



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

70101

Heritage Advisory Committee
January 25, 2012

TO: Chair and Members of the Heritage Advisory Committee

A handwritten signature in cursive script, appearing to read "Phil Townsend".

SUBMITTED BY:

Phil Townsend, Director of Planning & Infrastructure

DATE: December 28, 2011

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

ORIGIN

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.

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the substantial alteration to 5651 Inglis Street, Halifax, a registered heritage property, as outlined in Attachments A to D of this report.

BACKGROUND

A development permit application (#119864) was submitted for approval of alterations to 5651 Inglis Street, a Municipally Registered Heritage Property. The alterations consist of 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. Staff has determined that the scope of the proposed work constitutes a substantial alteration to the heritage property, and therefore the application must be approved by Regional Council.

Heritage Value

This building is located at the corner of Inglis and Lucknow Streets in Halifax and is part of a block of buildings on the north side of Inglis which were registered as a Heritage Streetscape in 1982 (see Map 1). The building forms part of an attractive streetscape of two storey Victorian houses. Although the structures have a variety of architectural details, there are certain elements which repeat in most facades, such as brackets, bay windows, and mansard roofs. Thus, there is quite a good balance between unity and diversity in this streetscape.

While the subject dwelling has been modified over the years, it maintains its architectural style and continues to contribute positively to the heritage value of the streetscape.

Character Defining Elements

The character-defining features of the building include:

- Mansard roof, slightly bell-cast, with peaked dormers, and bracketed eaves;
- Symmetrical front elevation with a central entrance bay culminating in a mansard roofed tower;
- Large mullioned windows on front façade with stained glass transom lights, wide board trim, and large bracketed hoods;
- Palladian window on second floor of entrance bay;
- Wood shingle cladding with wide cornerboard, baseboard, and eaves trim. Eaves trim on front façade is bracketed. All other trim on sides and rear is plain;
- Single storey sunporch on west side, finished in same materials and trim as main house;
- Rectangular bay window on east side, facing Lucknow Street;
- Tall, double flue chimney; and
- Rear ell with mansard roof and dormers.

DISCUSSION

Proposed Alterations

Addition: The proposed side addition is shown in Attachments A to D (Site Plan & Elevation Drawings) and can be visualized in context with the existing building, as shown in Attachment E

(Photos). The addition will be a two-storey structure with a mansard roof integrated with the existing roof and will have two pitch-roofed dormers matching those on the existing building. It will also have wooden cladding and trim to match the existing building. An existing exterior staircase will be removed to accommodate the new addition.

Window and Door Alterations on Rear Façade: The interior conversion of the building will require that the existing door on the rear façade be changed to a window and the existing window be changed to a door.

Building Conservation Standards

The proposal must be evaluated against HRM's Building Conservation Standards for Heritage Properties (Attachment F) and staff offers the following comments relative to applicable standards:

- There is no change proposed to the historic use of the building – it will remain residential - and the historic character of the property will not be diminished by the side addition. While the new addition will be visible from the street, it will be recessed behind the existing sun room. The main facades facing the abutting streets will be unchanged.
- Some historic material will be removed from the side of the building to make way for the addition - specifically a portion of the existing roof, a dormer, and the first and second floor windows - but these will all be replicated in the addition.
- The addition will be compatible in terms of massing, size and scale.
- The changes to the existing window and door on the rear façade will be minor and will not substantially alter the existing character

Staff is of opinion that the proposed alterations generally meet the Building Conservation Standards for Heritage Properties, and based upon these considerations staff recommend that the proposed alterations be approved.

BUDGET IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved operating budget for C310.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing, achieved through the HRM website and public accessibility to the required Heritage Advisory Committee meeting.

ALTERNATIVES

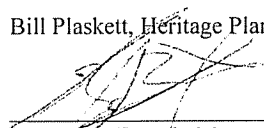
1. Council could approve the request for approval of the substantial alteration as outlined in this report.
2. Council could refuse the request for approval of the substantial alteration to the heritage property as outlined in this report. The Heritage Property Act does not include appeal provisions for decisions of Council regarding substantial alterations, and the owners would be permitted to proceed with their proposal three years from the date of the application.


