HERITAGE HANDBOOK

SAINT ANDREWS

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A BRIEF HISTORY OF SAINT ANDREWS

Saint Andrews is a unique town, recognized internationally for its collection of preserved historic architecture spanning more than 240 years. However, the town's history is much older. While most come to see the architecture and landscapes still standing since the arrival of the Loyalists in 1783, the traditional territory of the Peskotomuhkati Nation is the watershed of the Schoodic (St. Croix) River and Passamaquoddy Bay.

The Passamaquoddy Tribe called the current Saint Andrews location 'Qua-nos-cumcook'. Later 'legend' has it that a priest from a passing French ship erected the cross of Saint André on the shore, thereby sowing the seeds for the present name. As New France expanded throughout North America in the 17th century, settlements came and went, but French explorers and traders did set foot at Campobello and Deer Island and at Dochet's Island in the St. Croix River Estuary. These included Samuel de Champlain in 1604 when he and his sailors first experienced the beauty of the region, but also witnessed the hardships of settling on the land. After moving on to Port Royale in 1605, the French often returned to the St. Croix River to establish trading contacts with the Passamaquoddy who would migrate annually to the protected shores at Qua-nos-cumcook to fish and dig clams.

The onset of the American Revolution led to both challenges and opportunities for the forefathers of Saint Andrews. In October, 1783, a group of United Empire Loyalists arrived to settle what was to be known as Saint Andrews. Having left their homes in New York and Massachusetts, they initially journeyed to become pioneering families to an area now known as Castine in Maine, where they could remain loyal to British values and set up the locally responsible government in the British parliamentary tradition. However, on learning that the new international boundary was to be at the St. Croix River, they renewed their determination and with their families, towed their recently built homes to Saint Andrews.

While many pioneering towns have a central core, radiating outward in an irregular manner, Saint Andrews, like many British Military sponsored settlements of the time, was to be laid out in a grid manner. Sixty square blocks were created, bounded by streets named after members of the British Royal Family. Other irregular blocks were established along the harbour front (now Water Street) that served to support the growth of economic activity as Saint Andrews grew to be a major sea-port in the 19th century. Within five years, 600 buildings were built and 3,000 people had made it their home. Within time nearby Saint John grew and prospered, while Saint Andrews entered a period of economic decline.

By 1911, only 1,000 citizens remained. However, Saint Andrews did not fade away. Blessed with quiet beauty, it became a summer-time destination of many well-to-do Americans and Canadians. Free of ragweed and near the sea, the area led Sir William Van Horne, builder of the Canadian Pacific Railway and its President, Lord Shaughnessy, to cultivate Saint Andrews as a resort destination. In turn, summer 'cottages' were built and a style of summer life sprung up around the Algonquin Hotel. To advertise its natural setting, the Railway promoted the destination as Saint Andrews-by-the-Sea. Since the 1920s, the population of Saint Andrews has remained stable, and with its friendly character and natural beauty, summer visitors have come to enjoy its streetscapes and shops every summer.

In 1995, the original Town Plat of Saint Andrews was designated a National Historic Site for its design and the collection of architectural styles present within. Styles range from simple Saltbox and Cape Cod structures to elegant Georgian town houses and summer homes built in the American "shingle" style. Many of the latter were designed by Edward Maxwell, the renowned Montreal architect. The junction of Montague and King Streets, graced by an elegant Anglican church and townhouses in Georgian and Federal styles, has been described as the finest street intersection in Canada. Many of the commercial buildings on Water Street also date from the late 18th or early 19th century and, where gable ends face the street, they create roof lines reminiscent of the older parts of Bergen in Norway or Bristol in the United Kingdom.

Since being named a National Historic District, the majority of Saint Andrews has had no protections for its heritage structures. While the secondary municipal plan, introduced in 2020, helped to protect the Water Street Commercial Business District, there has been nothing in place to protect residential heritage structures from being demolished.

A HISTORY OF PRESERVATION

Over the years, the residents of Saint Andrews have taken immense pride in the history of their town and the importance of its built heritage. Several community organizations have been formed to build awareness, preserve, and protect the extensive network of heritage structures in the town, including the Saint Andrews Civic Trust and Charlotte County Archives, to name two.

In the 1970s, a guide to the architecture of Saint Andrews was first documented and made available to the residents of the town. It was at this time that several of the town's most significant heritage structures were under threat. Years of neglect, and a desire to modernize led to some structures being destroyed as opposed to being repurposed. This was not unique to Saint Andrews. Across North America, modernization saw many heritage structures destroyed and replaced with new apartment buildings, malls, and office blocks. In many communities, much of the original architecture was demolished and replaced, changing the fabric of the community forever.

In Saint Andrews, local residents took note of this trend as it approached the town and took action. Through grassroots efforts, advocacy, and fundraising, much of the town's architecture seen and enjoyed today was preserved. It was this sense of pride and community spirit that helped preserve and protect the distinctive streetscape of Water Street, the restoration of the Pendlebury Lighthouse, the designation of the Blockhouse as a National Historic Site of Canada, and much more.

These efforts have helped make Saint Andrews the vibrant and quaint town it is today. However, unlike many other communities, the town has never had any guidelines in place to ensure the continued preservation of the heritage structures which make the town so special. What we have and appreciate today comes from generations of families choosing on their own to preserve and protect their heritage properties.

THE NEED FOR GUIDELINES

The Town of Saint Andrews has gone through many different waves of migration over the years. It, like the broader Province of New Brunswick, has seen highs and lows in terms of population exodus to the more recent years of high population growth. The years of slower growth has allowed the town to preserve and protect the structures in the original Town Plat. With 14.7% population growth recorded during the last census, one of the highest in Canada, the ability to control growth while protecting heritage required the Town of Saint Andrews to take action.

What the proposed guidelines aim to do is provide guidance to council to establish a by-law. The by-law is a set of rules and conditions, much like any other by-law within the town, for protecting heritage structures. The main driver for these guidelines is to limit the random demolition of heritage structures by real estate developers, domestic owners, speculators, or foreign investors. It also aims to help protect the general look

and feel of the town so that what we see today is generally the same experience others will enjoy 30 years from now.

However, the guidelines and future by-law does not apply to new construction and in no way limits the development of much needed housing and affordability concerns. Growth in our town is likely to continue and these guidelines are designed to support that growth, in a responsible manner.

WHY BY-LAWS ARE IMPORTANT

In towns and cities all over North America, keeping historical buildings and neighborhoods intact is more than just holding onto old bricks and decor. It's about communities taking pride in their past and choosing to protect it. Heritage preservation by-laws are not just legal requirements. They are a commitment by a community to cherish its history and blend it into its future growth.

Why Do Towns Preserve Their Heritage?

Heritage preservation by-laws are set up to manage and protect places of historical, cultural, and architectural significance. Here's why that's important:

1. **Keeping the Look and Feel:** These laws help make sure any changes or fixes keep the building's old character.
2. **Remembering the Story:** Historic sites help us see and feel the history of where we live, keeping the town's story alive.
3. **Boosting Tourism:** Tourists love to visit places that have a strong sense of history which in turn brings money into the local economy.
4. **Building Community Pride:** When towns take good care of their historical sites, it boosts local pride and beautifies the area.
5. **Going Green:** Using what's already built is often more sustainable than building anew, making preservation both practical and eco-friendly.

What Towns Aim to Achieve with Heritage Rules

The big goal is to weave historical elements seamlessly into the town's present and future life. Specifically, towns aim to:

- Make sure changes to historical properties respect their historical importance.
- Increase public awareness and appreciation for the town's historical roots.
- Make historical properties more usable without ruining their historical value.
- Get the community involved in the preservation efforts, boosting local engagement.
- Helps to develop the community economically.

Examples of Towns Doing It Right

Several places in North America are standout examples of how heritage preservation can be done right:

Charleston, South Carolina: Famous for its beautiful historical architecture, Charleston has strict rules that ensure new buildings match the old colonial style. This has made it a top spot for those seeking a taste of history.

Santa Fe, New Mexico: The unique adobe buildings of Santa Fe are protected by tough laws that preserve the city's distinctive Southwestern vibe, supporting both tourism and local arts.

Quebec City, Quebec: With its fortified colonial heart, Quebec City's preservation efforts have earned it a spot on the UNESCO World Heritage list, making it a magnet for tourists and historians.

Victoria, British Columbia: Victoria mixes the old with the new by revitalizing historic sites for modern use while keeping the historical charm, which helps keep the city lively and attractive to visitors.

Why It Matters to These Communities

For these communities, protecting their architectural history is crucial not just for their look but as a central part of their current identity and economic strategy. They show that with well-crafted rules that involve the whole community and balance the old with the new, a town can enhance its charm and livability.

Heritage preservation rules are key to keeping a town's historical and architectural spirit alive. They help maintain a sense of identity and history, attract tourists, and encourage

sustainable practices. The examples of Charleston, Santa Fe, Quebec City, and Victoria demonstrate how effectively preserving the past can enrich a community's present and future. By upholding these by-laws, towns do more than protect buildings—they keep the stories and traditions of their communities vibrant and enduring.

WHAT IS A HERITAGE PRESERVATION DISTRICT?

Heritage preservation districts are special zones where the historical, cultural, or architectural significance of the area is protected and maintained. These areas, often referred to as heritage districts or conservation areas, play a crucial role in maintaining the historical integrity and aesthetic of towns and cities. In New Brunswick, as in many places around the world, setting aside such areas under specific preservation rules helps ensure that the unique character of these regions is safeguarded for future generations.

Heritage preservation areas serve several important functions in urban planning and community development:

1. **Cultural Preservation:** They help conserve buildings, structures, and spaces that hold historical significance, ensuring that the cultural heritage of the area is not lost to modern developments.
2. **Community Identity:** By preserving the historical aspects of an area, these districts help maintain the community's identity and continuity, giving residents a sense of belonging and pride in their local history.
3. **Economic Benefits:** Heritage districts often become attractive spots for tourism, which can bring economic benefits to the area. Preserved and well-maintained heritage sites attract visitors, leading to increased spending in local businesses.
4. **Educational Opportunities:** These areas provide tangible links to the past, offering educational opportunities for both locals and tourists to learn about the history and development of the region.

In New Brunswick, the Conservation of Historic Places Act governs the preservation of heritage properties and districts. This legislation provides a framework for identifying, protecting, and rehabilitating historic places.

THE IMPORTANCE OF HERITAGE TO SAINT ANDREWS

For small towns blessed with historical architecture and cultural heritage, like Saint Andrews, the preservation of these resources is not merely about maintaining old structures; it's a strategic economic imperative. Tourism often serves as the lifeblood of such communities, drawing visitors with the allure of stepping back in time and experiencing the unique charm only a history-rich small town can offer. In this context, heritage preservation rules are crucial for sustaining and enhancing the appeal and economic viability of Saint Andrews.

Economic Benefits of Heritage Tourism

Heritage tourism is one of the most lucrative segments of the tourism industry. Tourists drawn to historical sites tend to stay longer and spend more money, which is vital for the local economy of Saint Andrews. By preserving heritage buildings and sites, Saint Andrews can maintain or increase its attractiveness as a tourist destination. Furthermore, tourists' expenditures spread through the local economy, benefiting a range of businesses, from accommodations and restaurants to retail shops and local services.

Maintaining and promoting historical sites not only brings in tourists but also encourages repeat visits. Tourists often return to places where they feel a deep connection, and a town's history can create that bond. Each preserved building tells a story, offers a unique experience, and enhances the visitor's journey, making Saint Andrews memorable and worth revisiting.

Enhancing Community Pride and Identity

Beyond economic incentives, heritage preservation contributes profoundly to a community's sense of pride and identity. For residents of Saint Andrews, these buildings are not just static structures; they are emblematic of the town's history and culture. Preserving these landmarks allows current residents and future generations to have a tangible connection to their past.

This connection is instrumental in fostering community involvement and pride. When locals see their history valued and celebrated, it can boost community engagement and participation in preservation efforts. Moreover, a town like Saint Andrews known for its well-preserved heritage can attract not just tourists but also new residents who value a strong sense of community and history.

Role of Heritage Preservation Guidelines

Effective heritage preservation guidelines and by-laws, like the ones for Saint Andrews, are vital to protect these irreplaceable assets from neglect, decay, or inappropriate development. Preservation regulations help ensure that any renovations or developments within historical areas enhance the town's character rather than detract from it.

These rules must be carefully crafted to balance preservation with modern needs, making them flexible enough to allow for functional usage of historic properties, yet stringent enough to safeguard the town's character and integrity. By implementing robust heritage preservation regulations, Saint Andrews can prevent irreversible alterations or demolitions of their historic sites.

For tourism-driven small towns like Saint Andrews, heritage preservation is not just about protecting old buildings; it's about securing economic prosperity, enhancing community pride, and ensuring sustainable development. As Saint Andrews looks toward the future, integrating effective heritage preservation rules will help maintain the Town's unique charm and appeal, continuing to attract tourists and enriching the lives of the residents. In this way, Saint Andrews can not only preserve the past but also build a foundation for future generations to enjoy and prosper in.

HERITAGE COMMITTEE & GUIDELINE DEVELOPMENT PROCESS

In 2023, after previous attempts to develop a heritage by-law for the Town of Saint Andrews, council made the decision to establish a Heritage Committee. The goal of the committee was to research and create a set of guidelines which would be the framework for a protective by-law for the town's at-risk heritage structures.

