

**HERITAGE ADVISORY COMMITTEE  
January 24, 2007  
MINUTES**

**PRESENT:** Mr. Tom Creighton, Chair  
Councillor Dawn Sloane  
Councillor Bob Harvey  
Mr. Michael Cross  
Mr. Mark Pothier  
Ms. Lisa Miller  
Ms. Dianne Marshall  
Mr. Elias Metlej  
Mr. Paul Shakotko  
Mr. Stephen Terauds

**REGRETS:** Mr. Alain Bourgeois  
Mr. Clarence Butler

**STAFF:** Ms. Maggie Holm, Heritage Planner  
Mr. Bill Plaskett, Heritage Planner  
Ms. Jennifer Weagle, Legislative Assistant  
Ms. Christina Sears, Legislative Assistant

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1. **CALL TO ORDER**

The Chair called the meeting to order at 3:04 p.m. in Halifax Hall, 2<sup>nd</sup> Floor, City Hall.

The Chair introduced Mr. Michael Cross, Ms. Lisa Miller, and Mr. Stephen Terauds, new Committee members in attendance.

2. **APPROVAL OF MINUTES** - November 22, 2006 & December 13, 2006

**MOVED by Councillor Harvey, seconded by Councillor Sloane, that the minutes of November 22, 2006 be approved, as distributed. MOTION PUT AND PASSED UNANIMOUSLY.**

**MOVED by Mr. Michael Cross, seconded by Councillor Sloane, that the minutes of December 13, 2006 be approved, as distributed. MOTION PUT AND PASSED UNANIMOUSLY.**

3. **APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS**

The agenda was agreed upon as distributed.

4. **BUSINESS ARISING FROM THE MINUTES**

The Chair noted that he had inquired at the December 13, 2006 meeting whether there was a position on the Committee representing the Downtown Halifax Business Commission. He indicated that he was advised by the Legislative Assistant that there is no position on the committee specifically for a representative of the Downtown Halifax Business Commission.

5. **DEFERRED ITEMS** - None

6. **CORRESPONDENCE, PETITIONS & DELEGATIONS**

6.1 **Correspondence** - None

6.2 **Petitions** - None

6.3 **Presentation** - None

6.4 **Updates from HAC members - HRM Committees and HAC Sub-Committees**

C Correspondence from the HAC sub-committee dated November 26, 2006 was distributed to Committee members.

Mr. Paul Shakotko reviewed the correspondence with the Committee, noting the following:

C Members of the sub-committee are Clarence Butler, Bill Plaskett, Maggie Holm and himself;

C They met to discuss options for the Heritage Advisory Committee (HAC) to take a more pro-active role in attracting heritage designations and in building a stronger case for allocating funds to support heritage preservation;

C The objectives of the discussion were outlined as follows:

C Provide the tools to assess how well the HAC has done and how much lies ahead;

C Be proactive;

C Build a case for leveraging more funds and more support for the HAC;

C Utilize staff time wisely.

C The options to achieve these objectives, as suggested by the sub-committee, are as follows:

C Update the 1978 inventory;

C Create a list of target properties;

C Participate in the Heritage Functional Plan;

C Register heritage neighbourhoods or districts.

Mr. Plaskett advised that some of the options overlap with work already underway by the Urban Design Task Force and the consultant working with that Committee, The Office for Urbanism. Mr. Plaskett noted that the consultants are developing a heritage mapping strategy, which will identify heritage districts, and have contacted Ms. Holm and himself for input. He noted that the Heritage Trust of Nova Scotia has also suggested eight potential heritage districts within HRM.

The Committee further discussed the objectives and options outlined by the sub-committee. It was suggested that letters be drafted to the Planning Advisory Committees, the Mayor and Councillors, copied to Mr. Andy Fillmore, Project Manager Urban Design, requesting suggestions for heritage registrations to create a list of target properties. It was also suggested that a public relations campaign be formed to correct misunderstandings and negative connotations associated with heritage registration.

The Committee requested that the sub-committee investigate the 1978 inventory to determine what has and has not been registered, as a way to benchmark the progress of the HAC, and to determine how to proceed. The Committee agreed that it is premature to request suggestions for heritage registrations, until the inventory has been reviewed. The sub-

committee agreed to undertake an investigation of the inventory and report back to the Committee within the next two months.

#### **6.4.1 Appointment of HAC representative - Cultural Advisory Committee**

The Chair noted that there is a vacant position on the Cultural Advisory Committee for a representative of the Heritage Advisory Committee. Mr. Plaskett advised that the Cultural Advisory Committee works toward the implementation of the Cultural Plan, which includes HRM festivals, recreation, arts, culture and heritage.

