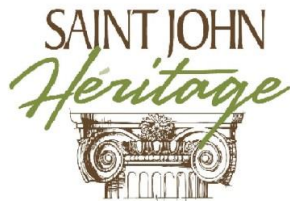




The City of Saint John



APPLICATION FOR A  
HERITAGE PERMIT  
21-0183

DEPARTMENT OF TRANSPORTATION &  
INFRASTRUCTURE  
170 PRINCE WILLIAM STREET  
PID 00006098

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Date	2021-03-30
To:	Heritage Development Board
From:	Growth and Community Services
Prepared by:	Emma Sampson
Approved by:	Jennifer Kirchner

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### **SUBJECT**

Application for a Heritage Permit to replace:

- Forty-seven (47) windows with 8/8 hung, aluminum-clad wood windows;
- Eight (8) windows with windows modified for vents and other utilities; and,
- One (1) set of double doors and transom and one (1) single door and transom with embossed metal doors and aluminum-clad wood transoms.

### **DISCUSSION**

Saint John High School is a three and four storey brick educational building, with original construction completed in 1932 and a later addition to the south opening in 1964. With entrances on Prince William Street, Canterbury Street, and Duke Street, it occupies more than half of the block created by these streets and bounded by Queen Street at the south. In 1986, the school underwent major renovations, including the replacement of almost all its windows with fixed aluminum inserts. These inserts include a solid panel on the top half, with the bottom quarter operating as a hopper-style window.

The Department of Transportation & Infrastructure (DTI) is proposing the replacement of a total of 56 windows on the Canterbury Street façade and courtyard. The majority of these replacements, as indicated on the drawings, will be 8/8 hung, aluminum-clad wood windows to match the windows that were originally in place on the building, as indicated in the 1931 elevations. While the windows on the ground floor of the courtyard will have standard vision glass (that is, a typical window), the upper storeys on both façades will only have vision glass on the bottom sashes. To prevent additional upgrading of fire prevention, as well as to mask the interior drop ceilings, the upper sashes will use spandrel glass. Spandrel glass has the general appearance and reflectivity of regular glass but is opaque



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rather than transparent. Through the Practical Conservation Guidelines for Windows, its use is recommended in instances where the alternative would be to provide a solid panel or the reduction of the overall window size.

On the ground floor of the Canterbury Street façade, eight windows are proposed for replacement with modified versions. For these windows, existing vents and louvers result in design limitations, and as a result solid aluminum panels are proposed to form 12 of the 16 sashes in these windows. The four remaining sashes will each have eight panes, in keeping with the 8/8 windows, and will operate as awning windows. Given the functional limitations of these windows and given the overall improvement on the remainder of the façade, staff supports the proposed modifications on the ground floor of the Canterbury Street façade.

A manufacturer has not been specified for the windows at this point, although the project architect has stated that the typical vetted manufacturers can be specified, and staff would include this as a condition of the permit.

The last two items proposed in this application are the replacement of the two sets of doors on both façades: a set of double doors with transom on Canterbury Street and a single door with transom on the courtyard. At present, all doors are flat-finish metal doors. Where wooden doors would have a limited lifespan given the heavy use they receive, metal doors are proposed with an embossed finish to match the design of the original 1930s doors. The eight-paned aluminum transoms that currently exist would be replaced with eight-paned aluminum-clad wood transoms to match the windows.

This is a Rehabilitation project. Standards (I) through (XII) of Section 7 of the *Saint John Heritage Conservation Areas By-Law* apply. The proposed work meets the intent of the *Saint John Heritage Conservation Areas By-Law* and the *Standards and Guidelines for the Conservation of Historic Places in Canada*, as expressed in the Practical Conservation Guidelines for Windows.

## **RECOMMENDATION**

Approve an application for a Heritage Permit to replace:

- Forty-seven (47) windows with 8/8 hung, aluminum-clad wood windows;
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