The committee, consisting of volunteers from the town, represented some exceptionally talented experts in the field - from a wide-range of specializations including heritage preservation, urban planning, architecture, design, legal, real estate, and education. This volunteer group spent eight months researching guidelines from other communities, like the ones previously noted, and reviewed the impact of different by-laws and their degree of regulation. They then took some best practices to develop a set of guidelines for Saint Andrews, with a focus on the unique needs of the town and local residents.

The end result was set of guidelines being presented to town council that met the following criteria:

1. **Protecting What Matters** - The guidelines presented are focused on what is important, the preservation of select heritage defining elements which make a building of heritage significance to the town.
2. **Investment Sensitive** - That the guidelines not be a financial burden to any owner of a heritage structure, ensuring that required materials to maintain them can be both cost-effective and relevant to preserve the look and feel of the structure.
3. **Pre-Defined as Important** - That properties not be randomly added to the list of heritage structures by a committee. Instead, relying on the pre-defined list established by the Province of New Brunswick several years ago.
4. **A House is a Home** - That the guidelines shouldn't keep someone from making their house unique to them, such as the colour of paint they choose. After all, a house is also a home.
5. **Prevents Buy and Bulldoze** - That the guidelines make it extremely difficult for a perfectly usable heritage structure to be acquired, demolished, and either left as vacant land or replaced - something that other communities have struggled with in recent years.

In addition, the committee evaluated where and how the guidelines should be implemented. There were several options on the table. In the end, the committee settled on the establishment of a formal Heritage Preservation Area that aligns with the original Town Plat, currently recognized federally as the boundary of the Saint Andrews National Historic District. This means that the preservation area is bound by the Water to the south, Prince of Wales to the North, and all blocks between Harriet and Augustus Streets.

Consideration was given to limiting the guidelines to the Water Street Commercial Business District and making them more restrictive, given the significance of the streetscape. However, the committee took three major realities into consideration.

1. The majority of the structures of heritage significance in Saint Andrews, roughly 86%, are located in the residential zone and not on Water Street.
2. The existing secondary municipal plan already provides significant restrictions to protect the streetscape and heritage structures along Water Street.
3. The National Historic District designation for the town incorporates the entirety of the original Town Plat, not simply Water Street. Not protecting heritage properties within this zone could result in the town losing this important designation and draw for visitors.

As such, the committee opted for a set of fair and reasonable guidelines for the broader Heritage Preservation Area, with the Water Street Commercial Business District having additional protections through the Secondary Municipal Plan.

THE SAINT ANDREWS HERITAGE PRESERVATION DISTRICT

One of the unique aspects of the Saint Andrews town plat is the historic divisions (or districts) used to plan out the original town and allocate properties to early settlers. As far back as 1784, the town was divided into three distinct divisions, which we use throughout the site and town to map the many historic buildings, spaces, and events of Saint Andrews. It is this master plan which shaped the current town's unique design and one of the many reasons why it is a National Historic District of Canada.

In early 1784, it is believed that Charles Morris Jr., the Deputy Surveyor, laid out the Town of Saint Andrews in what we now see as its regular and uniform plan. This was done with six parallel streets running lengthwise and thirteen streets cutting them at right angles. This created sixty blocks of perfectly square form lying between Water Street on the front, if navigating from the waterfront, and Prince of Wales street in the rear. The left and right edges of this uniform plan were between Harriet Street on the north west and Patrick Street on the south and east. It also included twelve water blocks lying below Water Street, which were more irregular on the south west side due to numerous curves and indentations of the Saint Andrews harbour, the common boundary

line on that side. The original plan bears the same name Charles Morris and the date given is 1784.

Bulkleys Division

By this plan, the Town was divided into three divisions, where each block is lettered and divided in eight lots. The first division was named "Bulkleys" and extended from Harriet street to the north westerly side of Edward Street. This division was named after Hon. Richard Bulkley, who accompanied Governor Cornwallis to Nova Scotia in 1749, became secretary to the Province around 1759 and continued in office under the thirteen successive Governors or until 1793, when he retired in favor of his son.

Parr's Division

On the death of Governor Parr, in 1791, he was for a short time Administrator of the government of Nova Scotia. At the time of his death he was judge of the admiralty, Grand Master of the FreeMasons and Brigadier General of Militia—a rank never since conferred on any militia officer in Nova Scotia.

The second division was named "Parr's Division" after the Honorable John Parr, Captain General, Governor and Commander-in-chief in and over His Majesty's province of Nova Scotia at that time and down to 1791. The division embraced that portion of the Town from the south easterly side line of Edward street to the north westerly side line of Princess Royal street.

Morris' Division

The third division extended from Princess Royal Street to Patrick Street and was named "Morris' division" for the Hon. Charles Morris, father of Charles Morris who laid out the town. The Hon. Charles Morris was Surveyor General in Nova Scotia in 1794. He was at one time a representative of the old county of Sunbury, present day New Brunswick, in the Nova Scotia House of Assembly. His father was also named Charles Morris and was the first Surveyor General of Nova Scotia.

According to plans so prepared by Mr. Morris, and following his descriptions by Divisions, Blocks and lots the town of Saint Andrews were granted to William Gammon and 429 others, on the 15th day of August 1784. Over the next few centuries, the same lines would remain dividing each division yet their back borders extended up and over the hills far past that of the original Prince of Wales line mapped by Morris in 1784.

The Heritage Preservation District Boundaries

The Saint Andrews Heritage Preservation District follows the same boundaries of the original plan and divisions noted above with a few modifications made to accommodate modifications in the street plan in recent decades.
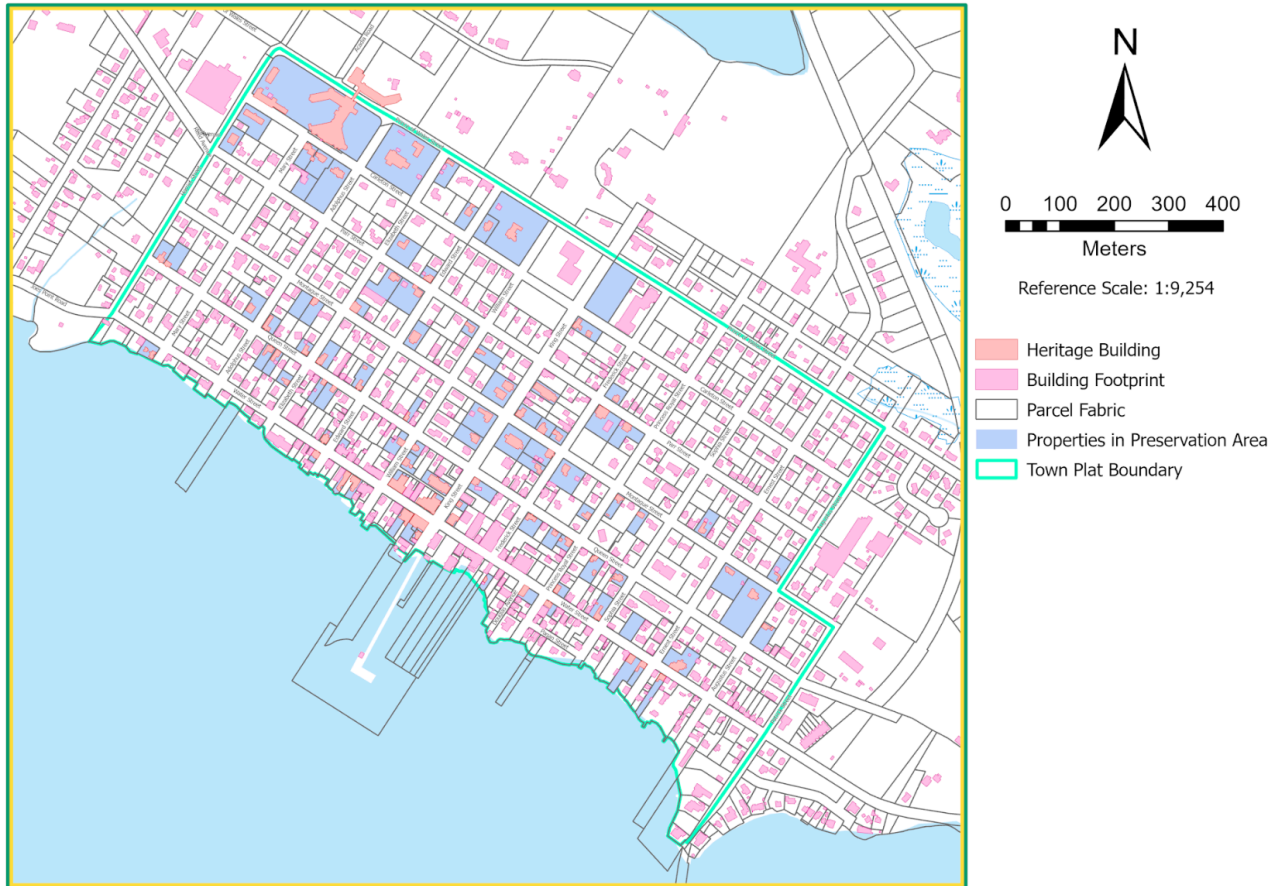
The boundary considerations for the Saint Andrews Heritage Preservation Area included the following:

1. Realignment of the boundary from Montague Street and Augustus Street towards Patrick Street. This accommodates streetscape modifications made due to the creation of the New Brunswick Community College and adjacent homes built on Argyle Court.
2. Confinement of the border to the town-side of Prince of Wales Street as the boundary, per the original Town Plat border identified in 1784.
3. Alignment with the defined borders set by the Parks Canada (Federal Government of Canada) in the designation of the Saint Andrews National Historic District.

BY-LAW NO.

HERITAGE CONSERVATION BY-LAW FOR THE TOWN OF SAINT ANDREWS

BE IT ENACTED by the Council of the Town of Saint Andrews under the authority vested in it by the *Heritage Conservation Act,* Chapter H-4.05, Statues of New Brunswick 2010, and the *Local Governance Act,* S.N.B. 2017, C.18 enacts the following:

1. PURPOSE

1.1.   The purpose of this By-Law is to:

    1.1.1.   Promote the economic, educational, cultural and general development of the Town of Saint Andrews through the preservation and protection of the distinctive characteristics of buildings and places in preservation areas, through the maintenance and improvement of settings for such buildings and places and the encouragement of design compatible therewith.

    1.1.2.   Support the significance of the Saint Andrews Town Plat as one of Canada's Historical District National Historic Sites.

    1.1.3.   Maintain the visual character of the Town's heritage buildings, streetscapes, and landscapes while supporting its growth as a progressive community.

2. DEFINITIONS

"Act"	means the Heritage Conservation Act, S.N.B. 2010, Chapter H-4.05
"Administration"	means the management and operations of the local government, comprising various departments, divisions, and employees.
"Alter"	means altering, repairing, replacing, or changing, a character-defining element of a building and includes maintenance works outlined in section 6.0.

"Appeal Board"	means the Assessment and Planning Appeal Board established under the Community Planning Act.
"Appurtenances"	means the visible, functional, or ornamental objects accessory to and part of a building and includes but is not limited to walls, light fixtures and standards, steps, paving and signs.
"Board"	means the Conservation Review Board of the Town of Saint Andrews and are governed under the Act.
"Building"	means any roofed structure, whether temporary or permanent, used or built for the shelter, accommodation or enclosure of persons, animals, materials, or equipment and is listed on the New Brunswick Register of Historic Places.
"Certificate"	means a Certificate of Appropriateness provided for by the Act.
"Character-Defining Elements"	means the features, materials, and location of a structure or property that exemplify its historical architectural or visual form, time, and/or heritage value, as defined on the New Brunswick Register of Historic Places.
"Community Heritage Officer"	means the delegate as appointed by the council of the Town of Saint Andrews or their designate, as established by Section 54 of the Act.
"Compatible"	means a building or structure that blends with, conforms to or is harmonious with the surrounding physical environment; (compatible)
"Council"	means the municipal Council of the Town of Saint Andrews.
"Design"	means general appearance including size, shape, exterior surface textures, qualities and types of exterior materials, relationship of building or structure to its site and context, and other matters relating to the nature of the exterior design.

"Development"	means development as defined in the Community Planning Act, 2017, C-19.
"Demolish"	means demolish as defined in the Building Code Administration Act, 2020, C-8.
"Guidelines"	means the current edition Heritage Handbook on Building Conservation
"Heritage Value"	means the visual, historical, natural, cultural, or social importance or significance for past, present, and future generations. In the Town of Saint Andrews, this is most often represented by the physical character-defining elements and their contributions to the Town's historical character.
"Preservation"	means the act of protecting, maintaining, and/or stabilizing the existing materials, form and integrity of a building.
"Preservation Area"	means a preservation area established under this by-law.
"Standards"	means the standards of development set out in this by-law.

3. PRESERVATION AREA

3.1.   The Preservation Area of this by-law shall apply to any building that meets the following three (3) criteria:

3.1.1. Building was constructed prior to 1924; and,

3.1.2.   Building is registered as a Local Historic Place on the New Brunswick Register of Historic Places on the day this By-law comes into effect or is added to the Register after this By-law comes into effect; and,

3.1.3. Building is located within the Town Plat or Historic Business District as shown on Schedule "A" attached to this by-law and part hereof.

4. ADMINISTRATION

4.1   The Conservation Review Board shall administer this by-law.

4.2   The Secretary of the Board shall keep the minutes of the meetings and a record of all resolutions, proceedings and transactions of the Board.

4.3   The records of the Board are the property of the Town and shall be held in the custody of the Board and be open to public inspection during normal business hours observed by the municipality upon reasonable notice in writing being given to the Secretary.

