

**HERITAGE ADVISORY COMMITTEE
June 5, 2006
MINUTES**

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

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1. CALL TO ORDER

The Chair called the meeting to order at 3:07 p.m. in the Halifax Hall, 2nd Floor, City Hall.

2. APPROVAL OF MINUTES - April 26, 2006

Mr. Paul Shakotko requested that the second paragraph of the sixth page of the minutes of April 26, 2006 be amended to read as follows:

“Mr. Shakotko suggested restricting retroactive applications and that labour in kind not be considered as matching funds.”

MOVED by Mr. Bill Mont, seconded by Ms. Andrea Arbic, that the minutes of April 26, 2006 be approved, as amended. MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions:

- 8.1 Heritage Case H00180 - Review of proposed exterior alterations to 2323 Brunswick Street, Halifax
- 8.2 Evaluation Criteria for Registration of Heritage Sites in HRM
- 8.3 Insuring Old Homes in Nova Scotia - Brochure
- 8.4 Updates to the Heritage Matters Binders
- 8.5 Correspondence to Heritage Property owners (information only)

It was agreed that item 8.1 be dealt with prior to item 7.1.

The agenda, as amended, was agreed upon.

4. BUSINESS ARISING FROM THE MINUTES

- 4.1 **Status Sheet Items** - None

5. DEFERRED ITEMS

- 5.1 **Staff submission to Voluntary Planning Task Force on Nova Scotia Heritage Strategy**

- C A Brief on Built Heritage Conservation in HRM and Suggested Amendments to the Heritage Property Act dated January 31, 2006, was before the Committee.

C This item was deferred from the April 26, 2006 meeting.

Mr. Bill Plaskett, Heritage Planner, addressed the Committee, noting the following:

C This as an information item only,

C Part One of the brief addresses built heritage conservation in HRM, including:

C Evolution of built heritage conservation in HRM,

C HRM heritage property program,

C Heritage policies in the Regional Plan,

C Heritage policies in the Cultural Plan,

C Barrington Street Historic District.

C Part Two addresses possible amendments to the *Heritage Property Act*, including:

C Amendments for strengthened demolition control,

C Amendment regarding incentives,

C Amendments regarding conservation easements,

C Review of heritage legislation across Canada regarding demolition, compensation, conservation easements & incentives.

Ms. Maggie Holm, Heritage Planner, indicated that the draft report from the Nova Scotia Voluntary Planning Heritage Strategy Task Force is prepared, however, delayed because of the upcoming Provincial election.

Mr. Elias Metledge commented that under the new *Land Registration Act*, heritage designations must appear on the parcel registry. He noted that there is much dispute among lawyers with regard to what are heritage designations. Mr. Metledge indicated that many lawyers are registering the heritage designation as a burden against the property or not including the designation in the parcel registry. Mr. Metledge commented that if the Act clearly identified how designations should be listed on the Registry, the process would be more uniform and accurate.

6. CORRESPONDENCE, PETITIONS & DELEGATIONS

6.1 HAC Appointments to the Cultural Advisory Committee and Urban Design Task Force

C The April 29, 2006 Regional Council report re: Establishment of HRM Cultural Advisory Committee and HRM Urban Design Task Force, including Terms of Reference for both, were before the Committee.

Ms. Holly Richardson, Regional Coordinator, Culture and Heritage, addressed the Committee, noting the following:

- C Regional Council approved the Cultural Plan on March 28, 2006,
- C The Plan is currently being edited, formatted, and packaged for distribution,
- C Copies of the Plan will be distributed to Heritage Advisory Committee members,
- C Implementation of the Plan will be phased out over 10 years, through three phases, with Phase One planned to be implemented by 2008,
- C One of the immediate priorities is to form a permanent Cultural Advisory Committee of Council.
- C The Capital District is also recruiting members for the Urban Design Task Force, an ad hoc advisory committee to Council for the Regional Centre Urban Design Study,
- C The composition of the Cultural Advisory Committee and the Urban Design Task Force, as per their respective Terms of Reference, call for one representative from the Heritage Advisory Committee,
- C The deadline for applications to the Committees is this Friday, June 9, 2006.

Ms. Richardson briefly outlined the Strategic Directions of the Cultural Plan and the Terms of Reference of both Committees. She commented that membership will not be appointed by Council until July 4, 2006, and therefore the Committees will not be meeting before then.

Ms. Holm suggested that Committee members interested in being appointed as HAC representative to either Committee submit names to herself prior to June 16, 2006 to be forwarded to the Chair and Committee for decision.

7. REPORTS

8.1 Heritage Case H00180 - Review of proposed exterior alterations to 2323 Brunswick Street, Halifax

- C It was agreed that Item 8.1 would be dealt with prior to Item 7.1
- C A report dated May 11, 2006 on the above noted was before the Committee.

Ms. Holm reviewed the report, advising that this is an application requesting approval to undertake various restorative alterations to a registered heritage property at 2323 Brunswick Street, Halifax. She noted that the restorations involve:

- C Treatment of sandstone front facade with a stone strengthening product which slows the rate of deterioration, and re-pointing of masonry joints where necessary,
- C Exterior Insulated Finishing System (EFIS) is proposed for the north and south elevations, while a traditional stucco will be used on the front (west) and rear (east) elevations,
- C Windows will be replaced with traditional two over two, vinyl clad wood core windows,
- C Two stain glass windows and the two wooden front doors will be restored,

- C Landscaping and parking improvements will be undertaken,
- C The roof will be re clad with a modern material known as Enviroshake, a hemp and rubber product, which will appear similar to slate, the historically accurate roofing material of the building,

Mr. Paul MacKinnon noted concern with regard to the use of EFIS as opposed to stucco finish. The property owner present noted that EFIS costs about three times as much as stucco finish, however, if stucco were used, because of moisture from both sides, it would crack and have to be repaired.

