

**HERITAGE ADVISORY COMMITTEE
August 23, 2006
MINUTES**

- PRESENT:** Mr. Tom Creighton, Chair
Ms. Andrea Arbic, Vice Chair
Mr. Bill Mont
Ms. Dianne Marshall
Mr. Mark Pothier
Mr. Clarence Butler
Mr. Elias Metlej
- REGRETS:** Councillor Bob Harvey
Councillor Dawn Sloane
Mr. Paul MacKinnon
Mr. Paul Shakotko
- STAFF:** Ms. Maggie Holm, Heritage Planner
Ms. Jennifer Weagle, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 3:09 p.m. in Halifax Hall, City Hall, 1841 Argyle Street, Halifax.

2. APPROVAL OF MINUTES - June 5, 2006 and June 14, 2006 Public Information Meeting

MOVED by Ms. Dianne Marshall, seconded by Mr. Clarence Butler, that the minutes of the June 5, 2006 meeting of the Heritage Advisory Committee and the June 14, 2006 Heritage Advisory Committee Public Information Meeting be approved as distributed. MOTION PUT AND PASSED UNANIMOUSLY.

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

Corrections to agenda: Case H00186 should read "Case H00187" (Item 7.2)
Case H00187 should read "Case H00188" (Item 7.1)

Ms. Maggie Holm provided a brief overview of correspondence dated August 16, 2006 from herself to Armour Group Ltd. and the response from Armour Group Ltd. dated August 21, 2006 (copies of which were before the Committee) regarding a demolition permit application for 1870 Upper Water Street, Halifax, noting the following:

- C The developer first contacted staff with regard to deregistration of the property, then applied for a demolition permit for the property,
- C The developer believes that the property should not be a registered heritage property,
- C The developer has some redevelopment concepts for the property,
- C This matter is only brought forward for the information of the Committee and will be brought forward at a later time for recommendation.

The agenda was agreed upon as amended.

4. BUSINESS ARISING FROM THE MINUTES - None

5. DEFERRED ITEMS - None

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 Correspondence

6.1.1 Correspondence from the Heritage Strategy Task Force and Voluntary Planning dated June 21, 2006 with Interim Report

C Correspondence from the Heritage Strategy Task Force and Voluntary Planning dated June 21, 2006 along with the Interim Report, were before the Committee.

Ms. Holm briefly commented on the Interim Report, noting the following:

- C She and Mr. Plaskett provided a substantial submission to the Task Force regarding this matter,
- C The Task Force compiled the submissions and provided the Interim Report to the Province,
- C The Interim Report is provided to the Committee for their information only,
- C Staff will provide an additional submission to the Task Force on what they believe to be the pros and cons of the Interim Report,
- C The HRM Recreation department has also has input on the Interim Report,
- C She will make the staff submission available to the Committee for the next meeting.

6.2 Petitions - None

6.3 Presentations - None

7. REPORTS

7.1 Case H00188 - Review of proposed alterations to 1855 Barrington Street, Halifax (Granville Mall shops)

C A report dated August 15, 2006 on the above noted was before the Committee.

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

- C The property address is listed on Barrington Street, however, the store front faces onto Granville Street,
- C The application is for alterations to a registered heritage property to allow necessary venting for a Boston Pizza restaurant,
- C The restaurant will encompass two storefronts on Granville, plus space behind,
- C The applicant will be using the existing brackets and sign bands for signage.

Ms. Holm reviewed the three louver placement options, as outlined in the report, noting that staff recommend the third option.

The Committee briefly discussed the louver placement options, noting that alteration option one is the most aesthetically pleasing option for the building.

MOVED by Ms. Andrea Arbic, seconded by Ms. Dianne Marshall, that the Heritage Advisory Committee recommend approval of alteration option one for 1855 Barrington Street (Granville Mall shops), as proposed in the August 15, 2006 report. MOTION PUT AND PASSED.

7.2 Case H00187 - Review of proposed alterations to 46 Dahlia Street, Dartmouth

C A report dated August 3, 2006 on the above noted was before the Committee.

Mr. Holm reviewed the report with the Committee, noting the following:

- C The application is for the replacement of existing wooden front and rear entry doors with non-traditional fibreglass doors,
- C The applicant wants security with the fibreglass door, as opposed to a wooden door,
- C The fibreglass doors are panelled to retain traditional characteristics, and staff believe they are of an acceptable design and style for the time period of the home.

The Committee briefly discussed the use of traditional and non-traditional materials in restorations of heritage homes, noting that traditional materials are sometimes too expensive for some people.

MOVED by Mr. Mark Pothier, seconded by Mr. Elias Metledge, that the Heritage Advisory Committee recommend approval of the alterations to 46 Dahlia Street, Dartmouth, as proposed in the August 3, 2006 report. MOTION PUT AND PASSED.

The Committee requested that Ms. Holm compile a list of acceptable non-traditional building materials for use in heritage restorations, and report to the Committee, including samples of non-traditional products.

7.3 Case H00183 - Review of proposed alterations to 50 Queen Street, Dartmouth

C A report dated July 20, 2006 on the above noted was before the Committee.

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

- C The application is for the construction of a new three storey fire escape at the rear of the registered heritage property at 50 Queen Street, Dartmouth,

- C The building requires a second access to occupy the third floor of the building, as per Building Code requirements,
- C There is insufficient space for side access to the building, so the fire escape is being proposed for the rear of the property,
- C The fire escape will not be very visible from surrounding streets,
- C One window on the first floor and one window on the second floor will be boarded, and a new steel door will be placed on the third floor adjacent to the third floor window,
- C In terms of reversibility of the alterations, the windows could be put back in.

The Chair requested that Ms. Holm check with inspectors to ensure that fire escapes do not have to be constructed of metal.