4.4   The Board shall prepare and submit to Council at the appropriate time each year a budget of its estimated expenditures for the next ensuing calendar year. The Council shall include in its budget for the said calendar year the amount shown in the budget of the Board or part hereof as the Council deems sufficient to defray the Board's expenses.

4.5   The Board shall prepare an annual report on its activities to be submitted to the Council within 60 days of the end of the Town's fiscal year. Without limiting the generality of the foregoing, the report:

4.5.1   Shall indicate the number of applications reviewed, approved, rejected and approved on amendments;

4.5.2   shall report on the number and disposition of appeals;

4.5.3   shall provide an appraisal of the effectiveness of the by-laws;

4.5.4   shall set out the expenses of the Board in the previous year; and

4.5.5   shall recommend changes, if applicable.

5. HERITAGE CERTIFICATE

5.1.   No person shall carry out or cause to be carried out any alterations to character-defining elements, or demolitions of buildings identified within the Preservation Area, whether a building or demolition permit, or development approval, has been issued or not, until a Certificate of Appropriateness has been issued by the Board pursuant to section 5.2.

5.2.   Subject to section 5.1, an alteration or demolition approved in accordance with a Certificate shall not be carried out until every right of appeal under the Act has been exercised in the particular case or until the time prescribed by the Act for the exercise of that right of appeal has expired.

5.3.   An application for a Certificate shall be filed with the Secretary who shall not accept any application that is incomplete or appears to be incomplete.

5.4.	An application shall be made by the owner of the property for which the alteration or demolition is proposed in the form prescribed by the Board and shall include:

    5.4.1. in the case of an existing building or structure, development plans and specifications which describe in detail any proposed demolition or alterations to such building or structure of appurtenances related thereto, including additions, deletions and design changes, or

    5.4.2. in the case of new construction, development plans and specifications of the proposed building or structure and appurtenances related thereto.

5.5.	The Board will make every reasonable effort to notify the applicant of its decision within 14 business days of the filing of an application and in no case shall it exceed 30 business days from the date of filing an application.

5.6.	Evidence of the Board's approval shall be a Certificate which shall be numbered and signed by the Chairperson, Vice Chairperson or Board Secretary, and Community Heritage Officer stating that the proposed development for which application has been made is approved by the Board, or the Appeal Board on appeal, bearing the date of approval, and any terms or conditions on which approval is granted.

5.7.	The Board may issue a Certificate subject to such terms and conditions as it considers necessary for the standards to be met.

5.8.	The Board may refuse to issue a Certificate where, in its opinion, the development plan submitted with the application is incomplete or shows that the proposed development is incompatible with the standards of development prescribed in Sections 6 and 7.

5.9.	Prior to deciding on an application for a Certificate, the Board shall take such action as may be reasonably required to inform the applicant and all such other persons as the Board may deem appropriate that the application is pending. The Board shall, pursuant to section 5.2, give such people an opportunity to be heard. Failure of any person to receive notice as provided herein shall not invalidate any action by the Board.

5.10.	At the request of an applicant or any other person receiving notice under subsection 5.9, or where the Board deems it necessary, a public hearing on an application may be conducted by the Board.

5.11.   If the Board determines that the proposed alteration or demolition is appropriate it shall issue a Certificate.

5.12.   If the Board determines that a Certificate should not be issued, it shall place upon its record the reasons for such determination and shall forthwith notify the applicant of such determination. The Board shall also furnish them the reasons therefore, and any terms and conditions required by the Board to make the application acceptable.

5.13.   An appeal from a decision of the Board as to any matter, for which an appeal lies under the Act, may be made in accordance with the provisions of the Act.

6. STANDARDS

6.1. Alteration of Character Defining Elements

6.1.1. Alteration of Character Defining Elements shall not be permitted without a Certificate. No Certificate shall be issued for such developments, unless they will maintain, enhance or be compatible with the historical or architectural character of the preservation area as determined by the Guidelines.

6.2. Cleaning and Upkeep of Heritage Defining Masonry Elements

6.2.1. No person shall clean or cause to be cleaned any surface of the façade of a building within the preservation area by sandblasting.

6.2.2. Any person who proposes to clean or cause to be cleaned any surface of the facade of a building within the preservation area by such means as chemical cleaning, high pressure water or other related technique shall apply to the Board for a Certificate. The Board must have issued a Certificate before work commences. For the purposes of the by-law, the cleaning of a building or structure by such means is deemed to constitute development and is not considered maintenance.

6.3. For structures located within the Preservation Area, as listed in Schedule "A" of this By-Law, no Certificate is required for ordinary maintenance, minor repairs, or the replacement of damaged or deteriorated materials where these use visually compatible or like-for-like materials and maintain the same appearance as the original. This does not include an alteration, replacement, or other actions that involve a change in design or outward appearance. Compliance with this section

is to be determined by the Board or Heritage Officer of the Town of Saint Andrews.

7. DEMOLITION, REMOVAL, OR RELOCATION

7.1. No permit for the demolition of a building in the Preservation Area shall be issued unless:

    7.1.1. The Board has determined that the demolition is partial and does not impact the character-defining elements of the heritage value of the remainder of the building; or

    7.1.2. The owners of the property or their authorized representatives has met with the Board, if requested to do so by the Board, has made arrangements to provide at the expense of the owners, any photographs, plans, or historic documents related to the building that are in the owner's possession, or copies thereof; and

    7.1.3. The structure has been offered for sale, at or below a fair market value, for a minimum of six consecutive months and no sale contract has been made. The terms and conditions for the offer and advertising of such a sale shall be determined by the Board.; and

    7.1.4. Failing such sale, a plan is filed and approved by the Board that provides for the salvage of architectural details from the structure prior to the demolition; and

    7.1.5. The owners or designate has advised the Board whether or not the intent is to salvage any items that the Board has decided are of historical or architectural interest or significance on the exterior of the building; and

    7.1.6. A plan for site redevelopment is filed and approved by the Board that commits to future uses and structures that will continue to support the property's heritage value.

8. DANGEROUS AND UNSIGHTLY PREMISES

8.1. Nothing in this By-law shall be construed to affect an order made by Council, under the By-Law entitled "Respecting Dangerous and Unsightly Premises",

9. **ENFORCEMENT**

   9.1. Contraventions of this By-Law shall be dealt with as provided in the Act.

Read for the First Time this _____ day of _____, 202___

Public Hearing of Objections this _____ day of _____, 202___

Read for the Second Time this _____ day of _____, 202___

Read for the Third and Final Time this _____ day of _____, 202____

_____   _____
 Brad Henderson, Mayor   Paul Nopper, Clerk – Senior Administrator

APPENDIX A - MAP OF PRESERVATION DISTRICT

Saint Andrews Town Plat Preservation Area

Reference Scale: 1:9,254

Meters
0 100 200 300 400

Heritage Building
Building Footprint
Parcel Fabric
Properties in Preservation Area
Town Plat Boundary
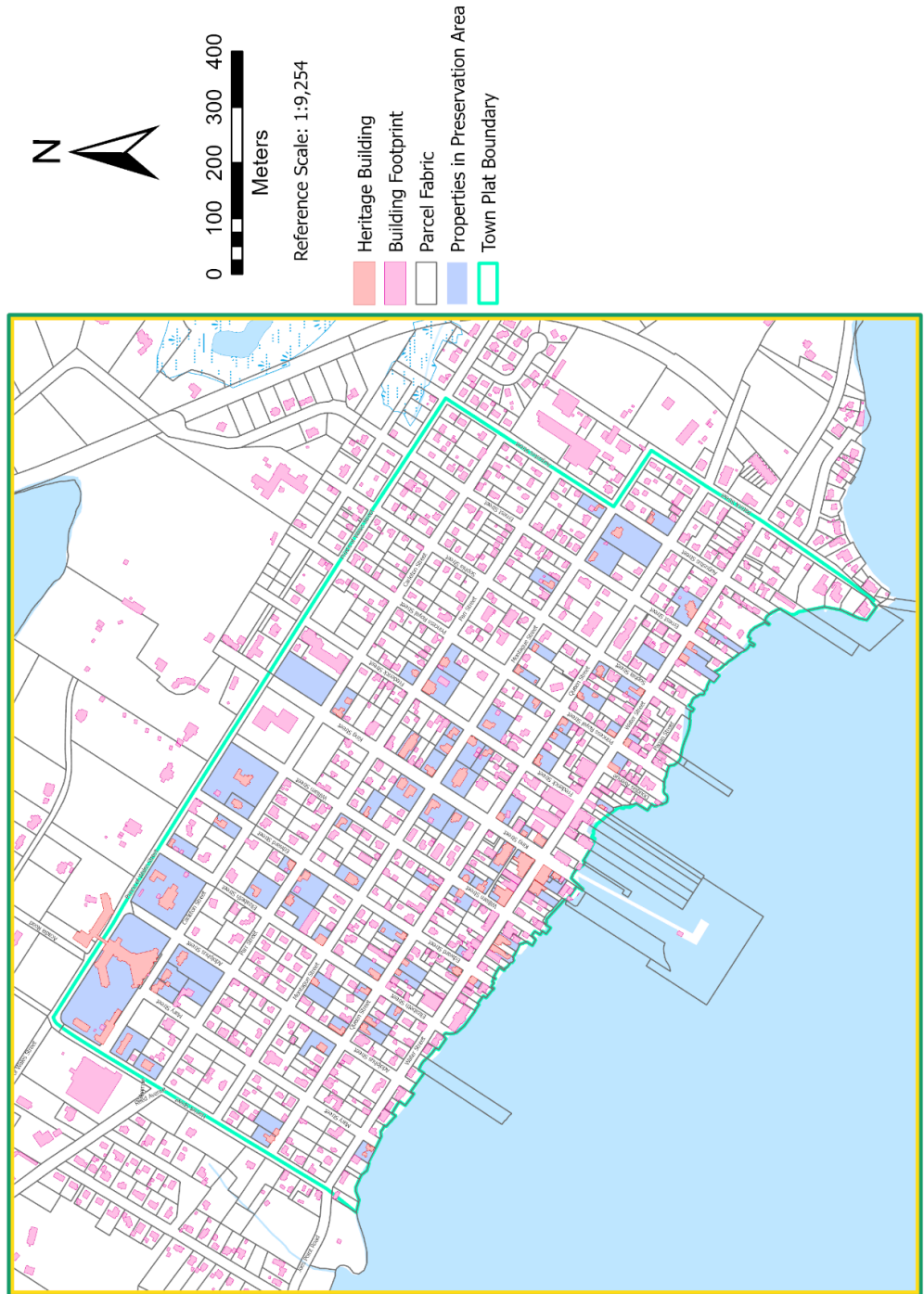
APPENDIX B - LIST OF RECOGNIZED HERITAGE STRUCTURES

(As Defined by the Province of New Brunswick, as of January 1, 2024)

PID	Official Name	Date of Construction	Address	Register of Historic Places Entry
01318385	Dunn McQuoid House	circa 1784-1790	126 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=10&VER=1&dp=1
01319821	Cottage Craft	prior to 1887	209 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1410&VER=1&dp=1
01320050	Pagan-O'Neill House	circa 1785	235 Queen Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=19&VER=2&dp=1
01324268	Algonquin Dormitories	1917	Carleton Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=2006&VER=1&dp=1
01324284	Algonquin Dormitories	1917	Carleton Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=2006&VER=1&dp=1
15039928	Carson House	1909	364 Montague Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1601&VER=1&dp=1
15060569	Harrington Residence	circa 1862	281 Montague Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=2010&VER=1&dp=1
15078314	Breen-Cummings Residence	circa 1848	94 Queen Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=2003&VER=1&dp=1
15092620	Rosemount	1907	148 Prince of Wales Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1560&VER=1&dp=1
15095060	Roman Catholic Rectory	1825	44 Parr Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1809&VER=1&dp=1
15104250	Street Building	circa 1840	225 Water Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1386&VER=1&dp=1
15105489	James W. Street Residence	circa 1840 - 1850	102 Montague Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=2004&VER=1&dp=1
15106230	Cluneleigh	1911	60 Queen Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1575&VER=1&dp=1
15171168	Pendlebury Lighthouse	1833	Patrick Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1348&VER=1&dp=1
15176647	Mallory House and Stable	1810	267 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1507&VER=1&dp=1
15177967	John Watson Residence	1873	132 Edward Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1875&VER=1&dp=1
15195043	John Dunn Estate House	circa 1815	319 Water Street	https://www.rhp-rlp.gnb.ca/Page5.aspx?blnLanguageEnglish=True&RID=1788&VER=1&dp=1
15201841	Milton Hall	circa 1855-1865	93 Frederick Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1476&VER=1&dp=1
15204019	Odell-Connors Building	circa 1850 - 1900	235 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=2012&VER=1&dp=1
15207194	Elizabeth Hawkins Residence	circa 1840	128 Queen Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=2065&VER=1&dp=1
15209919	B. R. Stevenson's Office Building	circa 1860 - 1877	255 Water Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1656&VER=1&dp=1
15212327	Seaside Inn	1902	340 Water Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1592&VER=1&dp=1
01318013	Snodgrass House	circa 1820	127 Water Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1350&VER=1&dp=1
01318138	Red Cliff	circa 1810 - 1830	31 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1752&VER=1&dp=1

