

HERITAGE ADVISORY COMMITTEE  
MINUTES

July 24, 2013

PRESENT: Mr. Stephen Terauds, Chair  
Ms. Monica MacDonald, Vice Chair  
Ms. Emma Sampson  
Ms. Deborah Larter  
Mr. Nelson Brison  
Ms. Janet Morris  
Councillor Waye Mason  
Councillor David Hendsbee

REGRETS: Mr. Richard White  
Ms. Sarah Levy  
Mr. Marcel Parsons (absent)  
Mr. David Houlihan (absent)

STAFF: Mr. Seamus McGreal, Heritage Planner  
Ms. Sheilagh Edmonds, 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, City Hall.

The Chair welcomed Ms. Janet Morris, a newly appointed member to the Committee.

**2. APPROVAL OF MINUTES – June 26, 2013**

**MOVED by Councillor Mason, seconded by Ms. Sampson that the minutes of June 26, 2013 be approved. MOTION PUT AND PASSED.**

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

There were no additions or deletions to the agenda.

The Chair noted that he had asked the Legislative Assistant to circulate information he received from Mr. Phil Pacey, Heritage Trust in regard to RP+5. He advised that he explained to Mr. Pacey that the Committee had prepared a memo in regard to Chapter 7 of the Draft Plan, and submitted it to staff, but that he would circulate Mr. Pacey's information because the draft RP+5 Plan will come back to the Committee for comment in the fall.

**4. BUSINESS ARISING OUT OF THE MINUTES: None**

**5. DEFERRED BUSINESS – None**

**6. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**6.1 Correspondence: None**

**6.2 Petitions: None**

**6.3 Presentations: None**

**6.4 Updates from HAC Members - HRM Committees/HAC Sub-committees-  
None**

**7. REPORTS**

**7.1 Case H00386: Substantial Alteration to 1572 Barrington Street, a registered municipal Heritage property.**

A staff report dated July 5, 2013 was submitted.

Mr. Seamus McGreal presented the application by David Garrett Architects for a substantial alteration to 1572 Barrington Street to construct a 5-storey building that will re-integrate the façade in the new building. In his presentation Mr. McGreal elaborated on the details of the proposal which involves restoration of the existing façade, including new windows and doors, as well as a new addition on top and behind the existing façade. The project involves a partial service basement, a commercial main level, and four residential upper levels and the rooftop will include tenant open space, and two light wells in order to bring natural light to windows inside and at the rear of the residential units. All uses within the building have been designed as barrier-free via a ramped entry on the north side of the development.

Mr. McGreal then reviewed staff's evaluation of the proposal against the Heritage Building Conservation Standards, and concluded with staff's recommendation that the Committee recommend Regional Council approve the substantial alteration.

The Chair asked if the Committee members had any questions of clarification. He noted that the architect for the project, Mr. David Garrett, was in attendance and was also available to answer any questions that staff was not able to answer.

In response to questions, the following points were clarified:

- The rooftop deck is approximately three feet below the top of the roof, and will not be visible, and there will be no need for a fence around it.
- There will be a slight rise in the roof for the overrun for the elevator and mechanical equipment – located toward the rear of the building.
- No decorative awnings over the main door or windows on the street side as it did not seem appropriate in this case– there may be an awning placed on the side entrance

There being no further questions of clarification, the Chair asked if the Committee were prepared to put forward a motion on this matter.

**MOVED by Mr. Brison, seconded by Ms. Sampson that the Heritage Advisory Committee recommend Halifax Regional Council approve the proposed substantial alteration to the building facade at 1572 Barrington Street as outlined in Attachments A through G of the July 5, 2013 staff report**

A discussion ensued with Mr. McGreal and Mr. Garrett responding to questions, and there was consensus among the Committee members that the project was, generally, a good one and in keeping with the Heritage Building Conservation Standards. In response to questions concerning the roof and the sandstone inscriptions, Mr. Garrett advised of the following points:

- the colour of the roof has not yet been decided but it would be heritage compatible and probably a deep earth tone

- the sandstone on the façade was heavily deteriorated and the inscriptions were not legible; the sandstone inscriptions were beyond restoring, but could possibly be replaced.

In discussing these issues, the Committee felt that the colour of the roof should be compatible with the heritage character of the building and put forward an amendment to the motion to provide assurance in this regard.

**MOVED by Ms. MacDonald, seconded by Councillor Hendsbee that the motion be amended to recommend that the colour of the roof be compatible with the heritage character of the building. MOTION PUT AND PASSED.**

The Committee felt that the sandstone inscriptions were notable and that an effort should be made to re-use them in some fashion in the building, if they were not able to be restored. Subsequently, the following amendments to the motion were put forward.

**MOVED by Ms. MacDonald, seconded by Councillor Hendsbee that the motion be amended to recommend that the original inscription be reproduced in the replacement stone. MOTION PUT AND PASSED.**

**MOVED by Ms. Sampson, seconded by Mr. Brison that the motion be amended to recommend that any stone removed during demolition with inscriptions that are legible, that they be retained onsite and incorporated in the design of the building, if possible. MOTION PUT AND PASSED.**

The amended motion now reads:

**MOVED by Mr. Brison, seconded by Ms. Sampson that the Heritage Advisory Committee recommend Halifax Regional Council approve the proposed substantial alteration to the building facade at 1572 Barrington Street as outlined in Attachments A through G of the July 5, 2013 staff report, and with the following amendments:**

- a) the colour of the roof be compatible with the heritage character of the building
- b) the original inscription be reproduced in the replacement stone
- c) that any stone removed during demolition with inscription that are legible, that they be retained onsite and incorporated in the design of the building, if possible

**THE MOTION AS AMENDED WAS PUT AND PASSED.**

8. **ADDED ITEMS** - None

9. **NEXT MEETING DATE** – August 28, 2013

**10. ADJOURNMENT**

The meeting adjourned at 4:15 p.m.

Sheilagh Edmonds  
Legislative Assistant