

HERITAGE ADVISORY COMMITTEE  
MINUTES

January 25, 2012

PRESENT: Mr. Stephen Terauds, Chair  
Mr. Mark Archibald, Vice Chair  
Ms. Deborah Larter  
Mr. David Houlihan  
Ms. Emma Sampson  
Ms. Andrea Fox  
Mr. Anthony Hanniford  
Ms. Monica MacDonald  
Councillor Robert Harvey  
Councillor Sue Uteck

REGRETS: Ms. Susan Carroll  
Mr. Thomas Dawson

STAFF: Ms. Maggie Holm, Heritage Officer  
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 OUT OF THE MINUTES/ STATUS SHEET .....	3
5.	DEFERRED BUSINESS.....	3
6.	CORRESPONDENCE, PETITIONS & DELEGATIONS .....	3
6.1	Correspondence .....	3
6.1.1	Letter dated November 23, 2011 from Phil Pacey, Heritage Trust of Nova Scotia.....	3
6.2	Petitions .....	3
6.3	Presentations.....	3
6.4	Updates from HAC Members – HRM Committees/HAC Sub-committees..	4
7.	REPORTS: .....	4
7.1	Staff: .....	4
7.1.1	Case H00361 – Substantial Alteration to 5651 Inglis Street, Halifax, a Municipally Registered Heritage Property .....	4
7.1.2	Case H00362: Substantial Alteration to 85 Fairbanks Street, Dartmouth, a Municipally Registered Heritage Property .....	4
8.	ADDED ITEMS .....	5
9.	NEXT MEETING DATE .....	5
10.	ADJOURNMENT .....	5

**1. CALL TO ORDER**

The Chair called the meeting to order at 3:00 p.m. in Halifax Hall, and welcomed Ms. Deborah Larter to the Committee noting that Regional Council recently appointed her to the Committee.

**2. APPROVAL OF MINUTES**

**MOVED by Councillor Uteck, seconded by Councillor Harvey that the minutes of October 26, 2011 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.

**4. BUSINESS ARISING OUT OF THE MINUTES/ STATUS SHEET: None**

**5. DEFERRED BUSINESS: None**

**6. CORRESPONDENCE, PETITIONS & DELEGATIONS**

**6.1 Correspondence**

**6.1.1 Letter dated November 23, 2011 from Phil Pacey, Heritage Trust of Nova Scotia**

A letter dated November 23, 2011 was submitted from Mr. Phil Pacey, Heritage Trust of Nova Scotia.

The Chair advised that Mr. Pacey was requesting permission for Heritage Trust to make a presentation on two items which might come before the Committee in future. He noted that the items were Case 16655 regarding the height limit on the CBC radio property at the corner of South Park and Sackville Streets; and an application regarding 1592 Barrington Street, which involves a demolition of the former Tip Top Tailors Building.

A brief discussion ensued , and it was **MOVED by Mr. Archibald, seconded by Ms. Sampson that Heritage Trust be granted an opportunity to provide a presentation to the Committee on Case 16655 (CBC Radio property) and the former Tip Top Tailors Building if these applications come before the Committee. MOTION PUT AND PASSED.**

**6.2 Petitions: None**

**6.3 Presentations: None**

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

**7. REPORTS:**

**7.1 Staff:**

**7.1.1 Case H00361 – Substantial Alteration to 5651 Inglis Street, Halifax, a Municipally Registered Heritage Property**

A staff report dated December 28, 2011 was submitted.

Ms. Maggie Holm, Heritage Officer provided the staff presentation on the application by Geoff Keddy Architects on behalf of the property owner, New Future Investments, for a substantial alteration to 5651 Inglis Street, Halifax, a Municipally Registered Heritage property.

In her presentation, Ms. Holm advised that the alteration involves interior conversion to eight residential units, a two-storey addition on the south side of the building, and minor alteration of windows and doors on the rear façade to accommodate the re-organization of interior space. She noted that the proposed addition is the item which triggered staff bringing this to the Committee. She added that staff determined that the scope of the proposed work is a substantial alteration and, therefore, must be approved by Regional Council. Ms. Holm advised that staff evaluated the proposal against HRM's Building Conservation Standards for Heritage Properties and were of the opinion that the proposed alterations generally meet these standards, therefore, were recommending the proposed alterations be approved.

Ms. Holm noted that the architect for the project was in attendance and could respond to any questions that she couldn't answer.

Ms. Holm and Mr. Geoff Keddy, architect of the project, responded to questions.

**MOVED by Ms. Fox, seconded by Ms. MacDonald that the Heritage Advisory Committee recommend Regional Council approve the substantial alteration to 5651 Inglis Street, Halifax, a registered Heritage property as outlined in Attachments A to D of the December 28, 2011 staff report. MOTION PUT AND PASSED.**

**7.1.2 Case H00362: Substantial Alteration to 85 Fairbanks Street, Dartmouth, a Municipally Registered Heritage Property**

A staff report dated December 15, 2011 was submitted.

Ms. Maggie Holm, Heritage Officer, provided a staff presentation on the application by Geoff Keddy Architects for a substantial alteration to 85 Fairbanks Street, Dartmouth, a

Municipally Registered Heritage Property to permit renovations to the front façade and an addition to the rear of the building.

In her remarks, Ms. Holm advised that the work will entail the removal of a storm porch on the front of the house, bringing the front entrance back to its original historical look. She added that the rear addition will actually be on top of a 1997 addition, and will have two new dormers which will match the existing dormers in size, shape and materials. A new second storey deck will be located directly over the existing first floor rear deck and the railings on the rear deck will be of traditional design with both upper and lower rails and balusters. A cantilevered projection on the west elevation is a new element to the building, and Ms. Holm cited examples of this particular element found in other heritage buildings.

In conclusion, Ms. Holm advised that, in evaluating the proposal against HRM's Building Conservation Standards for Heritage Properties, staff is of the opinion that the proposed alterations generally meeting the Standards and are recommending that the proposed alterations be approved

A discussion ensued with Ms. Holm and Mr. Keddy, the architect for the project responding to questions.

In response to a question, Ms. Holm advised that work on the property began without all necessary approvals from the Municipality being secured and staff placed a stop work order on the property until such time as the necessary permits have been approved.

During discussion concern was expressed that construction had begun without necessary permits; however, it was noted that the Committee's mandate was with respect to the impact on the heritage value of the building only.

**MOVED by Councillor Harvey, seconded by Mr. Hanniford that the Heritage Advisory Committee recommend Regional Council approve the substantial alteration to 85 Fairbanks Street, Dartmouth, a registered heritage property, as outlined in Attachments A to D of the December 15, 2011 staff report. MOTION PUT AND PASSED.**

8. **ADDED ITEMS:** None
9. **NEXT MEETING DATE – February 22, 2012**
10. **ADJOURNMENT**

The meeting adjourned at 3:50 p.m.

Sheilagh Edmonds  
Legislative Assistant