01318278	Thomas Watt Residence	circa 1830 - 1840	75 Queen Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=2008&VER=1&dp=1
01318286	Frank Gilman House	circa 1910	81 Queen Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1654&VER=1&dp=1
01318310	Samuel Boone Residence	circa 1848	50 Elizabeth Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=2063&VER=1&dp=1
01318427	Gladstone Smith House	1785	107 Queen Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=18&VER=1&dp=1
01318435	Glew Residence	circa 1830	113 Queen Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1874&VER=1&dp=1
01318559	John Dunn House	1790	68 Queen Street	ttps://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1353&VER=1&dp=1
01318617	Boone Residence	circa 1770 - 1850	75 Montague Street	https://www.rhp-rlp.gnb.ca/Page5.aspx?blnLanguageEnglish=True&RID=1816&VER=1&dp=1
01318625	Thomas Hipwell Residence	circa 1850	83 Montague Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1813&VER=1&dp=1
01318641	Caddy Norris House	circa 1850	100 Queen Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1561&VER=1&dp=1
01318880	Old Intermediate School	circa 1820	107 Parr Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=2064&VER=1&dp=1
01318898	Christopher Scott House	circa 1821	126 Edward Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1599&VER=1&dp=1
01318914	Pansy Patch	1912-1913	59 Carleton Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1384&VER=1&dp=1
01318922	Cory Cottage	circa 1830	45 Carleton Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1385&VER=1&dp=1
01318930	Presbyterian Manse	1900	106 Parr Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1510&VER=1&dp=1
01318997	Adam Smith Residence	circa 1839 - 1844	124 Carleton Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1783&VER=1&dp=1
01319011	Augherton Residence	circa 1821	99 Prince of Wales Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1478&VER=1&dp=1
01319037	Villa St. Croix	circa 1917	4 Parr Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=2001&VER=1&dp=1
01319144	Oriole Cottage	circa 1870 - 1900	6 Queen Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1787&VER=1&dp=1
01319151	Capt. John Wren Residence	circa 1839	10 Queen Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1923&VER=1&dp=1
01319425	John S. Magee Residence	circa 1867	143 Water Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1751&VER=1&dp=1
01319441	Grimmer Building	circa 1850	153 Water Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1387&VER=1&dp=1
01319748	Bradford Hotel	1784-1800	173 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1343&VER=1&dp=1
01319755	Healy's Store	circa 1863	179-183 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=2009&VER=1&dp=1
01319771	Finigan's Shoe Store	circa 1865	185 Water Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1508&VER=1&dp=1
01319789	Doon Residence	circa 1750 - 1850	24 King Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1750&VER=1&dp=1
01319797	St. Andrews Hardware	circa 1775 - 1790	183 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1749&VER=1&dp=1
01319870	Windsor House	1797	132 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1352&VER=1&dp=1
01319995	George Gardiner Residence	circa 1898	56 William Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1815&VER=1&dp=1
01320076	Elmer Rigby Residence	circa 1903	253 Queen Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1922&VER=1&dp=1
01320100	Clarke House	1868	62 Princess Royal Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1369&VER=1&dp=1
01320134	Rogers Residence	circa 1871	154 Queen Street	https://www.rhp-rlp.gnb.ca/Page5.aspx?blnLanguageEnglish=True&RID=1812&VER=1&dp=1

01320209	Berry Building	1859	162 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1784&VER=1&dp=1
01320217	Ingram Building	circa 1850	168 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1511&VER=1&dp=1
01320225	Stickney's Wedgwood Store	circa 1855	172 Water Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1512&VER=1&dp=1
01320241	Algar Residence	circa 1820 - 1850	47 William Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1814&VER=1&dp=1
01320308	Cockburn's Drugstore	1847	192 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1395&VER=1&dp=1
01320316	McCurdy Residence	circa 1750 - 1850	57 William Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1811&VER=1&dp=1
01320381	Andraeleo Hall	1903-1904	48 King Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1356&VER=1&dp=1
01320449	Hatheway House	circa 1830	78 King Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1409&VER=1&dp=1
01320506	All Saints Anglican Church	1867	89 King Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1412&VER=2&dp=1
01320506	All Saints Anglican Rectory	circa 1826	94 Frederick Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1442&VER=1&dp=1
01320514	George Swift Residence	circa 1826	84 Frederick Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1474&VER=1&dp=1
01320522	Harris Hatch Inn	circa 1847	142 Queen Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1460&VER=1&dp=1
01320563	Britt Residence	circa 1860	76 Princess Royal Street	https://www.rhp-rlp.gnb.ca/Page5.aspx?blnLanguageEnglish=True&RID=1817&VER=1&dp=1
01320613	Greenock Presbyterian Church	1821 - 1824	Montague Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1920&VER=1&dp=1
01320670	Charles Horsnell House	1903	124 William Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1576&VER=1&dp=1
01320704	Chestnut Hall	1824	188 Montague Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1351&VER=1&dp=1
01320712	Stevenson Residence	circa 1854	115 William Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1509&VER=1&dp=1
01320761	Donald Morrison House	circa 1827	204 Montague Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1408&VER=1&dp=1
01320779	Stickney Residence	circa 1859	220 Montague Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1871&VER=1&dp=1
01320787	Chase Residence	circa 1874	228 Montague Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1785&VER=1&dp=1
01320837	St. Andrews United Baptist Church	1865	115 King Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1396&VER=1&dp=1
01320886	Charlotte County Court House	1839-1840	123 Frederick Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=6&VER=1&dp=1
01320886	Charlotte County Gaol	1832	123 Frederick Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=7&VER=1&dp=1
01320902	Marine Hospital	1873	126 Princess Royal Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=2067&VER=1&dp=1
01321108	William Boyd Residence	circa 1820	155 King Street	https://www.rhp-rlp.gnb.ca/Page5.aspx?blnLanguageEnglish=True&RID=1808&VER=1&dp=1
01321132	Storr Residence	circa 1750 - 1850	238 Parr Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1872&VER=1&dp=1
01321231	Bank of Nova Scotia	circa 1913	204 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=2066&VER=1&dp=1
01321256	Charlotte County Registry Office	1835	45 King Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=5&VER=1&dp=1

01321322	Sheriff Andrews House	circa 1820	63 King Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=53&VER=1&dp=1
01321348	Maplehurst	1823	134 Carleton Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1559&VER=1&dp=1
01321355	Linden Grange	1829	144 Carleton Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1513&VER=1&dp=1
01321389	Church of England Cemetery	1794	77 King Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1786&VER=2&dp=1
01321686	Wren Residence	circa 1822	327 Water Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1662&VER=1&dp=1
01321728	Bell Residence	circa 1808	335 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1479&VER=1&dp=1
01321850	St. Andrews Land Company Building	1889	270 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1810&VER=1&dp=1
01321918	Treadwell House	circa 1840	294 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1595&VER=1&dp=1
01321934	Brownrigg House	circa 1850	275 Queen Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1600&VER=1&dp=1
01321959	Carson Sisters' Residence	circa 1850 - 1875	62 Sophia Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1870&VER=1&dp=1
01321983	O'Neill Complex	circa 1826	308 Water Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1593&VER=1&dp=1
01322155	Aymar Residence	circa 1830	267 Montague Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1873&VER=1&dp=1
01322213	Dr. McStay House	circa 1825	335 Montague Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1577&VER=1&dp=1
01322239	Augustus Hall	circa 1907	88 Augustus Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1655&VER=1&dp=1
01322346	Thomas Armstrong Residence	circa 1859	358 Montague Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1877&VER=1&dp=1
01322775	Richard Keay Residence	circa 1868	312 Montague Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1876&VER=1&dp=1
01322981	Coakley Residence	circa 1876	364 Queen Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=1753&VER=1&dp=1
01323245	Fort Tipperary	circa 1812-1815	69 Prince of Wales Street	https://www.rhp-rlp.gnb.ca/Page7.aspx?blnLanguageEnglish=True&RID=64&VER=2&dp=1
01323328	Kingsbrae Arms	1897	219 King Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1357&VER=1&dp=1
01324235	Greenleaf Houlton Residence	circa 1800 - 1850	35 Carleton Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1924&VER=1&dp=1
01324250	Algonquin Casino	1913	173 Adolphus Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=2002&VER=1&dp=1
01324268	Algonquin Hotel	1914 - 1915	184 Adolphus Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1921&VER=1&dp=1
01324375	Windrose	1825	94 King Street	https://www.rhp-rlp.gnb.ca/Page1.aspx?blnLanguageEnglish=True&RID=1383&VER=1&dp=1

APPENDIX C - GUIDE TO HERITAGE PRESERVATION

(Architectural Styles and Heritage Defining Elements Within the Town Plat of Saint Andrews)

Overview and Introduction

The first edition of the Saint Andrews Heritage Handbook was designed as an easily accessible resource that describes the most common heritage architectural styles in Saint Andrews. The characteristics of each style were identified and, most importantly, suggestions were offered on appropriate methods and tactics for owners who are considering changes or renovations to their heritage properties.

In the latest edition, the intent is to identify character-defining elements for each style and to offer insights for common or expected situations that may be encountered in maintaining and rehabilitating heritage homes for homeowners or contractors. The secondary goal is to provide helpful descriptions and illustrations for visitors or history buffs while also ensuring that the primary purpose is achieved.

However, a more recent concept underlies the new approach to maintenance and rehabilitation. That is to focus on identifying and thereby retaining **the basic character defining elements** (CDEs) of a heritage property. This approach reflects a substantial shift which has taken place over the last 10-15 years in Canada due to the emergence of national standards for the preservation of historic places and structures in Canada. Thus, this handbook does <u>not</u> direct owners on how one must deal with every circumstance or situation that one might confront.

This shift is in direct consequence of legislative and policy initiatives at both the national and provincial levels of government in Canada. In New Brunswick, the Heritage Conservation Act has enabled communities to initiate Heritage Committees and to promote both conservation and maintenance of the character defining elements of such properties or districts. Thus conservation strategies and tactics in 2024 have changed substantially since the Saint Andrews Civic Trust first published the Saint Andrews Civic Trust Handbook in 1984. These appendix, based off the original and revised version of the handbook, focuses on identifying opportunities to maintain and rehabilitate properties to assure that the character defining elements are appreciated and respected and thereby add value to owner's investment while maintaining our town's two greatest assets: its heritage status and its reputation as a beautiful and friendly place to live.

The Origins of Major Architectural Styles in Saint Andrews

Building on Champlain's coming and the early history of Saint Andrews, there were three distinct periods of change and prosperity that characterize the Town's evolution over the past two hundred and forty years. These periods define the drivers of the Town's architectural development. The arrival of the Loyalists, the evolution of Saint Andrews as a prosperous sea port in the 1800s; and the rebirth of the Town as a resort (helped in no small manner, by the promotion of the location by the Canadian Pacific Railway (CPR)). Subject to each surge of development, distinct and temporarily defined architectural styles arose.

These three phases of development tell a story of what and when, as one walks the town. The Loyalists brought New England style buildings – in some cases literally – by boat and then reassembled their deconstructed homes. In the next phase, an export economy led the merchants and business leaders of a prosperous seaport to express their new success in the architectural style of their homes.

Following the downturn in its fortune, the town remained attractive given its surroundings. That period of little economic growth was turned around with the coming of summer people of considerable wealth seeking relief from the heat of Canadian cities like Montreal and Ottawa and Philadelphia, New York, and Washington along the eastern seaboard (before air conditioning). The cooler weather, plus the absence of hay fever and the natural beauty of the area, led to a third round of architectural developments. Within that period, wealthy people sought the advice and design of well-known architects. Notably, the impact of the Maxwell brothers' designs is everywhere, from the peninsula over to Minister's Island and out into the county. In order to appreciate the variety of treasures left, one only has to walk the Town's Streetscapes, as beautifully described by multiple architectural historians and authors, like Leroux and Holownia. They note that the Town has been left with 'a profound legacy'.

Most heritage buildings in Saint Andrews can be easily reached by walking. Visitors can begin by touring the Water Street Streetscape end to end, starting at the Blockhouse. This streetscape features buildings from the 18th and 19th centuries. Note that many buildings have their 'gable ends' facing the Street. This roof line creates an architectural feature that is seen on the water-front of Bergen, Norway. Also easily reached on foot are buildings along Queen Street, and up the hill on both King Street and Frederick Street. A walking tour map, available on-line, or from hotels or shops in town, can guide visitors to many more of these treasures (including Maxwell designs) on Prince of Wales.

Architectural Styles of Saint Andrews

There is a great contrast between the architectural styles of the late 20th, the late 18th and early 19th centuries. The earlier styles reflect a desire for elegantly balanced proportions and almost austere, though graceful, classical details. Later in the 19th century, there became an appeal for texture in surface design and flowing, organically inspired ornamentation. Roof pitches became steeper and eaves became wider (which tended to be more suitable to the winter conditions of this area). Early dwellings tended to have gabled or hip roofs. Later mansard roofing became stylish, and eventually, around the turn of the 20th century, it was fashionable for houses to have roofs of different styles placed at several different levels.

At this period, houses had unbalanced outlines and proportions. Their facades were broken up by bay windows, porches, verandas and balconies and their sheathing was often composed of a variety of shapes of decorative shingles. In little more than a century, there were tremendous changes in the ideals of architectural beauty. This is clearly reflected in Saint Andrews.

Most buildings in Saint Andrews can be placed in several broad categories of architectural styles and, when renovating, it is useful to have a basic understanding of their features. The characteristic defining elements which distinguish a building are structural design, proportion, construction details, decoration and scale. These can also serve as clues that help determine the age of a house.

The following pages will give a brief description of these general architectural styles. You will find that few buildings in Saint Andrews look exactly like those described. Houses of earlier periods may have been updated by adding brackets and other decorative trim. Nineteenth century houses were also custom-built and reflected the economic status and personal tastes of a variety of individual owners over time. Builders felt free to combine many stylistic details into one house. Alterations after the initial construction often changed the original features and reflected the newer styles of that time period.

Styles were slow to reach Saint Andrews. They first 'traveled' from Europe to the United States and then up the coast to Saint Andrews. Many were brought here through pattern books and magazines available to owners and builders. Local carpenters then adapted these according to their skills and the local materials. Thus, their vernacular architecture sometimes adds to the difficulty of identifying the primary architecture.