Mr. Michael Cross volunteered for the position of HAC representative to the Cultural Advisory Committee.

### **7. REPORTS**

#### **7.1 Case # 00806: Development Agreement - 130 Ochterloney Street, Dartmouth (former Greenvale School)**

C A staff report dated January 12, 2007 with regard to the above noted was before the Committee.

Ms. Maggie Holm, Heritage Planner, provided the Committee with a brief history of the building.

Ms. Hanita Koblents, Planner, reviewed the January 12, 2007 staff report with the Committee, noting the following:

- C John MacPherson was the planner on this case for almost three years, however, he accepted a position with another HRM department, and she was assigned the file;
- C This application is before the Committee today for recommendation to Regional Council on the substantial alterations to the heritage property;
- C Should Regional Council choose to approve the substantial alterations, this matter will then go before the Harbour East Community Council to hold a public hearing, and subsequently approve or deny the Development Agreement;
- C This matter was before the Committee last year in the preliminary stages;
- C The Developer was not able to make the meeting today due to a death in the family and he sends his regrets.

Ms. Koblents reviewed the character-defining elements of Greenvale School, as per the Canadian Register of Historic Places, and as set out in the staff report. Ms. Koblents noted the following:

- C The original Andrew Cobb drawings were used in the design of the alterations;
- C The building has been vacant for approx. 20 years, during which time the brick exterior has not been maintained and is badly deteriorated;
- C The developer is not willing to restore the brick exterior due to the challenge the brick creates in converting the building to a modern insulated residential structure, and the restoration and ongoing maintenance costs of retaining the brick would be very cost prohibitive;
- C HRM carried out an independent analysis of the brick exterior to determine if it could be restored, and it was concluded that restoration would not be a viable option as there would be challenges in terms of matching replacement bricks, and restoration costs, in particular with the south wing which is showing advanced deterioration;
- C The developer proposes to maintain the brick interior, and cover the brick exterior with Exterior Insulation Finish System (EIFS), a product resembling a stucco finish, in a chosen brick red colour;
- C EIFS would be the thinnest exterior cover, at three inches, which would maintain the decorative overhang;
- C The developer will replicate the trim, recessed panels and keystones;
- C The developer will carry out professional landscaping to the property including the re-planting of three European Beech trees on the site, which were knocked down during Hurricane Juan;
- C The original Andrew Cobb drawings planned for copper gutters, however the current gutters are painted wood and it is unclear whether there were ever copper gutters actually installed on the building;
- C The addition at the rear of the building is of the same style and close to the same size as the existing structure;
- C The ground level of the addition will be of a detailed concrete base, and the building will be accessed off Pine Street;
- C The developer originally proposed to develop the building as 24 condominium units, however, after a poor response to pre-selling the units, chose to change the design to 36 rental units, which is well within the residential density set out in the Downtown Dartmouth Plan;
- C The Developer has the option of replacing several residential units on the ground floor of the addition with commercial space, which is encouraged in the Downtown Dartmouth Plan as well;
- C Parking will be located to the sides of the building, and not in front;
- C Signage for the building will require approval from Heritage staff;
- C The rooftop deck will not be visible from the street, and staff are encouraging the developer to use the ventilation towers;

C Staff are of the opinion that this is the best proposal to save the building.

Councillor Sloane commented that she is not pleased with the brick red colour choice for the EIFS, and indicated that she would rather the exterior be have a white or beige colour to resemble stucco. Ms. Holm indicated that the Committee can require that the EIFS colour be approved by Heritage staff or the Committee.

Mr. Michael Cross questioned the inclusion of the word “shall” in item 3.4.2(h) of the draft Development Agreement, reading “New materials which resemble the copper gutter and down spouts originally specified by Andrew Cobb, *shall* be considered.” Ms. Koblents clarified that the Developer indicated that he is aware that products resembling copper are on the market, however, he has not had the opportunity to review these products. Mr. Cross indicated that he believes requiring a gutter resembling copper is a modest requirement given the other allowances that have been made for the developer, such as the installation of the EIFS.

Mr. Stephen Terauds indicated that he is glad to see a proposal for the use of the building, however, he is concerned that the proposed EIFS exterior does not appear to be a rain screen form of EIFS. He noted that the rain screen form of EIFS is a National Research Council best practice, and prevents moisture from becoming trapped. Ms. Holm indicated that she had discussed rain screen EIFS with the developer previously. Ms. Lisa Miller indicated that from previous experience with the EIFS product, the rain screen is important.

