

Building Matters

HERITAGE PROPERTIES

Guidelines for the preservation and restoration of Heritage Properties

Sherry Sparks

Did you know that you might be living in a heritage building and not even know it? If you're living in a house that's been designated a heritage building or are thinking of buying a heritage building and plan on doing some restoration work, this article will certainly be useful to you.

Is there a by-law that applies to heritage buildings and if so, who administers it?

In 1996, the City of Moncton established the Heritage Preservation By-law Z-1102 to help protect Moncton's collection of architecture and landscapes that date back to the nineteenth century. Currently, more than 120 properties are protected as individual landmarks.

The City of Moncton's heritage staff administer the *Heritage Preservation By-law Z-1102*. The Heritage Building Inspector is ready to meet with you on-site to assist you with your application for proposed work and to answer any questions you may have concerning the by-law.

What are the steps I need to take before restoring a heritage building?

Application Review

In considering an application for a **Certificate of Appropriateness** involving alterations to existing structures, the Heritage Preservation Review Board considers the *Standards and Guidelines for the Conservation of Historic Places in Canada* to be the guiding document. It's important to keep in mind that obtaining a

Certificate of Appropriateness is a 4-week process. The document can be viewed at www.pc.gc.ca.

The *Heritage Preservation By-law* is also available online at www.moncton.ca/heritage.

Activities Requiring Approval

If your property is a designated heritage structure, you must receive the approval of the Heritage Preservation Review Board before proceeding with any alteration or improvement.

The following activities require approval:

Alterations and repair:

- Removal and replacement of architectural detailing (for example, porch spindles, columns, railings, window mouldings, and cornices)
- Window and door replacement
- Masonry work, including repointing, sandblasting, chemical cleaning, painting where the masonry has never been painted, or conversely, removal of paint where the masonry historically has been painted
- Installation or replacement of either roofing or gutters when they are a significant and integral feature of the structure
- Porch replacement or construction of new porches
- Removal, replacement, or repair of siding

Additions and New Construction

- Installation of exterior access stairs
- Construction of rooftop additions or decks
- Alteration of accessory structures such as garages
- Installation of antennas and satellite receivers
- Installation of solar collectors

Exterior Utilities / Signage / Site

- Exterior lighting where proposed in conjunction with commercial and institutional signage or awnings
- Exterior utilities, including mechanical, plumbing, and electrical, where placed on or near street-fronting facades
- Installation or alteration of any exterior sign, awning, or related lighting
- Site features other than vegetation, including fencing, paving, and grading

Moving and Demolition

- Moving of structures or objects on the same site or to another site
- Any demolition or relocation of a landmark or contributing structure within a district

Note: Any exterior alteration or construction requiring a building permit is subject to review under the *Heritage Preservation By-law*.

For more information on heritage buildings, you can consult New Brunswick's Historical Places website at the following address: <http://www.rhp-rlp.gnb.ca/>. You can also view a map of Moncton's heritage buildings at www.moncton.ca in the GIS section under Engineering.

Applications are accepted at the City of Moncton Building Inspection department, located on the second floor of City Hall, 655 Main Street.

The City of Moncton's Building Inspection department is responsible for safeguarding life, property, and public welfare by ensuring compliance to property and zoning by-laws, whether it is in the area of design, construction, or alteration of buildings.

Sherry Sparks is the director of Building Inspection for the City of Moncton. She holds a diploma in Civil Engineering Technology and a Bachelor of Science in Civil Engineering. Sherry has been working in the field for 27 years, is currently President of the New Brunswick Building Officials Association and became a fellow of Engineers Canada in 2008. For more information on building guidelines and permits, visit the Housing and Building section of our website (moncton.ca), e-mail questions to info@moncton.ca, or call 856-4375.