ATTACHMENTS

Map 1	Location Map – 5651 Inglis Street, Halifax
Attachment A	Site Plan
Attachment B	Front Elevation (proposed)
Attachment C	Left (South) Elevation (proposed)
Attachment D	Rear (North) Elevation (proposed)
Attachment E	Recent Photographs of 5651 Inglis Street, Halifax
Attachment F	HRM Heritage Building Conservation Standards

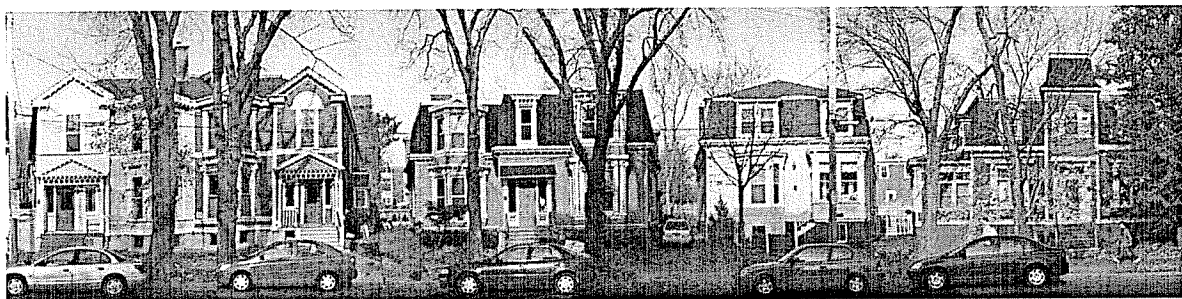
A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Bill Plaskett, Heritage Planner - 490-4663

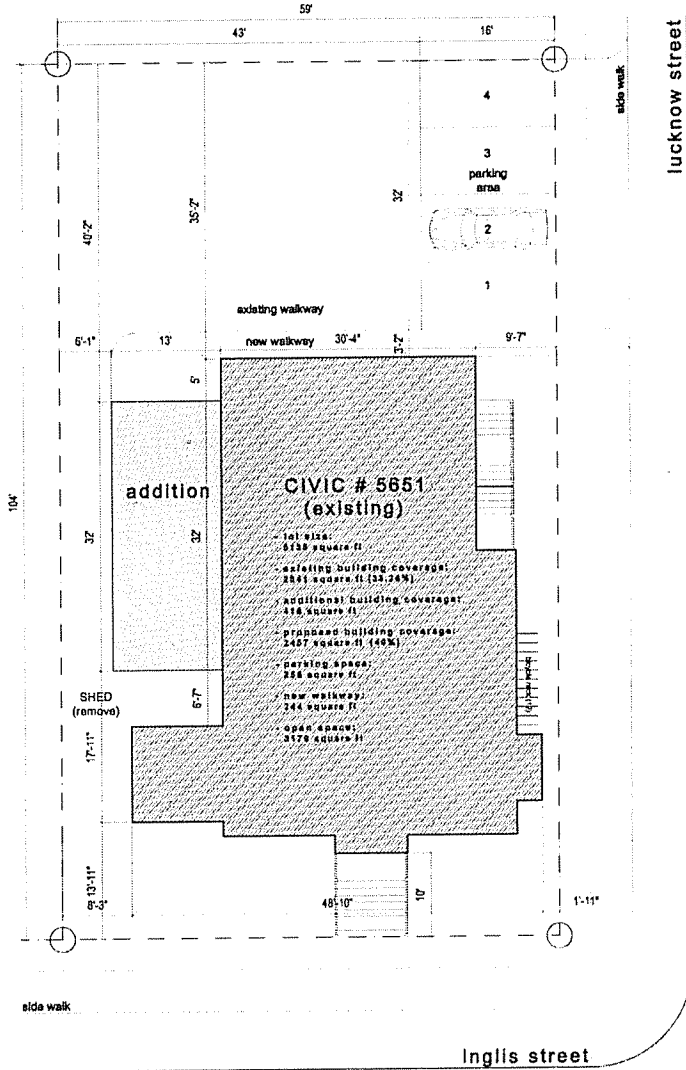
Report Approved by: 
For Austin French, Manager of Planning Services – 490-6717

Financial Approval by: 
James Cooke, Director of Finance, 490-6308

Map 1: Location Map



ATTACHMENT A: Site Plan



SITE PLAN (PROPOSED)
SCALE: 3/32" = 1'-0"

House Addition
5851 Inglis Street
Harris, MS

APPLICANT:
Name: [Redacted]
Address: [Redacted]
City: [Redacted]
State: [Redacted]
Zip: [Redacted]

DATE: 11/13/13

PROJECT: House Addition

NOTES:
1. All work shall be in accordance with the approved plans.
2. The applicant shall be responsible for obtaining all necessary permits.
3. The applicant shall be responsible for paying all applicable fees.
4. The applicant shall be responsible for maintaining access to all adjacent properties.
5. The applicant shall be responsible for maintaining the site in accordance with the approved plans.