Mr. Mark Pothier indicated that allowing the EIFS exterior will at least see the building in use and save it from further deterioration or demolition.

At the request of Ms. Miller, Ms. Koblents clarified that the wooden windows, which are of an exceptionally large size, will be replaced with metal windows in the same locations and in the same style as the existing windows. She further clarified that the sills and keystones will be covered with EIFS.

Mr. Elias Metledge declared a conflict of interest, with this matter.

**MOVED by Mr. Mark Pothier, seconded by Mr. Stephen Terauds, that the Heritage Advisory Committee recommend that Halifax Regional Council approve the substantial alterations to a heritage property at 130 Ochterloney Street, Dartmouth with the following clauses:**

- 1. That the Exterior Insulation Finish System (EIFS) include a rain screen;**
- 2. That the replacement rain gutters be in keeping with the tradition of the building; and**
- 3. That the colour of the EIFS be submitted for approval by Heritage staff.**

**MOTION PUT AND PASSED.**

**7.2 H00195: Request for approval of alterations to 1234 Barrington Street, Halifax**

C A staff report dated January 4, 2007 on the above noted was before the Committee.

Ms. Holm reviewed the staff report with the Committee, noting the following:

- C The property owner is requesting approval to replace three foundation windows on the front facade of the building with vinyl windows, which will match the old in appearance;
- C The three existing wooden foundation windows are deteriorated beyond repair, and are causing leakage into the residential unit in the basement;
- C The windows are of unique dimensions, being 26" high and 4' in length, are round headed and single hung, which pose difficulties in finding suitable replacements, and cannot be reproduced with wooden windows;
- C The foundation windows are only two feet from the sidewalk, further deteriorating the wooden frames with snow and salt;
- C There are two residential units in the basement of the building, and therefore, one of the windows must meet National Building code egress requirements.
- C Staff are negotiating a conservation plan with the property owners for the rest of the building.

The Committee discussed the replacement window materials, and at the request of the Committee, Ms. Holm clarified that Pella Windows and Doors confirmed with her that they are not able to reproduce wooden windows of these dimensions and requirements. She also clarified that the Committee has approved vinyl windows before.

Mr. Metledge suggested that fibreglass windows are a more suitable replacement material than vinyl, and more closely resemble wooden windows.

**MOVED by Councillor Sloane, seconded by Mr. Elias Metledge, that the Heritage Advisory Committee recommend approval of the alterations to 1234 Barrington Street, Halifax, as proposed in the January 4, 2007 staff report, with the recommendation that the owner investigate the purchase of fibreglass windows.  
MOTION PUT AND PASSED.**

The Committee agreed that the approval of acceptable fibreglass windows can be approved by staff without coming back to the Committee.

**7.3 H00196: Request for approval of alterations to 1491 Carlton Street, Halifax**



C A staff report dated January 10, 2007 on the above noted was before the Committee.

Ms. Holm reviewed the staff report with the Committee, noting the following:

C The owner and new tenant (Just Us Coffee) is requesting approval to create four new windows on the ground floor level of the building, facing Spring Garden Road, with traditional wood windows;

C There are presently no windows on this facade, but the tenant wishes to introduce the windows to allow more natural light into the building;

C There is a Development Agreement pending for the property, which is currently zoned for retail use, to allow the addition of a café;

C Staff are still negotiating with the owner and tenant for appropriate signage.

**MOVED by Councillor Sloane, seconded by Mr. Paul Shakotko, that the Heritage Advisory Committee recommend approval of the alterations to 1491 Carlton Street, Halifax, as proposed in the January 10, 2007 staff report.**

Ms. Miller commented that the eavestrothing shown in the photograph in the staff report will be required to be relocated with the installation of the windows.

Councillor Harvey commented that he finds the introduction of the windows after 140 years quite startling. He indicated that he attended the property and noted that a registered heritage property adjacent has five windows on ground floor, two of which are similar to the windows proposed for this property.

**MOTION PUT AND PASSED.**

**8. ADDED ITEMS**

Ms. Holm offered to hold a training session for new members, and indicated she would email the new members to arrange.

Ms. Holm noted that for Heritage Day, Parks Canada and the Federal Registrar of Heritage Properties had printed a birds eye map of Halifax from 1879, which includes the before and after of several heritage buildings. They wish to present a copy of the map to the Mayor, and are arranging an event to be held on February 20, 2007 to present. She indicated that she will provide the Committee with further details when they come available.