Dominant Architectural Styles in Saint Andrews

1. Cape Cod: early 1600 settlements
2. Saltbox: 1800
3. Georgian: pre 1810 – 1830
    i.)   Neo Classical
4. Classical Revival   1830 – 1860
5. Romantic Revivals
    i.)   Gothic   1850 – 1870
    ii.)   Italianate   1850 – 1870
    iii.)   Second Empire 1860 – 1880

iv.)   Queen Anne   1885 – 1900
v.)   Shingle Style   1890 – 1930
vi.)   Tudor   1910 – 1940

(The "revival" styles are those that looked to the past for inspiration and identify; specifically with the architecture of an earlier time and place.)

Cape Cod (Early 1600's)

Originating in New England, the Cape Cod cottage is one of the town's earliest forms of architecture and this style has remained up to the present day. It has a ground-hugging profile, a pitched gable roof and can easily be expanded with the needs of the owner. Many later features, such as porches, dormers and trims have been added to Cape Cod homes and thus, in Saint Andrews, we see a variety of these buildings reflecting different architectural periods.

CHARACTER DEFINING ELEMENTS

- FORM
    - o low, broad hugging profile
    - o simple horizontal lines
    - o central chimney
- ROOFLINE
    - o side gable roof, pitch may vary
    - o low eaves with very little overhang
    - o dormers usually a later addition
- WINDOWS
    - o small, symmetrically placed, multi-paned, double hung sash
    - o full Cape Cod has two windows on each side of the door
    - o half Cape Cod has one window on each side of the door
    - o three-quarters Cape Cod has two windows on one side of the door, and one on the other.

- DOORWAY
    - o simple, centrally placed
- DECORATIVE ELEMENTS
    - o very little ornamentation
    - o trims, gables, porched added later
- MATERIALS
    - o wood frame
    - o clapboard and/or shingle

Saltbox (Pre-1800)

The earliest Saltbox homes were created by simply adding a one story addition to the front. This created the form of a kitchen saltbox, hence the name. An adaptation of this style, known as the Nantucket lean-to, has a pitch change on the back roof.

Character Defining Elements

Form
o   sturdy central chimney
o   gable ends at the side
o   two stories with one at the back

Roofline

o   long, pitched roof that slopes to the back
o   unequal sides, short, high in the front ; long, low in the back
o   the front roof is flatter
o   rear has a steeper slope, sometimes with two pitches

Windows

o   small, few in number and asymmetrically placed

Doorway
o   often transom above

Decorative Elements
o   minimal

Materials
o   timber frame construction
o   wood shingle and/or clapboard

Georgian and Neo-Classical (Pre 1810 to 1830)

These beautifully proportioned houses are sturdy and secure. They are usually 2 ½ stories. They follow the tradition started under the Georges, Britain's kings in the 18th and early 19th century. Solid, symmetrical, and rectangular in design, the emphasis is on the formal arrangement of features such as doors, windows and chimneys. Symmetry is a strong component of this architecture style and the formality is dependent upon the elaborate details such as cornices or dentils.

Georgian and Neo-Classical styles are often confused but are really quite easy to distinguish. Georgian buildings have a fanlight, or rectangular transom, only over the door whereas the Neo-Classical building has a semi-circular or elliptical fanlight with flanking sidelights. Early Georgian examples are usually plainer than those of the latter period. The later high style architecture placed emphasis on heavy classical details and ornate decorative elements. On

the finer homes, plain eaves were replaced with moulded cornices often detailed with dentils and quoined corners.

Early Georgian Style

Neo-Classical Style

Neo-Classical architecture retained the balance of the Georgian style, but the heavier classical decorations were refined. Thus came a simplicity and lightness of details with a movement towards a more graceful façade focusing on a central doorway, often embellished with simplified classical detail.

Character Defining Elements

Form
  o Strict classical symmetry
  o Central chimney or two interior or end chimneys symmetrically placed

Roofline
  o Gable, gambrel or hipped
  o Sometimes 3 to 5 dormers on the front roof
  o Medium pitch on Georgian roof
  o More shallow pitch on Neo-Classical roof

Windows
  o Large, symmetrically placed to balance the wall proportions
  o 6/6 usually with a double hung sash Sometimes with moulded trim with entablatures above

Doorway
  o **Georgian**

 - massive central entry flanked by plain or   moulded pilasters or columns which support a heavy entablature or pediment
  o wide door with 6 or 8 panels
  o rectangular transom or fanlight
  o **Neo-Classical** -the same with the addition of sidelights

Decorative Elements
  o Corner trim may be wide and flat, elaborately pilastered or quoined
  o Plain eaves were sometimes replaced with a moulded cornice
  o Often detailed with dentils

Materials
  o Wood shingles
  o Narrow clapboard
  o Flush, beveled-edged, or simulated cut block masonry boards
  o Masonry-stone or brick

Classical Revival (1830 – 1860)

Classical Revival architecture may well be the most influential and longest-lasting of any single style. Its forms can be found in houses and public structures built from the 1830's to the 1860's. Its various details were applied not only to great mansions but also the humblest Cape Cod. This style was created by architects who wanted to go back to the ideas and ideals of ancient civilizations, so the classical forms of these were copied. Although there were many Classic Revival subdivisions, in Saint Andrews the Greek style was the most popular.

The following are some typical characteristics of the Classical Revival style, with sub-notes identifying the characteristics of the Greek Revival style.

Character Defining Elements

Form
- o either narrow gable front facing façade, and an off centre entry or nicely balanced Georgian or Neo-Classical proportions with Classic Revival trim and central entry

Roofline
- o low to medium pitch gable or hip forming a large angular pediment
- o small, utilitarian, unobtrusive chimney

- o often gable end to the street creating a 'temple' effect

Windows
- o larger, symmetrically placed
- o Greek Revival- larger, elongated windows

Doorways
- o either recessed doorway framed by pilasters supporting a simple entablature
- o or a four panel door with rectangular glass transom and

sidelights, usually incorporated into more elaborate door surrounds
- o no curved parts
- o Greek Revival –elaborate porticos

Decorative Elements
- o classic detailing with straight-lined ornamentation
- o wide pilasters, plain or with moulded panel, replacing the corner-boards, is a key feature and support a well-developed pedimented entablature

- o Greek Revival- cornice is emphasized with wide band trim
- o Greek Revival -massive pilasters or wide columns support a triangular pediment and flatband under the eaves gives appearance of a Greek temple

Materials
- o wood frame with clapboard, or occasionally shiplap or flatboard
- o Greek Revival- flatboard designed to resemble stone

Romantic Revival (1850 – 1900) – Victorian Architecture
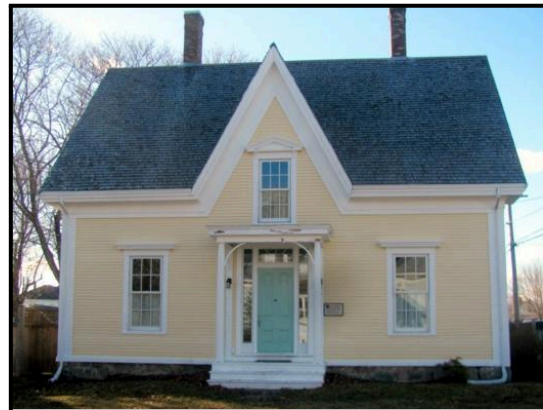
The latter part of the 19th century marked the revival of many romantic styles. The age of the Classical Revival gave way to the Victorian era where the emphasis changed from the columned, pedimented, symmetrical, stocky proportions to vertical, fanciful ones. Elements of major Romantic Revival styles are found in many houses in Saint Andrews, although only two are shown in this section.

Lots of decorative details, irregular shapes, exaggerated roof pitches and a generally 'fancy' look marked the Gothic Revival.

Queen Anne Revival showed itself in many forms and was characterized by irregular outlines, bay windows, and many brackets, and long front verandahs. Decorative shingle cladding created texture, and the romance of the medieval times replicated the Tudor period.

Gothic Revival (1850 -1870)

This is one of the easiest styles to identify although it is hard to put a date to individual houses because it was so popular for such a long time. To many people, it typified Victorianism; with its love of 'busy' detail and picturesque fussiness and is often known as the "Gingerbread" style. Its most identifiable feature is the pointed arch, used as a decorative element and window shape. The Gothic Revival form is loosely based on some of the characteristics of medieval Gothic church architecture. Emphasis is placed on perpendicular lines, steeply-sloping roofs with intricate details that highlighted the pointed arch. This style was also popular with churches where the pointed Gothic arch windows and entries and castle like towers were common.

Character Defining Elements

Form
- o informal and rambling, often not symmetrical
- o usually two or three stories high

Roofline
- o arrangement: often complex, steep gable roof
- o front facing gable with trim
- o flat-topped square or octagonal towers produce a highly irregular vertical outline
- o chimneys with several tall flues in a group, usually at the top centre of the gable ends

Windows
- o pointed arch windows used in windows
- o double hung windows with labels over the opening
- o irregularly placed, although usually symmetrical on any side of the house

- o decorative shaped windows in gables or towers

Decorative Elements
- o bargeboard, window and veranda decorative trim, often elaborately carved (gingerbread)
- o moulding over doors and windows, extending partway down the sides (labels)
- o finials, pendants and drops at peaks & eaves

Materials
- o surfaces usually smooth and plain, stuccoed brick or stone
- o clapboard
- o vertical board and batten (Carpenter Gothic)

Italianate (1850 – 1870)

This style was loosely modelled after the farmhouse and villa architecture of northern Italy. It represents a return to the picturesque after the relative simple lines of the Classical Revival. Bracket work was a trademark of an Italianate–inspired house. Wide overhanging eaves, large decorative brackets under ornamental cornices, tall slender windows, and elaborate wrap-around porch with decorative Italianate double columns were common. The popularity of this flexible style was so great that Victorian, Georgian and even Colonial structures were frequently modernized with Italianate details. Thus, the Italianate became a solid, square townhouse.

Character Defining Elements

Form
- o massing of rectangular units
- o asymmetrical composition of gables, roofs, balconies, porches and towers

Roofline
- o low pitched roof, gable, hipped or a combination of both
- o dormers not common
- o towers in large houses

Windows
- o double hung sash with tall, slender proportion
- o extensive bracketing on frame or sill
- o balconies, bay windows and double round-head windows common

Doorway
- o may not be placed symmetrically, often double
- o heavy moulded panels and trim, massive brackets over the door common

Decorative Elements
- o heavy wood brackets under wide overhanging eaves, on door and window lintels and sills

Materials
- o clapboard, or smooth flush or flat board surfaced
- o brick or stone

Second Empire (1860-1880)

This style can be easily identified by its most prominent feature, the mansard roof. Named after French architect Francois Mansard, this roof has two slopes on all four sides. Dormer windows can be found on the steep sloped lower roof. Often a square tower, also with a mansard roof, is generally located in the centre front of the house. This tower may have dormers as well as a wrought iron railing or 'cresting' around the top.

The Mansard or Second Empire style, like the Italianate, has an appearance of solidarity and strength and gives a great feeling of height due to the roofline which effectively adds a story to the structure. The Second Empire style's mansard roof was a practical way to enlarge upper story space.

Character Defining Elements

Form
- o mansard roof presents a very high, imposing profile
- o central building has three to five bays
- o square or rectangular structure
- o rectangular additions added symmetry

Roofline
- o double pitched mansard roof, originally often slate covered
- o steep pitch sometimes concave
- o usually dormers often in more than one window

Windows
- o -double hung sash with very tall, slender, elongated proportions, heads could be rectangular, pointed, round or gabled

- o dormer windows were universal, in a variety of shapes and often ornamented with pediments and brackets

Doorway
- o generally central doorway
- o usually double door with upper glass panels
- o brackets common

Decorative Elements
- o ornate brackets and mouldings

Materials
- o wood frame
- o clapboard, flush or flat boards
- o brick

Queen Anne Revival (1885 – 1900)

An American version of a style popular in England at the time, Queen Anne Revival was not copied from the architecture of the reign of Queen Anne. This eclectic, picturesque style was a reaction to the symmetry of earlier styles and openly combined ideas and materials from many historical periods to suit their own senses.

Characterized by irregularity of plan, of shape, of colour and texture, there is an almost medieval arrangement of roofs, dormers, chimneys and gables. External surfaces of the house vary greatly with the use of different materials on the same wall.

Character Defining Elements: Queen Anne Style

Form
- o irregular massing of exterior details: porches, verandas, balconies, bay windows
- o large asymmetrical structure
- o visual appearance has different colours, textures and shapes

Roofline
- o regular rooflines are the hallmark of Queen Anne Revival architecture
- o steep pitch, many gables at right angles, porches, towers, turrets and projecting eaves - the irregular effect
- o tall chimneys, usually moulded, a major visual part of the roofline

Windows
- o sash windows of different sizes not regularly spaced
- o bay and multi-shaped, multi-paned windows common
- o long and narrow, straight or rounded heads, never pointed

- o different sized glass panes in either top or bottom sash

Doorway
- o four-paneled door or upper glass panel with two wood panels below
- o leaded or stained glass common
- o very narrow sidelights sometimes seen

Decorative Elements
- o brackets, hanging pendants, spindles all standard
- o chimneys: cut or moulded brick

Materials
- o wood frame, with a variety of materials used on the walls
- o to create texture shingles in patterns or fancy shapes popular
- o stone supports for verandas common
- o brick seldom used - only on first floor

Tudor Revival and Shingle Style (1910-1940)

Tudor Revival style: The Algonquin Hotel is an outstanding historic and architectural landmark. The Architect was Ernest I. Barott of Montreal.