CONTRACTOR:
Name: [Redacted]
Address: [Redacted]
City: [Redacted]
State: [Redacted]
Zip: [Redacted]

DATE: 11/13/13

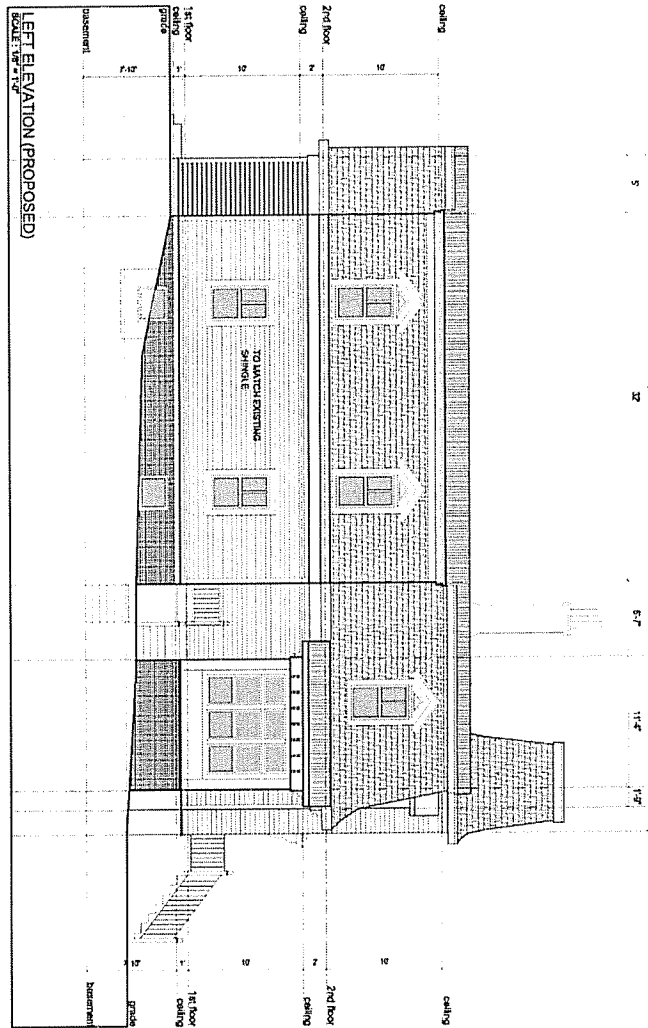
PROJECT: House Addition

SCALE: 3/32" = 1'-0"

DATE: 11/13/13

PROJECT: House Addition

ATTACHMENT C: South Elevation (proposed)



