

HERITAGE ADVISORY COMMITTEE
MINUTES

February 11, 2010

- PRESENT: Mr. Stephen Terauds, Chair
Ms. Catherine Thibeault, Vice Chair
Ms. Susan Carroll
Mr. Arthur Irwin
Mr. Mark Archibald
Mr. Adam Conter
Ms. Carly Sorensen
Ms. Tori Jarvis
Councillor Lorelei Nicoll
Councillor Jennifer Watts
- REGRETS: Ms. Lisa Miller
Mr. David Chu
- STAFF: Ms. Maggie Holm, Heritage Planner
Mr. Bill Plaskett, Heritage Planner
Ms. Sheilagh Edmonds, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER	3
2.	APPROVAL OF MINUTES	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS	3
4.	BUSINESS ARISING FROM THE MINUTES:	3
5.	DEFERRED ITEMS:	3
6.	CORRESPONDENCE, PETITIONS & DELEGATIONS:	3
6.1	Correspondence:	3
6.2	Petitions:	3
6.3	Presentations:	3
6.4	Updates from HAC Members - HRM Committees and HAC Sub-committees	3
7.	REPORTS:	3
7.1	Staff:	3
7.1.1	Case H00348: Substantial Alterations to 1652 and 1656 Barrington Street, Halifax	3
7.1.2	Barrington Street Heritage District Incentives Program Revised Terms and Conditions	5
7.2	Committee Members:	6
8.	ADDED ITEMS:	6
9.	DATE OF NEXT MEETING	6
10.	ADJOURNMENT	6

1. CALL TO ORDER

The Chair called the meeting to order at 2:40 p.m. in Halifax Hall, City Hall

2. APPROVAL OF MINUTES

The Chair noted that Susan Carroll was inadvertently left off as *Present* at the January 27, 2010 minutes and that this would be corrected.

MOVED by Councillor Nicoll, seconded by Ms. Carroll that the minutes of January 27, 2010 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.

MOVED by Mr. Irwin, seconded by Ms. Carroll that the agenda, as presented, be approved. MOTION PUT AND PASSED.

4. BUSINESS ARISING FROM THE MINUTES: None

5. DEFERRED ITEMS: 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 and HAC Sub-committees

7. REPORTS:

7.1 Staff:

7.1.1 Case H00348: Substantial Alterations to 1652 and 1656 Barrington Street, Halifax

- A staff report dated February 1, 2010 was submitted.

Ms. Maggie Holm, Heritage Planner, provided the presentation on the application by Starfish Properties Ltd. for a substantial alteration to the registered municipal heritage

properties located at 1652 and 1656 Barrington Street, Halifax.

In her remarks she advised that although there are three buildings involved in the application for substantial alteration, only two are registered heritage properties but all three are within the Barrington Street Heritage Conservation District. She advised that the two buildings in question are also known as the Harrison Building and the Acadian Insurance building, and provided the following points in regard to the alternations to 1652 Barrington Street and 1656 Barrington Street:

1652 Barrington Street

- The storefront will be reworked in a more contemporary manner with large, seamless plate glass windows on a stone base, two entrance doors made of glass and a projecting metal sign band.
- Window styles on the second and third floors will introduce uniformity by using one-over-one styled windows and create a consistent fenestration.
- The existing storefront design is not original to the building.

1656 Barrington Street

- Existing entrance remains intact and a second entrance will be introduced at the opposite end of the facade matching the existing and provide a sense of balance.
- An existing window will be removed to create the second entrance.
- The existing 'Sam the Record Man' sign will be removed.
- There is no change to the second or third floors.

Ms. Holm noted that the rooftop addition will be setback 10 feet from the front facade and will be comprised of glass panels, adding that it is a contemporary addition but speaks to the heritage buildings below. Ms. Holm reviewed staff's comments in their evaluation of the project against the Heritage Building Conservation Standards and the Heritage Design Guidelines in the Design Manual.

At 2:54 p.m. Mr. Archibald entered the meeting.

Mr. David Garrett, the architect for the project, Ms. Holm, and Mr. Bill Plaskett, responded to clarification questions. The following points were noted:

- The removal of the window and creation of a second entrance will provide access to a new retail store on the main level.
- Awnings will be on the two buildings at either end, and will be made of canvas
- Each shop on the ground level will be distinctive and not connected; there will be some connectivity between the buildings on the upper floors.
- The clad wood windows have all the features of a wood window.
- With regard to the new entrance, the masonry will be redone to match the opening on the other side of the building

The Chair then opened the discussion to the Committee.

Ms. Thibeault referred to Section 4.5.3 of the Heritage Design Guidelines and suggested that, in future, it would benefit the Committee to have a more complete understanding of the phrase, “contemporary design expression within the historic shopfront frame”. She added that it is not well describe and has the potential to present a major challenge for someone who believes in a traditional approach.

MOVED by Ms. Thibeault, seconded by Mr. Irwin that the Heritage Advisory Committee recommend Regional Council approve the substantial alteration to 1652 and 1656 Barrington Street, registered Municipal Heritage properties, as outlined in the February 1, 2010 staff report. MOTION PUT AND PASSED.

7.1.2 Barrington Street Heritage District Incentives Program Revised Terms and Conditions

- A staff report dated February 1, 2010 was submitted.

Mr. Bill Plaskett, Heritage Planner, reviewed the revised Terms and Conditions proposed for the Barrington Street Heritage District Incentives Program as contained in the submitted staff report. He noted that in working their way through 2009 program, staff became aware that certain aspects needed to be clarified or enhanced to ensure applications in 2010 are processed more efficiently and consistently.

Mr. Plaskett and Mr. Kurt Pyle, Acting Supervisor, Planning Applications responded to questions.

Mr. Archibald referred to Attachment ‘A’ of the staff report, Item 1.3 b of the General Terms, “ *Applications must include: . . . recent photographs of the building with close-ups of the areas of work for which the grant or tax credit is applied for;*” and questioned if there would be a way that this could be extended to record drawings. He made reference to the previous application the Committee dealt with and explained that he felt there will be changes to character defining elements and that it is important to have a record of the original building on file. For example, he noted that there is a window proposed to be changed to a new entrance, and suggested that there should be some record of what the window actually looked like.

A brief discussion ensued on this point and the general consensus of the Committee was supportive of the idea. Mr. Plaskett was asked to consider ways in which changes that are made to heritage buildings could be documented and preserved and report back at the Committee’s next meeting, scheduled for February 24, 2010.

MOVED by Mr. Conter, seconded by Ms. Carroll that the Heritage Advisory Committee recommends Regional Council:

- 1. Approve the revised Terms and Conditions for the Barrington Street Heritage Incentives Program as shown in Attachment “A” to the**

February 1 staff report; and

- 2. Extend the deadline for submission of new incentives applications for 2010 from March 1, 2010 to March 31, 2010**

MOTION PUT AND PASSED.

7.2 Committee Members: None

8. ADDED ITEMS: None

9. DATE OF NEXT MEETING - February 24, 2010

10. ADJOURNMENT

The meeting adjourned at 4:13 p.m.

Sheilagh Edmonds
Legislative Assistant