Another variation romanticized the revival of the timber framed buildings popular in England's Tudor period. The Algonquin Hotel, with its steeply pitched roof, half-timbered and masonry veneer walls, is an outstanding example of the Tudor Revival Style.)

American Shingle Style (1890-1930)

A variation of the Queen Anne Revival is known as the Shingle Style. A number of the large Saint Andrews summer homes built around the turn of the century are excellent examples and form a very important architectural group here.

Character Defining Elements

Form
- o greater emphasis on the horizontal and ground hugging
- o informal eclecticism shown in the freedom of design
- o complex shape with verandahs, towers and balconies giving an asymmetrical façade

Roofline
- o single large roof, either gambrel or hipped

Windows

- o usually double hung
- o often top sash is divided into multiple small square panes

Decorative Elements
- o de-emphasized applied decoration and detailing in favour of complex shapes created with cedar shingles
- o sculptural compositions with shingles; feathering

Materials
- o shingles are characteristic cladding for both walls and roof
- o foundation usually of natural stone

An Approach to the Maintenance and Rehabilitation of Houses
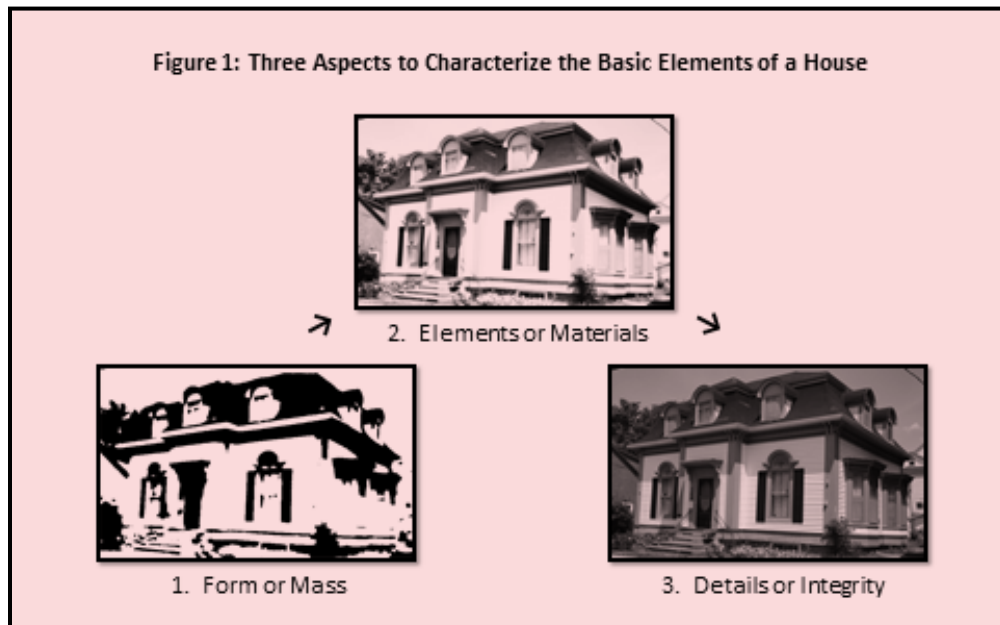
How to Describe a House or Building

Based on the discussion of character defining elements (CDEs) in the section on Architectural Styles, one should break the chore of describing a house or building from three aspects or perspectives.

It begins with looking at your building or home and identifying the major descriptive elements of the structure such as its size and proportions, its pattern of solids and openings, the roof pitch and the overall impression of its outline and shape. This is referred to as its form or mass.

The next perspective is to identify what are the various parts of the structure that help define its character, such as doors, windows, eaves, dormers, gables and verandas or chimneys.

The last look is to denote the finer elements that are indicators of the builder's artistry such as mouldings, trim, brackets, columns and dentils. Figure 1 offers the basic approach to describe a specific house from its broad features, to specific elements, to the details of its artistry and integrity of design.

Figure 1: Perspectives needed to describe a house

Figure 1: Three Aspects to Characterize the Basic Elements of a House

2. Elements or Materials

1. Form or Mass

3. Details or Integrity

Getting Started

In planning the conservation of a home or building, one can break the potential tasks into manageable steps in order to assess, plan and cost the effort. However, at the same time, an owner and contractor must also decide on the type of conservation activity that will fit your needs, goals and budget. There are three conservation approaches: Preservation, Rehabilitation, and Restoration.
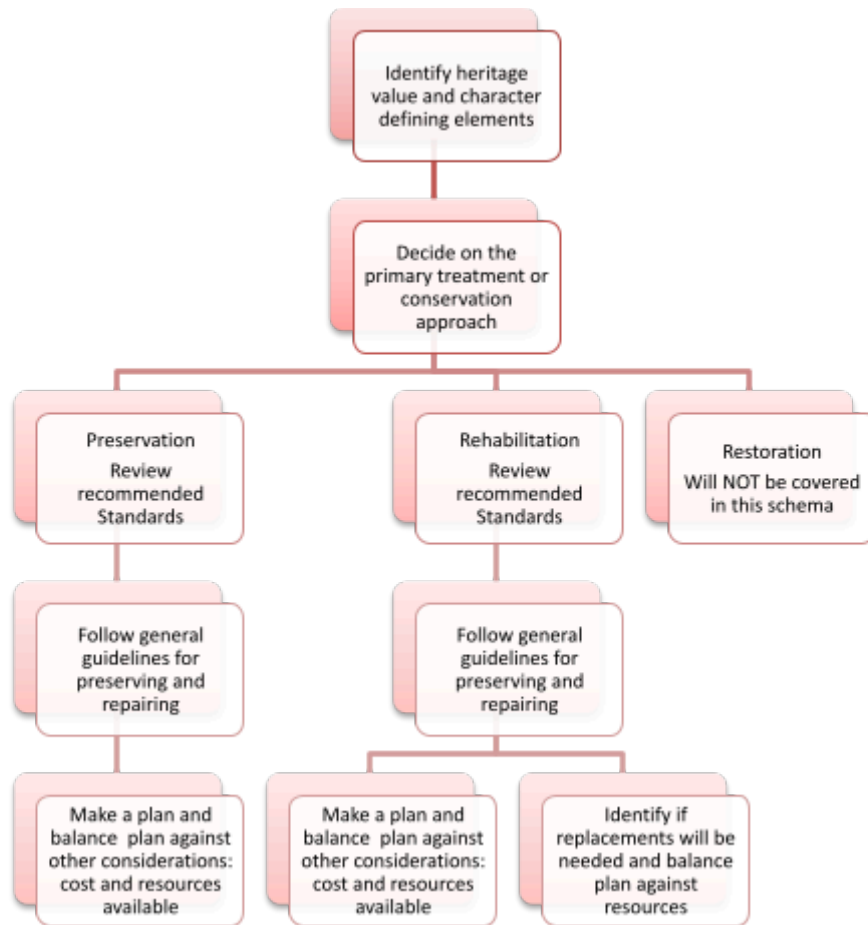
While any project could involve all three, most owners focus on Preservation and Rehabilitation. For example, Restoration is the process to return a historic building to a well-documented appearance from an earlier time by removing layers of materials and replacing its original materials or missing elements. Thus, the structure can be returned to its appearance at a specific time (period restoration) or by leaving all significant architectural features intact, one can reveal the historical evolution of the building (composite restoration).

However, these major types of restoration are rarely undertaken in Saint Andrews, unless one has the time and resources to do so. Thus, of the other two conservation approaches, preservation and rehabilitation are particularly pertinent to most homeowners' and contractors' conservation plans in Saint Andrews.[1]

That being noted, Figure 2 demonstrates a basic decision-tree that one can use if a preservation plan is desired or if an opportunity to rehabilitate a heritage house emerges. References for these steps and possible guiding practices are readily available. In general,

retaining or repairing the original elements of a serviceable building is usually less expensive than finding a replacement. Thus preservation is the priority objective.

Figure 2: Flowchart for creating a conservation plan for a heritage home or property

```
┌─────────────────────┐
│  Identify heritage  │
│ value and character │
│  defining elements  │
└─────────────────────┘
          │
┌─────────────────────┐
│    Decide on the    │
│ primary treatment or│
│    conservation     │
│      approach       │
└─────────────────────┘
          │
   ┌──────┼──────────────────────┐
┌──────────────┐  ┌──────────────┐  ┌──────────────┐
│ Preservation │  │Rehabilitation│  │ Restoration  │
│    Review    │  │    Review    │  │Will NOT be   │
│ recommended  │  │ recommended  │  │covered in    │
│  Standards   │  │  Standards   │  │this schema   │
└──────────────┘  └──────────────┘  └──────────────┘
       │                 │
┌──────────────┐  ┌──────────────┐
│Follow general│  │Follow general│
│ guidelines for│  │ guidelines for│
│ preserving and│  │ preserving and│
│   repairing   │  │   repairing   │
└──────────────┘  └──────────────┘
       │          ┌──────┴────────┐
┌──────────────┐  ┌──────────────┐  ┌──────────────┐
│Make a plan and│  │Make a plan and│  │  Identify if │
│balance plan   │  │balance plan   │  │replacements  │
│against other  │  │against other  │  │will be needed│
│considerations:│  │considerations:│  │and balance   │
│cost and       │  │cost and       │  │plan against  │
│resources      │  │resources      │  │resources     │
│available      │  │available      │  │              │
└──────────────┘  └──────────────┘  └──────────────┘
```

Preservation

Preservation is the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic building or of an individual character defining component. In this manner, owners can protect its heritage value. Preservation can include both short-term and interim measures to protect or stabilize the house or building, as well as offer long-term actions to slow deterioration or prevent damage. A building can be rendered serviceable through routine maintenance and minimal repair, versus delays from expensive replacements or new construction.

The preservation approach begins with protecting the existing materials from damage by weather or other physical harm to ensure their value as well as maintaining the character defining elements. The original materials are not altered or changed. Thus the protection plan should cover the features shown in Figure 1: the building's mass or basic form such as

the structural bracing and any reinforcements; the elements and materials, covering all exposed areas like windows and doors; and in the case of its details and its integrity, documenting and removing all delicate or breakable components to a safe place.

Rehabilitation

Rehabilitation is the action or process of making it possible to have the continuing or on-going, contemporaneous use of a historic structure or an individual component, throughout the period of repair, alterations, or additions. In this manner, the building can be rehabilitated, while protecting its heritage value. For example, upgrading may be needed to meet new safety requirements for a deck or for rewiring or insulation.

For rehabilitation to begin, the 'sympathetic' improvement can take place while changes are made (continued use rehabilitation) or building can be converted to a new use (adaptive use rehabilitation). In this case, change may be needed for spatial and circulation needs. Changes are made using style sensitive designs and the use of traditional materials.   Before initiating such plans, a set of sequenced preparatory steps are needed as noted in Figure 2.

Format and Location of Guidance

This section will be divided into Major Structural issues such as walls, roofs and eaves and cornices and then smaller Character Defining Elements, like windows, doors and details. Other issues like information sources to guide decisions about external painting and trim, insulation and materials will be covered separately at the end of this Part of the Handbook. Also, the glossary of terms and their associated graphic examples will be covered in a separate appendix – complete with the terms and associated graphic illustrations presented in an 'enface relationship'.

Figure3. Advice for Maintenance and Rehabilitation of Any House.

Check Areas Exposed to the Elements

COMMON ROOF TYPES

gable

hip

saltbox

gambrel

jarkin

mansard

CRACKS IN CORNICE

LOOSE OR MISSING SHINGLES

CRACKS IN BRICK

CLOGGED GUTTERS

SHINGLES WORN THIN

CRACKED CLAPBOARDS

RAINWATER NOT CARRIED AWAY

CRACKS IN SILL OR FRAME

VEGETATION TOO CLOSE

MASONRY REQUIRES REPOINTING

WOODEN STEPS IN CONTACT WITH GROUND

SOME POTENTIAL EXTERIOR TROUBLE SPOTS, OPEN TO THE WEATHER; THEY SHOULD BE CHECKED OFTEN.

Assessing the Structure and Form of a House

The main point of heritage preservation is to maintain the external appearance of the building so that it is in keeping with its original form and architectural integrity (See Figure 1) and thereby enhancing its character defining elements (CDEs) and value. To begin that process, one should assess the structural condition of the building. If problems are identified, these issues must be corrected before beginning to deal with work that must be carried out on the exterior.

Some of the key structural elements are: foundation wall and footings; cracked walls and weight bearing walls or columns, headers and beams and connections. While not usually considered structural elements, poor drainage and ventilation are often the harbingers of structural challenges in any home. Once these latter issues have been carried out and found satisfactory, one can begin the assessment of the external components of the building.

Major External Components

Roofs and Chimneys

Any building's style and form is greatly influenced by the shape and materials (including decorative features) of the roof. They are the crucial barrier between you and the weather – particularly for keeping the moisture from entering the house and, more critically, from silently seeping into the walls.

For the average homeowner, attempting to access the roof alone is not recommended. One can use binoculars to inspect one's roof, but roofing contractors are better prepared to do an assessment. The key lesson is to undertake any needed repairs in keeping with the architectural style, the CDEs and the overall continuity of the house. The roof line defines much of a home's form and shape (see above). If faced with the need for repairs or structural changes, some basic principles should be considered.

Structural changes around existing dormers, turrets and towers should respect the roof line and the integrity of the original design. For example, adding dormers is appropriate if they are in keeping with the style and design and match the existing dormers in shape and location. A checklist is offered in Box 1.