House Addition
 5881 Ingalls Street
 Halifax, NS

DATE: 2011-08-11
 TIME: 10:00 AM
 PROJECT: 119864

119864

NO.	DESCRIPTION	DATE
1	1st floor plan	08-25-2011
2	2nd floor plan	08-25-2011
3	Basement plan	08-25-2011
4	Section 1	08-25-2011
5	Section 2	08-25-2011
6	Section 3	08-25-2011
7	Section 4	08-25-2011
8	Section 5	08-25-2011
9	Section 6	08-25-2011
10	Section 7	08-25-2011
11	Section 8	08-25-2011
12	Section 9	08-25-2011
13	Section 10	08-25-2011
14	Section 11	08-25-2011
15	Section 12	08-25-2011
16	Section 13	08-25-2011
17	Section 14	08-25-2011
18	Section 15	08-25-2011
19	Section 16	08-25-2011
20	Section 17	08-25-2011
21	Section 18	08-25-2011
22	Section 19	08-25-2011
23	Section 20	08-25-2011
24	Section 21	08-25-2011
25	Section 22	08-25-2011
26	Section 23	08-25-2011
27	Section 24	08-25-2011
28	Section 25	08-25-2011
29	Section 26	08-25-2011
30	Section 27	08-25-2011
31	Section 28	08-25-2011
32	Section 29	08-25-2011
33	Section 30	08-25-2011
34	Section 31	08-25-2011
35	Section 32	08-25-2011
36	Section 33	08-25-2011
37	Section 34	08-25-2011
38	Section 35	08-25-2011
39	Section 36	08-25-2011
40	Section 37	08-25-2011
41	Section 38	08-25-2011
42	Section 39	08-25-2011
43	Section 40	08-25-2011
44	Section 41	08-25-2011
45	Section 42	08-25-2011
46	Section 43	08-25-2011
47	Section 44	08-25-2011
48	Section 45	08-25-2011
49	Section 46	08-25-2011
50	Section 47	08-25-2011
51	Section 48	08-25-2011
52	Section 49	08-25-2011
53	Section 50	08-25-2011
54	Section 51	08-25-2011
55	Section 52	08-25-2011
56	Section 53	08-25-2011
57	Section 54	08-25-2011
58	Section 55	08-25-2011
59	Section 56	08-25-2011
60	Section 57	08-25-2011
61	Section 58	08-25-2011
62	Section 59	08-25-2011
63	Section 60	08-25-2011
64	Section 61	08-25-2011
65	Section 62	08-25-2011
66	Section 63	08-25-2011
67	Section 64	08-25-2011
68	Section 65	08-25-2011
69	Section 66	08-25-2011
70	Section 67	08-25-2011
71	Section 68	08-25-2011
72	Section 69	08-25-2011
73	Section 70	08-25-2011
74	Section 71	08-25-2011
75	Section 72	08-25-2011
76	Section 73	08-25-2011
77	Section 74	08-25-2011
78	Section 75	08-25-2011
79	Section 76	08-25-2011
80	Section 77	08-25-2011
81	Section 78	08-25-2011
82	Section 79	08-25-2011
83	Section 80	08-25-2011
84	Section 81	08-25-2011
85	Section 82	08-25-2011
86	Section 83	08-25-2011
87	Section 84	08-25-2011
88	Section 85	08-25-2011
89	Section 86	08-25-2011
90	Section 87	08-25-2011
91	Section 88	08-25-2011
92	Section 89	08-25-2011
93	Section 90	08-25-2011
94	Section 91	08-25-2011
95	Section 92	08-25-2011
96	Section 93	08-25-2011
97	Section 94	08-25-2011
98	Section 95	08-25-2011
99	Section 96	08-25-2011
100	Section 97	08-25-2011

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. FINISH GRADE IS INDICATED BY A DOTTED LINE.
 3. FOUNDATION IS TO BE CONCRETE ON GRADE.
 4. ROOF IS TO BE ASPH/FLT SHINGLES.
 5. EXTERIOR WALLS ARE TO BE BRICK.
 6. INTERIOR WALLS ARE TO BE GYP/BOARD.
 7. FLOORS ARE TO BE 2" X 6" JOIST WITH 1" X 6" SLEEPER AND 1" X 6" PLANK.
 8. CEILING IS TO BE 5/8" GYP BOARD.
 9. DOORS ARE TO BE 1 3/4" MINIMUM CLEARANCE.
 10. WINDOWS ARE TO BE 1 3/4" MINIMUM CLEARANCE.
 11. ALL OPENINGS ARE TO BE PROPERLY FLASHED AND WEATHERED.
 12. REFER TO ALL OTHER DRAWINGS FOR DETAILS.
 13. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS.
 14. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT.
 15. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT HIS WRITTEN CONSENT.

ELEVATION
 1155

Attachment E: Recent Photographs



Figure 1: Front elevation of 5651 Inglis St, Halifax.