Mr. Bill Mont commented that EFIS is becoming a more popular product, and the Committee should further discuss how to deal with proposals using this product.

MOVED by Mr. Paul MacKinnon, seconded by Mr. Mark Pothier, that the Heritage Advisory Committee recommend approval of the alterations to 2323 Brunswick Street, as proposed in the staff report dated May 11, 2006. MOTION PUT AND PASSED.

7.1 Heritage Case H00179 - Review of proposed exterior alterations to 2507 Brunswick Street, Halifax

- C A report dated May 4, 2006 on the above noted was before the Committee.

Ms. Holm reviewed the report, advising that this is an application requesting approval to create a rear deck at a registered heritage property at 2507 Brunswick Street, Halifax, noting the following:

- C This property was owned by Salter Street Films for the past ten years,
- C Salter Street entered into an agreement with HRM to renovate and allow the use of a sound studio in the building,
- C The new owner wishes to return the building to a single family home,
- C The owner is requesting with this application to construct a cedar deck with decorative detailing and privacy fencing,
- C The deck will be accessed by the removal of a window, which will be replaced with a door of a similar style to the window,

MOVED by Mr. Mark Pothier, seconded by Mr. Elias Metledge, that the Heritage Advisory Committee recommend approval of the alterations to 2507 Brunswick Street, Halifax, as proposed in the May 4, 2006 staff report. MOTION PUT AND PASSED.

7.2 Heritage Case H00177 - Application to demolish 6454 Coburg Road, Halifax (Coburg Cottage)

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

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

- C Heritage staff have met with potential purchasers of the property and have had various proposals for the reuse of the property,
- C Potential purchasers are hesitant because of the dual Provincial and Municipal heritage designation of the property and the restrictions and time lines associated with these designations,
- C The property owner applied to have the Provincial designation removed, which was refused, and then applied for a demolition permit through HRM,
- C A non-intrusive structural assessment (Attachment C to the report dated April 25, 2006) was completed by an HRM building inspector, with Heritage staff present, which revealed "significant structural issues internally that must be addressed",
- C A public information meeting is scheduled for June 14, 2006 for public input,
- C The demolition will not be able to proceed without Provincial consent,
- C The property was taken off the real estate market to rent for student housing, and will be listed for sale again after the school year.

MOVED by Ms. Andrea Arbic, seconded by Mr. Elias Metledge, that the Heritage Advisory Committee recommend that Regional Council refuse the demolition permit for the registered heritage property at 6454 Coburg Road, Halifax, known as "Coburg Cottage". MOTION PUT AND PASSED.

7.3 Case 00806 - Dexel Developments Ltd. - Development Agreement - 130 Ochterloney Street, Dartmouth (Greenvale School)

No report was received as of the time of the meeting. It was agreed to defer this item until the report is available.

Mr. Metledge commented that the developer is assuming this matter is going forward and the condominium units are being marketed. He noted that some units are already under agreement with deposits paid.

Ms. Holm noted that the report is delayed because of a sewer realignment problem that is still being worked out, along with a few other matters.

Mr. Plaskett commented that the proposed EFIS exterior issue still needs further discussion. He indicated that he would research incentive programs in other municipalities and how other municipalities are handling EFIS proposals for historic properties.

8. ADDED ITEMS

8.1 Heritage Case H00180 - Review of proposed exterior alterations to 2323 Brunswick Street, Halifax

This item was dealt with prior to Item 7.1.

8.2 Evaluation Criteria for Registration of Heritage Sites in HRM

Ms. Holm indicated that this evaluation criteria was compiled for evaluating proposed heritage **sites** in HRM, and staff are looking for feedback on the criteria. She noted that heritage sites may not contain any architecture, for example, the baptismal path at Beechville United Church, however, the historical importance is the same.

It was agreed that at the next meeting the Committee would complete a “practice run” of the evaluation criteria, using the previously designated Beechville United Church site as a sample.

8.3 Insuring Old Homes in Nova Scotia - Brochure

Ms. Holm indicated that HRM heritage staff worked with Provincial staff, the Heritage Trust of Nova Scotia, and the Insurance Bureau of Canada in compiling the brochure. The brochure contains information on making older homes more insurable, how age of a home and heritage designations affect insurance, regulations of heritage designations, and tips for owners of older homes. Ms. Holm indicated that the brochure would be released and distributed within the next few weeks.

8.4 Updates to the Heritage Matters Binders

Ms. Holm distributed updates to the Heritage Matters binders for Committee members.

8.5 Correspondence to Heritage Property Owners

Ms. Holm distributed correspondence from herself to heritage property owners, for the information of the Committee.

9. **DATE OF NEXT MEETING** - Wednesday, June 28, 2006

The next meeting of the Heritage Advisory Committee is scheduled for Wednesday, June 28, 2006 in Halifax Hall, 2nd Floor, City Hall, 1841 Argyle Street, Halifax.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 4:32 p.m.

Jennifer Weagle
Legislative Assistant