Box 1.
Checklist for Maintenance of Roofs
(Adapted from Saint John Conservation Guidelines)
- Document original materials
- General condition and structure
- Flashing/Coping
- Projections and slope
- Numbers of plies (2 or 4)
- Drainage
- Ventilation
- Chimneys
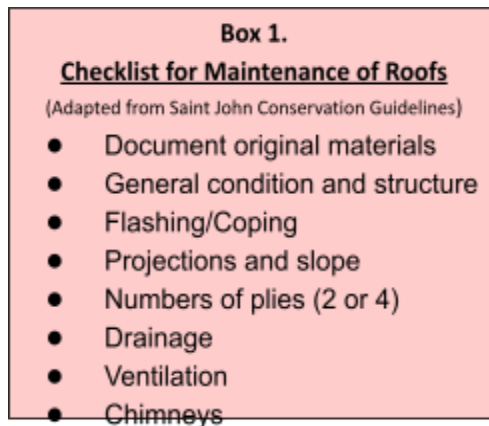
Existing ornamentation of roofs should be retained wherever possible. In certain cases, decorative roofing elements like finials, pendants and barge-boarding are essential to the basic design, such as in Gothic Revival designs. They should be retained and rehabilitated. If they are beyond repair, the replacements should match the originals in shape and size and design detail. Adding such elements to homes that are of a different design style is not advised architecturally. Further, they can be more costly over time due mismatch with existing CDEs and thus take away from the resale value. Additionally, the longevity of many off-the-shelf replacements can be questionable.

Chimneys can be checked at the same time as the roof. Chimneys can have decorative elements. This was especially true in the Victorian style. In addition to pointing, if repairs are needed, their CDE elements should be retained and the old bricks, if distinctive, can be reused.

Eaves and Cornices

Eaves and cornices are often hard to get close to as they are high off the ground – where the roof overhangs the exterior wall. Eaves are simple overhangs but some eaves have elaborately detailed mouldings and trim which can help define the building's CDEs. Cornices can add architectural flavour at the top of the outside walls. As decorative features, they are key parts of the house's CDEs. Unfortunately, they are also susceptible to damage from water or lack of rain protection. Their decorative components are at risk - becoming loose and falling or even causing the cornice to come loose.

To avoid this, a maintenance and assessment checklist for eaves and cornices is offered in Box 2.

Box 2.

Maintenance checklist for Eaves & Cornices
(adapted from Saint John Conservation Guidelines)

- Document and retain original materials
- Assess general condition
- Check for water penetration
- Check fasteners
- Assess sealants & rain ware (e.g. gutters; spouts)
- Identify special features

Exterior Walls

Exterior walls are more than the barriers protecting residents from the outside weather conditions. The walls provide the shape, proportionality, integrity and details that make up the architectural style and many of the character-defining elements of the house. They also provide the main features that make up help define its historic appearance. Thus when working on the walls, it is helpful to conserve as much of the original covering (wood or fabric) as possible. If not, retain as much of the other materials as possible, especially if a façade is involved. That enables one to more closely replicate the original. Old pictures or sketches are helpful. There are checklists available to guide one on what to do and to document, such as the City of Saint John web-site (See Footnote[1] and in References). A maintenance and assessment checklist for walls is offered in Box 3.

Box 3.
Maintenance checklist for External Walls
(adapted from Saint John Conservation Guidelines)
- Document and retain original materials
- Identify surface and masonry repair repairs
- Define replacements needed
- Check for cracking/Bulging
- Undertake cleaning or Waterproofing
- Assess integrity of Flashing and Caulking
- Is painting needed?

Wood is commonly used for both cladding and trim in Saint Andrews residences. If properly maintained, wood cladding can have a long service life. However, due to the maintenance they require, the wood components are the structural components and character defining elements that are most commonly replaced or altered. Moisture migration is the leading

cause of wood flashing and fastener deterioration. They require constant attention as part of preservation.

In the case of siding on walls, whenever possible, one should try and retain or repair the original materials. Replacements should match the original in appearance, spacing (i.e. either 4 inch or 8 inch lap lines) and in their directional pattern. If wooden clapboards cannot be replaced as suggested, or are impractical, then vinyl and aluminum siding can be considered as a last resort. Other siding features such as corner boards and door or window details should not be hidden or removed. For practical guidance, consult the Fredericton or the Saint John Heritage Conservation Guidelines.

Shingles

As mentioned earlier in Part 1, under Styles, shingles have long been used on Saint Andrews 'cottages'. In the late nineteenth century, shingles became a method of siding on houses. They were often used in Queen Anne Revival homes and later in homes around Saint Andrews designed by the Maxwell Brothers. Wooden shingles are an attractive option and offer durable finishing materials for walls or roofs. But regular preservation with paint or stain or preservatives increases their life span. They can be used to create a pleasing multi-textural–façade or wall. Aside from cutting shingles into the traditional or common patterns, they can also be cut as fishscale, diamond and even wavy styles, as shown in figure below.
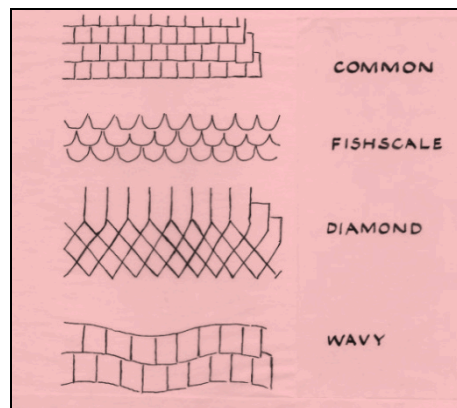
Dormers and Gables

Dormers are projections with windows that extend through the roof and are often used to create some of the most dramatic character-defining elements of a home's style. While they may vary greatly from house to house, they should not vary from the original design on any given house. In contrast, Gables are the slope shaped end walls of a house that extend the lowest part of the pitch to the ridge of the roof. However, Dormers can be the source of leakage problems. Careful maintenance is advised. The checklist for Dormers and Gables can help assure their functionality and their CDE qualities (Box 4).

Box 4.
**Dormers & Gables: Maintenance checklist**
- Define original materials
- General condition
- Water migration and flow
- Integrity of flashings and sealants
- Associated decorative woodwork
- Any special features

Openings and Other Detail Components

Windows and Shutters

Windows are significant elements of any house and thus CDEs of many historic or heritage buildings. They are constructed of various components such as frames, upper and lower sashes, glazing, flashings and other pieces of hardware. In a lot of older buildings, there are other elements like shutters, grills (if commercial), and storm windows which have to be checked when planning the preservation or rehabilitation of a window. If an original window cannot be repaired, the replacement can still be rebuilt, featuring the original elements that match the CDEs of the house or building.

For a windows checklist, see Box 5. Shutters (i.e. solid panels) are optional features. Often they were used for decorative purposes, as opposed to keeping the house cooler in summer.

PARTS OF A WINDOW
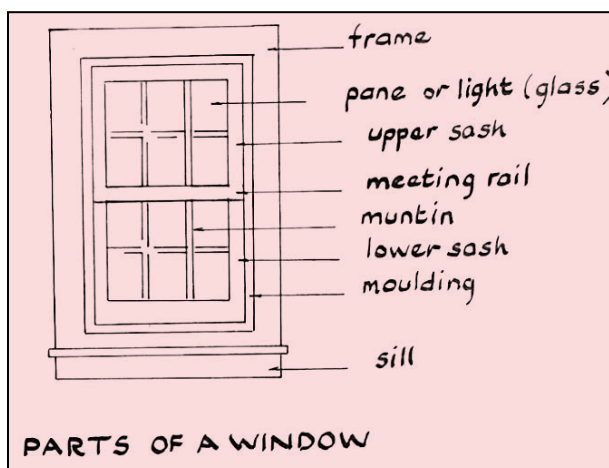
If decorative, replacements decorative, replacements add value if correctly matched to the shape of the window.

9/9 (and 12/12)   9/6   2/2   6/1   1/1

—— before 1860's ——   —— after 1860's ——

TRADITIONAL WINDOWS
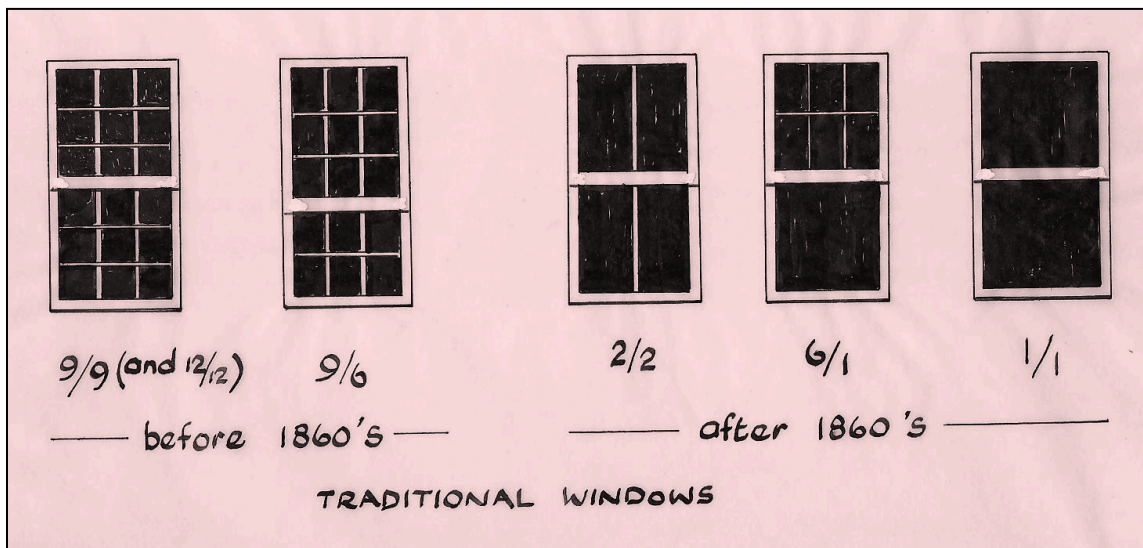
Additionally, if the home is fitted with traditional windows that are one of the CDEs of the structure, it is helpful to be able to characterize the format and likely age of the windows by counting the panes in each portion of the window. This descriptive terminology is illustrated in the following graphic. Further, replacement of windows can be costly if there is a mismatch of a new sash to the existing window opening, not to mention the poor longevity of many available sash designs.

Doors (External)

Doors have the same critical role as windows in defining a building's CDEs. The main door is often selected for a special design and thus has wonderful workmanship and ornamentation. These design elements should be documented. The key components of entrances are outlined in the box below. All associated transoms and sidelights should be respected and retained as they frame and help define the door's unique qualities. Door or entrance components need to be identified for each entry door (e.g. as pictured on the left)

to ensure proper replacement. Similarly, a checklist of maintenance items has been developed to guide owners in maintenance or in planning preservation activities (see Box 6).

PARTS OF AN ENTRANCE
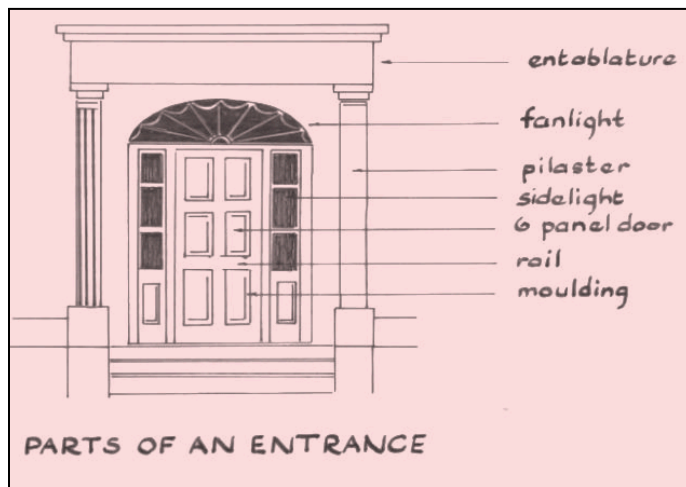
Door Styles:

It is helpful to be able to characterize door styles if one's house has a traditional door as part of its CDEs. The following graphic illustrates the types of designs for doors that are well suited for older and traditional homes. (See sample formats in the graphic below). Such doors are valuable and if found or recovered from the restoration of older homes off-site, they represent an opportunity for heritage home organizations to recover them and store them for use and sale in restoring other heritage homes locally or nearby.
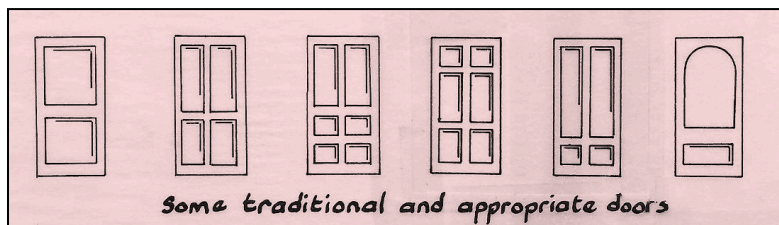
Some traditional and appropriate doors

Trim and Ornamentation Details

Details include wood and masonry trim and decorative embellishments. They enrich the exterior, often providing the visual clues to delineate the overall building style and its CDEs. Building details can include: muntins, window and door trim, corner boards, cornice trim, bracketing, scrollwork and so on. They vary greatly from building to building. It is important to conserve and repair the original materials and details rather than replace them. If replacing badly deteriorated original components, it is necessary to replicate the original. Historical accuracy can be sought by referring to old photographs, sketches or seeking guidance from similarly designed buildings in the area. A checklist of maintenance tasks is offered in Box 7.