MOVED by Mr. Mark Pothier, seconded by Mr. Elias Metledge, that the Heritage Advisory Committee recommend approval of the alterations to 50 Queen Street, Dartmouth, as proposed in the July 20, 2006 report. MOTION PUT AND PASSED.

7.4 Case H00185 - Review of proposed alterations to 2698 Gottingen Street, Halifax

- C A report dated July 19, 2006 on the above noted was before the Committee.

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

- C The application is for the replacement of existing wooden eaves trough and down spouts using non-traditional aluminum eaves trough,
- C The wooden eaves trough are rotting, and the appearance of the replacement aluminum eaves trough will not be noticeable, and will be a vast improvement in terms of maintenance for the property owner.

MOVED by Mr. Clarence Butler, seconded by Ms. Dianne Marshall, that the Heritage Advisory Committee recommend approval of the alterations to 2698 Gottingen Street, Halifax, as proposed in the July 19, 2006 report. MOTION PUT AND PASSED.

7.5 Heritage Incentives - Summer 2006 Review

- C A report dated July 25, 2006 on the above noted was before the Committee.

Ms. Maggie Holm reviewed the residential and commercial heritage grant applications individually, as presented in the July 25, 2006 report to the Committee.

MOVED by Ms. Andrea Arbic, seconded by Mr. Mark Pothier, that the Heritage Advisory Committee approve the following Residential Heritage Grant Applications, as proposed in the Staff report dated July 25, 2006:

- #146 - 1352-1356 Queen Street, Halifax**
- #147 - 32 Dundas Street, Dartmouth**
- #150 - 5660 Fenwick Street, Halifax**
- #157 - 2507 Brunswick Street, Halifax**
- #158 - 5266 South Street, Halifax**
- #160 - 7 Newcastle Street, Dartmouth**
- #161 - 50 Summit Street, Dartmouth**
- #162 - 296 Portland Street, Dartmouth**
- #164 - 47 Pleasant Street, Dartmouth**

MOTION PUT AND PASSED UNANIMOUSLY.

MOVED by Mr. Elias Metledge, seconded by Mr. Clarence Butler, that the Heritage Advisory Committee approve the following Commercial Heritage Grant Applications, as proposed in the Staff Report dated July 25, 2006:

- #144 - 1740-44 Argyle Street, Halifax**
- #151 - 5172 Morris Street, Halifax**
- #155 - 5739 Inglis Street, Halifax**
- #156 - 5147 Morris Street, Halifax**
- #159 - 1721 Barrington Street, Halifax**

MOTION PUT AND PASSED UNANIMOUSLY.

7.6 Heritage Incentives Program Review

C A report dated June 2, 2006 on the above noted was before the Committee.

Ms. Holm reviewed with the Committee the current and proposed requirements of the Heritage Incentives Program, as outlined in the June 2, 2006 report, with the aid of an overhead chart.

With regard to #5 Building Conservation Plans, Ms. Holm indicated that a Building Conservation Plan is a useful tool for any property owner to prioritize work, identify work required that the owner was unaware of, and may be used for numerous grant applications. She noted that the Building Conservation Plans must be completed by an architect, should cover a ten year conservation work plan for the property, and normally cost in the range of

\$1,000-\$2,000. Ms. Holm commented that the Conservation Plan creates transparency and accountability in paying for private home restorations with tax payers money, by requiring a qualified professional to outline the required work and providing quotes, and thereby removing the subjectivity from the decision making process.

Discussion ensued regarding #5 Building Conservation Plans, with the following comments noted from the Committee:

- C There are other qualified individuals that are capable of preparing Conservation Plans, such as engineers or builders, that charge less than architects, and
- C Conservation Plans are viewed by some as bureaucratic red tape and may act as a disincentive to apply for grants.

Ms. Holm agreed that the requirement for an architect to prepare the Conservation Plan may be amended to include "or another qualified professional", to be at the discretion of staff, in such instances where a plan was previously prepared by a professional other than an engineer. She advised she will create a list of acceptable qualified professionals in this regard.

Ms. Holm advised, at the request of the Committee, that tax incentives for heritage property owners are being tested with the Barrington Street Conservation Plan. She noted that if the tax incentives work well the Barrington Street Conservation Plan, they may be offered to other heritage properties.

Discussion ensued regarding #7 Waiving One Year Demolition Delay, with the following comments noted:

- C The property owners would be required to sign an agreement, which would be recorded at the Registry of Deeds, and
- C Deregistration controls should be included with the demolition controls.

MOVED by Mr. Clarence Butler, seconded by Ms. Dianne Marshall, to defer discussion of the Heritage Incentives Program Review to the next meeting of the Heritage Advisory Committee and limit discussion on this matter to #5 Building Conservation Plans and amend the Proposed Requirement for #7 Waiving One Year Demolition Delay to read "Grant applications exceeding \$10,000 (including cumulative applications) agree to waive demolition *and deregistration* rights for ten years".

It was noted that several members, including both Councillors, are not present at this meeting, and discussion should not be limited to #5 Building Conservation Plans.

Mr. Butler, with the agreement of the seconder, amended his motion as follows:

MOVED by Mr. Clarence Butler, seconded by Ms. Dianne Marshall, to defer discussion of the Heritage Incentives Program Review to the next meeting of the Heritage Advisory Committee. MOTION PUT AND PASSED.

8. ADDED ITEMS - None

9. DATE OF NEXT MEETING - September 27, 2006

The next meeting of the Heritage Advisory Committee is scheduled for Wednesday, September 27, 2006 at 3:00 p.m. in Halifax Hall, 2nd Floor, City Hall, 1841 Argyle Street, Halifax.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 4:56 p.m.

Jennifer Weagle
Legislative Assistant