**9. DATE OF NEXT MEETING - February 28, 2007**

The next meeting of the Heritage Advisory Committee is scheduled for February 28, 2007 at 3:00 p.m. in Halifax Hall, second floor, City Hall.

**10. ELECTION OF CHAIR AND VICE-CHAIR**

At this time nominations were received for the position of Chair.

**MOVED by Councillor Harvey, seconded by Mr. Paul Shakotko, that Mr. Tom Creighton be re-appointed as Chair of the Heritage Advisory Committee. MOTION PUT AND PASSED UNANIMOUSLY.**

Mr. Creighton assumed the position of Chair, and called for nominations for the position of Vice-Chair.

**MOVED by Councillor Sloane, seconded by Mr. Mark Pothier, that Mr. Clarence Bulter be appointed as Vice-Chair of the Heritage Advisory Committee. MOTION PUT AND PASSED UNANIMOUSLY.**

**11. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:59 p.m.

Jennifer Weagle  
Legislative Assistant

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- C The developer proposes to maintain the brick interior, and cover the brick exterior with Exterior Insulation Finish System (EIFS), a product resembling a stucco finish, in a chosen brick red colour;
- C EIFS would be the thinnest exterior cover, at three inches, which would maintain the decorative overhang;
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- C The developer will carry out professional landscaping to the property including the re-planting of three European Beech trees on the site, which were knocked down during Hurricane Juan;
- C The original Andrew Cobb drawings planned for copper gutters, however the current gutters are painted wood and it is unclear whether there were ever copper gutters actually installed on the building;
- C The addition at the rear of the building is of the same style and close to the same size as the existing structure;
- C The ground level of the addition will be of a detailed concrete base, and the building will be accessed off Pine Street;
- C The developer originally proposed to develop the building as 24 condominium units, however, after a poor response to pre-selling the units, chose to change the design to 36 rental units, which is well within the residential density set out in the Downtown Dartmouth Plan;
- C The Developer has the option of replacing several residential units on the ground floor of the addition with commercial space, which is encouraged in the Downtown Dartmouth Plan as well;
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- C Signage for the building will require approval from Heritage staff;
- C The rooftop deck will not be visible from the street, and staff are encouraging the developer to use the ventilation towers;



C Staff are of the opinion that this is the best proposal to save the building.

Councillor Sloane commented that she is not pleased with the brick red colour choice for the EIFS, and indicated that she would rather the exterior be have a white or beige colour to resemble stucco. Ms. Holm indicated that the Committee can require that the EIFS colour be approved by Heritage staff or the Committee.

Mr. Michael Cross questioned the inclusion of the word “shall” in item 3.4.2(h) of the draft Development Agreement, reading “New materials which resemble the copper gutter and down spouts originally specified by Andrew Cobb, *shall* be considered.” Ms. Koblents clarified that the Developer indicated that he is aware that products resembling copper are on the market, however, he has not had the opportunity to review these products. Mr. Cross indicated that he believes requiring a gutter resembling copper is a modest requirement given the other allowances that have been made for the developer, such as the installation of the EIFS.

Mr. Stephen Terauds indicated that he is glad to see a proposal for the use of the building, however, he is concerned that the proposed EIFS exterior does not appear to be a rain screen form of EIFS. He noted that the rain screen form of EIFS is a National Research Council best practice, and prevents moisture from becoming trapped. Ms. Holm indicated that she had discussed rain screen EIFS with the developer previously. Ms. Lisa Miller indicated that from previous experience with the EIFS product, the rain screen is important.

Mr. Mark Pothier indicated that allowing the EIFS exterior will at least see the building in use and save it from further deterioration or demolition.

At the request of Ms. Miller, Ms. Koblents clarified that the wooden windows, which are of an exceptionally large size, will be replaced with metal windows in the same locations and in the same style as the existing windows. She further clarified that the sills and keystones will be covered with EIFS.

Mr. Elias Metledge declared a conflict of interest, with this matter.

**MOVED by Mr. Mark Pothier, seconded by Mr. Stephen Terauds, that the Heritage Advisory Committee recommend that Halifax Regional Council approve the substantial alterations to a heritage property at 130 Ochterloney Street, Dartmouth with the following clauses:**

- 1. That the Exterior Insulation Finish System (EIFS) include a rain screen;**
- 2. That the replacement rain gutters be in keeping with the tradition of the building; and**
- 3. That the colour of the EIFS be submitted for approval by Heritage staff.**

**MOTION PUT AND PASSED.**

**7.2 H00195: Request for approval of alterations to 1234 Barrington Street, Halifax**

C A staff report dated January 4, 2007 on the above noted was before the Committee.