Ornamentation can be used to highlight any aspect of the primary structure. Pendants and finials or even cresting are associated with roofs and the use of bargeboarding with eaves. In these latter cases, the ornamentation elements are often key components of the building's CDEs. They should be retained, but such period elements should not be used on the roofs or eaves of buildings of another architectural period. As noted in the checklist box, one helpful suggestion is to consider the use of contrasting colours to highlight certain CDEs of heritage homes. For example, the CDE of a light or white coloured house will stand out more if highlighted in black or a matching dark colour.

Porches and Verandas

Porches often face the street, making them one of the clearly visible features of a house. Missing portions of the structure or its decorative elements should be replaced to maintain value, especially if the porch is a CDE of the house. Ornamentation and columns and railings and balusters were often part of Victorian era homes and are decorative features of the house. Retaining them adds to the value of the house. If columns need replacement, like railings, they must be strong to meet safety and insurance criteria, as well as match the general style, shape and size of the home. The picture (see left) demonstrates a home with a ground level porch and a pediment on the second floor level, not to mention a widow's walk on the roof.

Canopies, Pediments and Hoods

Canopies and hoods are often features of main entrance ways or even second floor doorways. If they are one of the CDEs of the house, they should be monitored carefully for moisture damage and preserved. A variant of the canopy or hood is the pediment.
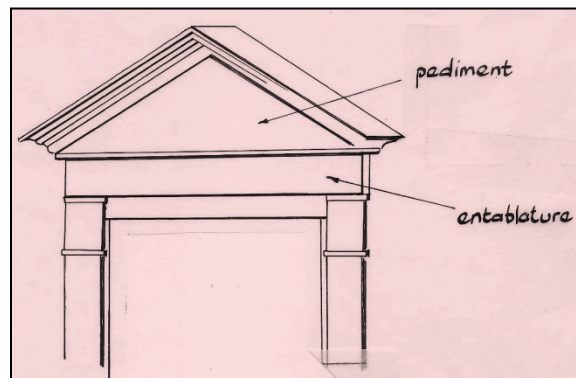
The photograph illustrates a pediment which, like a hood, can be located over a window or a door or on a porch. A pediment is a triangular gable- like structure, from Greek classical design, that is often used in neoclassic or revivalist architecture. It sits above an entablature which is supported by columns. But a word of warning is needed. Attachments like hoods and canopies require regular monitoring as they are given to damage from moisture and animals. Similarly, any extension to older homes that have been built later will need separate inspection.

In contrast, if a canopy or hood or pediment is not a CODE of a heritage home and if it is damaged such that it cannot be reproduced in keeping with the style and scale of the original, it is better to remove them entirely than to have them replaced with modern versions or awnings. The same principles of maintenance and preservation apply for all variations of these structures.

Maintaining Commercial Buildings, Facades and Business Streetscapes

This next section will focus on broad principles for maintaining individual buildings in a streetscape for their collective visual patterns. There is no attempt to classify or to designate a style to individual commercial buildings in Saint Andrews. To begin, consider the central downtown portion of Water Street in Saint Andrews as a streetscape. It was designated by the **2016 Great Places in Canada Jury as the winner in the Great Street Category.** That honour aside, the current focus is on its total relationship to the community as a gathering place and place of commerce and for its historic and heritage buildings. It is also an architectural streetscape and is a key part of the Saint Andrews Historic District. In July 1995, the Historic Sites and Monuments Board of Canada designated Saint Andrews as a national historic site for three reasons.

"It is rare and fine example of a Canadian town that retrains key elements of an 18th-century British colonial town plan; it is distinguished by a fine collection of commercial and residential buildings spanning the history of the community and consistent in use of classicism in their design; and the retention of the original grid layout, the consistent character of the architectural resources and the division of blocks into generously sized lots have resulted in a community with a distinctive appearance and feel."

The last two reasons highlight Water Street's history and architectural qualities that define it as a Streetscape within the Historic District. Holownia and Leroux's book offers a wonderful tour of the Water Street Streetscape. Water Street lies within the Historic District and features a collection of business buildings that demand the same attention to preservation and good maintenance practices as the other homes on Water Street and in the Historic District. These good practices include the treatment of CDEs of business buildings, such as windows, doors and façades, should be looked at in light of the overall street design. It is advisable to preserve the original fabrics and repair rather than replace those architectural elements (CDEs) that deteriorate and try to match replacements with the originals.

All replacements should be based on accurate historical documentation. Buildings should be recognized as products of their time and place. Overall, storefronts, be they commercial facades, or not, should be aligned similarly with respect to the height, shape, roof-lines and placement from the sidewalk as others in the same block or cluster.

Maintaining the structures and preserving the character defining elements of a storefront.

Storefronts have specific parts and structures: base-panel; display windows; transoms; entrance ways; columns; piers or pilasters; and cornices. The storefront is crucial as it attracts customers' interest, offers display space, allows light into the store and provides buyers with a peek inside (see Figure 3 below).

Thus the block of storefronts offers a unified visual image, linking all of the neighbouring stores to create a single 'collective façade' for the block. As such, it is desirable to have an integrated set of character defining elements in linking a block into a composition as beautifully illustrated below

Shops on Water Street *(Courtesy of the artist, Marion Cummings)*

The goal is to preserve and rehabilitate each building while continuing to maintain a picture of interrelated and sympathetic structures that pleases the visitor's eye - inviting them to enter.

Storefront Components

Building preservation and rehabilitation, from the perspective of a store owner, follows the same principles as those for a home. The additional practical challenges relate to the features of a storefront and their unique CDEs. Figure 4 identifies the physical elements that define a storefront.
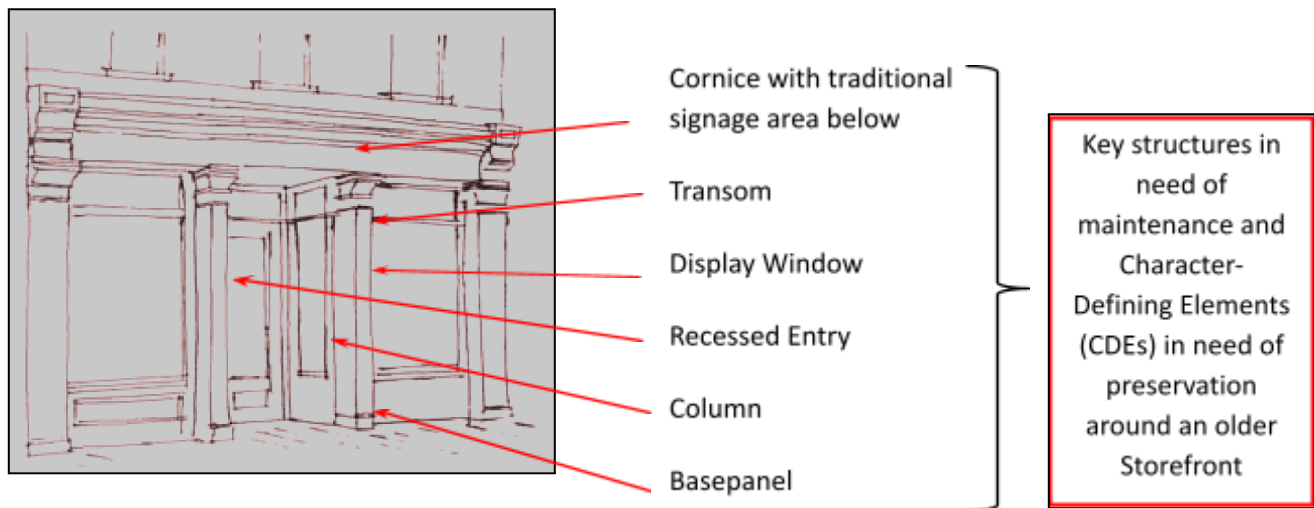
Figure 4

Adapted from Saint John Practical Conservation Guideline for Storefronts

Overview of Materials and General Retrofitting or Contracting Issues

Roofing

There is now a much greater selection of roofing materials than when the first edition of the Handbook was written. Sources are readily available to guide you in your decisions. In general, it is advisable to coordinate your roofing choices with the style and CDEs of the house and to avoid altering the roof type. In very old heritage houses, shingled roofs are common. Replacement can offer challenges as many shingles today are too thin for maximum life and wind protection. Other 'new' materials, based on designs from olden days, can offer security and much longer life span.

Building Materials

The variety of building materials available in 2017 is far greater than 35 years ago. Sources are available at the Ross Library – Heritage Homes Collection. For heritage houses, siding and external doors are often challenges.   In recent years some quality products have emerged with excellent warranties.

Insulation

Reducing heat loss from structures in 2017 still requires as careful planning as it did decades ago. The planning principles remain the same. To achieve the optimal impact from insulation implies considering both heat loss and moisture (vapor and leakage) control. That

task begins with an analysis of the structure of the house followed by identifying the latest techniques and materials.

The following sites will need attention.

    i.   Heat loss is greatest in the ceiling. Begin with the roof or attic.
   ii.   Heating loss around the windows and doors
  iii.   The walls – above the yard grade
  iv.   The application of insulation – and vapor barrier
   v.   Cellar walls and below grade walls – heat and moisture protection
  vi.   Basement floor

Electrical Wiring

For all heritage homes, care must be taken with the electric wiring. Standards exist in terms of outlet locations and the availability of proper grounding. Many older homes in the Saint Andrews area do not meet current standards. An assessment of all aspects of the electrical supply infrastructure is essential when planning the rehabilitation of an older building.

Painting Colours

In recent times the attitudes towards house and building colours have changed. In general, there is no need to recommend colours or colour combinations. If traditional guidance is sought, consult earlier versions on heritage handbooks for Fredericton or Saint Andrews or the Saint John Heritage Conservation web-site.

Underappreciated Sources of Early Aging and Often Hidden Sites of Needed Repair

The episodic 'experience pays' tips in the previous section was developed with the direct help of local master carpenters and builders who are familiar with older buildings. They have experience dealing with both preservation and rehabilitation building errors and have seen many examples of the failure to recognize longer term sources of premature damage. These omissions can cost naïve homeowners dearly in the long run.

One of the threats that all builders interviewed mentioned was the various risks posed by trees and large decorative bushes that had been planted close to homes. Trees and large shrubs can lead to damp mini-environments that encourage the growth of moss and fungi on walls and roofs – not to mention foundation damage from the invasion of roots. All trees and bushes should be placed sufficiently away from the side of the house or roof to permit circulation of air and access to sunshine. In addition, the health of such trees must be

monitored in order to assure that strong winds do not lead to branch damage or even un-rooting.

Finally, refocusing on the importance of an active preservation strategy, many national guidelines and repair manuals do recommend developing a maintenance program. That implies keeping a file of all repair records and a list of maintenance issues to be monitored. Frameworks to do this are available. These strategies require owners to develop a 'feature check-list' for the building.

The key features that deserve specific individual attention are; the roof; chimneys; roof drainage; exterior walls and porches; windows; foundations and grade; the building perimeter; entryways; doors; attics and basement and crawl spaces. Most can be checked annually but roof drainage, doors, attics, and basements and crawl spaces should be checked every 6 months and after storms. If changes occur, mark changes – e.g. cracks in walls and foundations - or take photographs. These monitoring guidelines should also include monitoring inside symptoms – such as bulges and cracks in walls – as they may reflect decay, leakage or infestations – especially in any extensions or add-on structures.

Optimizing Maintenance Opportunities

The primary goal of this handbook is to offer a basic approach to maintaining the value and character-defining elements of any older home – be it a heritage home or a designated historic property or one's grandparents' home. The handbook has differentiated between preservation and rehabilitation of a home or building. The authors have argued that preservation is the ideal strategy because if neglected, the resulting challenge of rehabilitation will lead to costly repairs. The handbook has offered check-lists to remind readers how to preserve each type of CDE.   In addition, one section has focused on streetscapes and commercial properties. In all instances, the same principles apply.

Contributors have offered ideas and sources about materials and tactics to keep your home safe and protected, be it from weather and wind, or from leaks or fire from wiring sources. Finally, unlike the first edition, the authors have left external painting colours up to the individual owner. If owners want to follow traditional approaches to external house colours, the handbook offers basic reference sources. The bottom line is that preservation is essential to maintain both the value and the character-defining elements of a house or building. If rehabilitation is needed, owners should use the opportunity to emphasize the character defining elements to their advantage and thus its uniqueness becomes a highlighted feature of its charm and its designer's intent.

Please use the suggested resources in your endeavours. We offer you all best wishes and good luck.

Closing Remarks

Preservation and conservation processes should not and need not be regarded as luxuries but instead as making economic sense and thereby protecting our heritage. We are all well aware of the urgent necessity of conserving energy. Restoration or rehabilitation of an existing structure takes much less energy than building a new one. A preservation strategy is essential as fortunately most old houses are solidly built, but if not maintained, having to find new materials and labour intensive methods becomes prohibitively expensive or just plain impossible to reproduce today.

Conservation of history is also an urgent necessity. Every place has a history and its buildings are a physical manifestation of that history. The current emphasis is on creating historic districts and these show the architectural changes and differences in styles over the years. From these changes we can learn about the people who lived here.

History recorded in manuscripts and books rarely disappears, but history as recorded in our buildings can, and does, vanish. It has been destroyed at a terrible rate in many places and, once gone, can never be recovered. In a small way, this handbook tries to showcase our architectural treasures and offers the means to help preserve them. It is a plea to all of us to remember the builders of the past and to be loving caretakers of their legacy for the future.

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