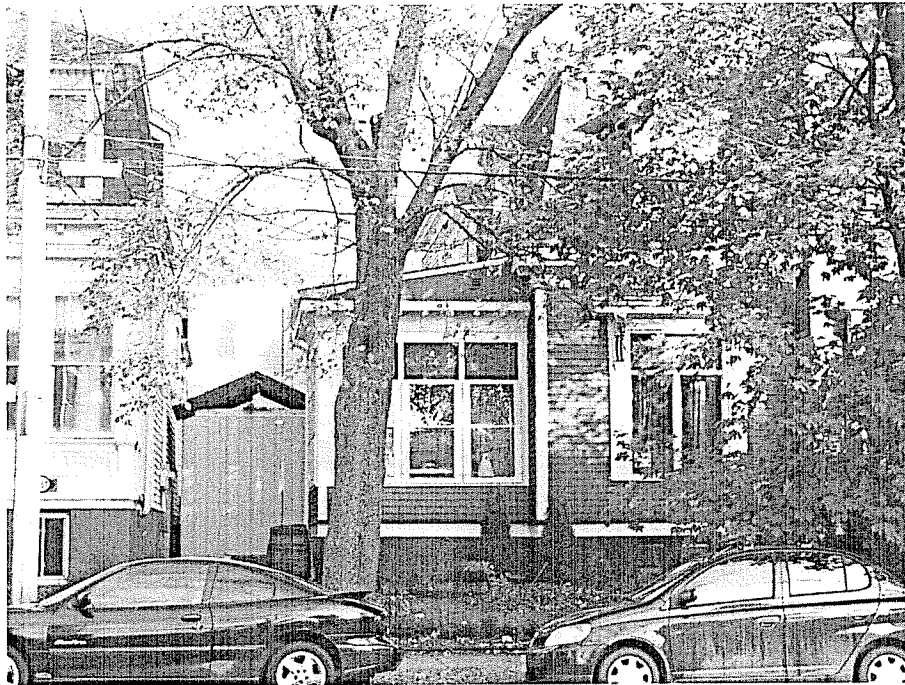


Figure 2: Front and side elevation of 5651 Inglis Street, Halifax.

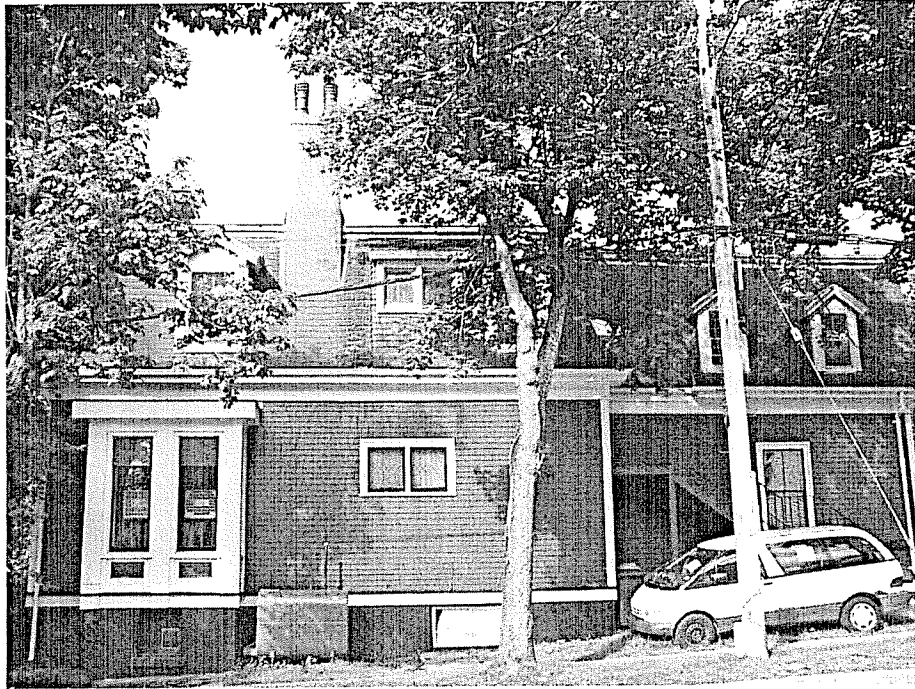


Figure 3: Side elevation - Inglis and Lucknow Streets, Halifax.



Figure 4: Side and rear elevation from Lucknow Street.

Attachment F: HRM's Heritage Building Conservation Standards

The following standards will be used to assess all applications for property alteration and financial assistance. The historic character of a heritage resource is based on the assumptions that (a) the historic materials and features and their unique craftsmanship are of primary importance and that (b) in consequence, they are to be retained, and restored to the greatest extent possible, not removed and replaced with materials and features which appear to be historic, but which are in fact new.

1. The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building, its site and environment.
2. The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding hypothetical features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design in colour, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used.
8. Significant archaeological resources affected by the project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.