Ms. Holm reviewed the staff report with the Committee, noting the following:

- C The property owner is requesting approval to replace three foundation windows on the front facade of the building with vinyl windows, which will match the old in appearance;
- C The three existing wooden foundation windows are deteriorated beyond repair, and are causing leakage into the residential unit in the basement;
- C The windows are of unique dimensions, being 26" high and 4' in length, are round headed and single hung, which pose difficulties in finding suitable replacements, and cannot be reproduced with wooden windows;
- C The foundation windows are only two feet from the sidewalk, further deteriorating the wooden frames with snow and salt;
- C There are two residential units in the basement of the building, and therefore, one of the windows must meet National Building code egress requirements.
- C Staff are negotiating a conservation plan with the property owners for the rest of the building.

The Committee discussed the replacement window materials, and at the request of the Committee, Ms. Holm clarified that Pella Windows and Doors confirmed with her that they are not able to reproduce wooden windows of these dimensions and requirements. She also clarified that the Committee has approved vinyl windows before.

Mr. Metledge suggested that fibreglass windows are a more suitable replacement material than vinyl, and more closely resemble wooden windows.

**MOVED by Councillor Sloane, seconded by Mr. Elias Metledge, that the Heritage Advisory Committee recommend approval of the alterations to 1234 Barrington Street, Halifax, as proposed in the January 4, 2007 staff report, with the recommendation that the owner investigate the purchase of fibreglass windows.  
MOTION PUT AND PASSED.**

The Committee agreed that the approval of acceptable fibreglass windows can be approved by staff without coming back to the Committee.

**7.3 H00196: Request for approval of alterations to 1491 Carlton Street, Halifax**

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C The owner and new tenant (Just Us Coffee) is requesting approval to create four new windows on the ground floor level of the building, facing Spring Garden Road, with traditional wood windows;

C There are presently no windows on this facade, but the tenant wishes to introduce the windows to allow more natural light into the building;

C There is a Development Agreement pending for the property, which is currently zoned for retail use, to allow the addition of a café;

C Staff are still negotiating with the owner and tenant for appropriate signage.

**MOVED by Councillor Sloane, seconded by Mr. Paul Shakotko, that the Heritage Advisory Committee recommend approval of the alterations to 1491 Carlton Street, Halifax, as proposed in the January 10, 2007 staff report.**

Ms. Miller commented that the eavestrothing shown in the photograph in the staff report will be required to be relocated with the installation of the windows.

Councillor Harvey commented that he finds the introduction of the windows after 140 years quite startling. He indicated that he attended the property and noted that a registered heritage property adjacent has five windows on ground floor, two of which are similar to the windows proposed for this property.

**MOTION PUT AND PASSED.**

**8. ADDED ITEMS**

Ms. Holm offered to hold a training session for new members, and indicated she would email the new members to arrange.

Ms. Holm noted that for Heritage Day, Parks Canada and the Federal Registrar of Heritage Properties had printed a birds eye map of Halifax from 1879, which includes the before and after of several heritage buildings. They wish to present a copy of the map to the Mayor, and are arranging an event to be held on February 20, 2007 to present. She indicated that she will provide the Committee with further details when they come available.

**9. DATE OF NEXT MEETING - February 28, 2007**

The next meeting of the Heritage Advisory Committee is scheduled for February 28, 2007 at 3:00 p.m. in Halifax Hall, second floor, City Hall.

**10. ELECTION OF CHAIR AND VICE-CHAIR**

At this time nominations were received for the position of Chair.

**MOVED by Councillor Harvey, seconded by Mr. Paul Shakotko, that Mr. Tom Creighton be re-appointed as Chair of the Heritage Advisory Committee. MOTION PUT AND PASSED UNANIMOUSLY.**

Mr. Creighton assumed the position of Chair, and called for nominations for the position of Vice-Chair.

**MOVED by Councillor Sloane, seconded by Mr. Mark Pothier, that Mr. Clarence Bulter be appointed as Vice-Chair of the Heritage Advisory Committee. MOTION PUT AND PASSED UNANIMOUSLY.**

**11. ADJOURNMENT**

There being no further business, the meeting adjourned at 4:59 p.m.

Jennifer Weagle  
Legislative Assistant