



The City of Saint John



APPLICATION FOR A  
HERITAGE PERMIT  
21-0182

MC cole GROUP  
46 PRINCESS STREET  
PID 00008029

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|--------------|-------------------------------|
| Date         | 2021-03-31                    |
| 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:

- a) Seventy-six (76) windows with aluminum-clad wood windows to match; and,
- b) The central roman arch window with rosette

### **DISCUSSION**

The Ritchie Building is a three-storey brick Italianate commercial property located at the southwest corner of Princess Street and Canterbury Street in the Trinity Royal Heritage Conservation Area. Named for the Honourable Sir William Johnstone Ritchie, a Chief Justice of the Supreme Court of Canada, whose offices were in the pre-fire iteration of the property, the building has historically housed law offices and photography studios. The property is noted in part for its cement parging, its large roof-line cornice with central parapet atop a projecting bay, and various detailed elements. Specific to this application, character-defining elements include:

- Vertical sliding wood windows;
- Two large triple-set windows with segmented arches and sill with corbel brackets on the top floor;
- Roman arch windows with projecting headers and sills with corbel brackets on the second floor;
- Two-storey Roman arch window in central bay with keystone, rosette, and a balustrade spandrel between floors.

As part of a planned rehabilitation of the currently vacant upper storeys of the building, the majority of non-storefront windows on this building are proposed for replacement and reinstatement. At present,



SAINT JOHN

P.O. Box 1971  
Saint John, NB  
Canada E2L 4L1

C.P. 1971  
Saint John, N.-B.  
Canada E2L 4L1

[www.saintjohn.ca](http://www.saintjohn.ca)

all windows on the front (north) façade of the property are original, or have some modification, with all remaining window replacements from the early 1990s.

The original windows that exist on the Princess Street façade are heavily deteriorated; many to the point that repair is not a feasible option. For the hung windows, matching replacements in aluminum-clad wood are proposed: 1/1 hung with segmented or roman arches as required. For the two triple-set windows to either side of the rosette, these also have matching six-part replacements proposed, with one minor alteration. The bottom center panes, which at some point prior to the 1980s were altered to exist as French casement windows, are instead proposed as single-pane fixed picture windows, in keeping with what was originally installed.

On Canterbury Street, the hung wood windows that currently exist were installed as part of a rehabilitation in the late 1980s/early 1990s that saw, in large part, the re-opening of these windows which had been closed in at an earlier point. The sashes are in moderate condition, however the frames and sills on many are heavily deteriorated. The applicant is proposing for all windows on the Canterbury Street façade a 1/1 replacement in aluminum-clad wood. While the current windows are 2/2, and it does appear through historic photographs that the originals were likely 2/2, that level of description is not included as part of the character-defining element that these windows fall under (“vertical sliding wood windows”). With this and given that the segmented and roman arch windows on the Princess Street façade are currently and historically 1/1, an argument could be made that the installation of either 1/1 or 2/2 hung windows along Canterbury Street would be appropriate as replacements. Staff would support both iterations. The same approach is to be taken for the four windows on the west façade of the building that require approval due to their location in a visible area. Again, these are 2/2 hung windows put in as replacements in the 1990s proposed for replacement with 1/1 windows to match. At the rear (south) of the building, three windows that have been closed and parged over are proposed for reinstatement. These would be 1/1 hung aluminum-clad windows to match their original openings.

The last item proposed for replacement is the rosette window on the third storey, which is in itself a character-defining element. Based on the preliminary drawing for this window it appears that rather than a shaped window with true divided lites, the applicant is proposing a squared corner window with aluminum flat stock ‘lites’ applied to one side of the glass. Because of the unique nature of this window, staff recommends denial of the replacement as proposed based primarily on Standards I and X. The main issue is seen with the squared corner frame, which would suggest one of two means of replacement: the alteration of the existing opening to accommodate the new shape or the placement of the window behind the existing opening rather than inside of it. If a replacement is considered for this window, it should be a true round top window to fit the opening.

The second issue are the flat stock ‘lites’ proposed to give the appearance of the rosette, where the original window has true divided lites. The Board has in the past considered and approved windows

with simulated divided lites, however the muntins in these instances exist on both sides of the window, have depth and dimension, and typically include material between the glass to further the appearance of divided lites. This clarification is not provided to indicate support for replacement with simulated divided lites, but to illustrate the difference relative to what has been proposed.

In keeping with the Standards & Guidelines, staff would first recommend the repair of the existing window as a preferred option if at all feasible. As a second option, a replacement with true divided lites would be also be considered appropriate following resubmission with new drawings. A replacement with simulated divided lites in keeping with what has been described above could be considered but is not recommended by staff at this point.

This is a Rehabilitation project. Standards (I) through (XII) of Section 7 of the *Saint John Heritage Conservation Areas By-Law* apply. Except as described in the preceding paragraphs, 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 seventy-six (76) windows with aluminum-clad wood windows to match.

Deny an application for a Heritage Permit to replace the central roman arch window with rosette as proposed.