



The City of Saint John



APPLICATION FOR A
HERITAGE PERMIT
21-0181

DEBORAH RYAN
29 HORSFIELD STREET
PID 00007989

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

SUBJECT

Application for a Heritage Permit to create two (2) new window openings on the side (east) façade and install two (2) hung, aluminum-clad wood windows.

DISCUSSION

29 Horsfield Street, also known as the Eaton Residence, is a two-storey wood-framed Second Empire residence, located in the Trinity Royal Heritage Conservation Area. It is noted in part for its mansard roof, clapboard siding, and its extensive detailing, and specific to this application, its 2/2 vertical sliding wood windows.

As a follow-up to the applicant's February application to the Board (HP 21-0103), a new application has been submitted for the creation and installation of two new window openings in the back half of the east façade of the property. At present, there are three (3) casement windows in the brick foundation of the property, with no other windows elsewhere on the façade. There is a one-storey rear addition on the property, well recessed from this façade, that includes one (1) east facing hung window.

There are two questions to answer in considering the application: first, is the creation of new window openings appropriate for the building, and two, if it is, are the proposed windows suitable? Because this is not a main façade and there are no character-defining elements present, the impact of the new window creation is not as substantial as it would be on the front façade. This is further supported by the fact that the placement of the windows is on the back half of the façade (toward the north), rather than more adjacent to the front of the building. Overall, staff supports the proposed window creation. A stronger rhythm could be created by aligning the windows with the two rear casement windows in the



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basement, however without knowing whether the interior arrangement of the property allows this, it is a minor point and should not have any bearing on the proposal.

If new windows can be installed, the *Standards & Guidelines*, through Guideline 20 for Windows, Doors and Storefronts, recommend that they be in a manner compatible with the building's style, era, and character. The applicant is requesting the installation of 1/1 hung, aluminum-clad wood windows from the same line as the approved replacements on the main façade. Given that this is a non-primary façade, the proposed 1/1 style is appropriate and subordinate relative to the 2/2 replacements on the front. Additionally, the proposed windows have overall dimensions more typical to contemporary windows, measuring 34" x 60" in comparison to the 35" x 83" and the 29" x 66" dimensions of the windows on the main façade. This variation is not significant enough to consider the windows inappropriate and similarly to the choice of 1/1, lends a degree of subordination because of size. Further, while not obvious, the dimensions lend subtle indication that the intervention is not original to the building.

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 create two (2) new window openings on the side (east) façade and install two (2) hung, aluminum-clad wood windows.