

HERITAGE ADVISORY COMMITTEE

June 29, 2005

MINUTES

PRESENT:

Mr. Tom Creighton, Chair
Ms. Andrea Arbic, Vice Chair
Councillor Dawn Sloane
Councillor Bob Harvey
Mr. Clarence Butler
Mr. Paul MacKinnon
Mr. Mark Pothier
Mr. Ralston MacDonnell
Mr. Bill Mont

REGRETS:

Mr. Elias Metlej
Mr. Bill Meagher

STAFF & OTHERS:

Ms. Dorothy Amey, Administrative Support
Ms. Maggie Holm, Heritage Planner
Ms. Bill Plaskett, Heritage Conservation Planner
Ms. Stephanie Parsons, Legislative Assistant
Ms. Kari Loadman, Summer Student

Table of Contents

1.	APPROVAL OF MINUTES - May 25, 2005	3
2.	APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS .	3
3.	BUSINESS ARISING FROM THE MINUTES	3
4.	DEFERRED ITEMS:	3
4.1	H00153 - Application for Deregistration of 78 Shore Road	3
4.2	H00169 Application for Registration of Beechville United Baptist Church & Cemetery	4
4.3	Presentation - Greenvale School Concept	7
5.	NEW BUSINESS	7
5.1	Heritage Incentive Grant Applications.	7
6.	UPDATES	8
7.	INFORMATION ITEMS	8
7.1	Approval Letters	8
7.2	Extracts from Regional/Community Council Minutes	8
8.	ADDED ITEMS	8
8.1	Cultural Advisory Committee	8
9.	ADJOURNMENT	9

The Chair called the meeting to order at 3:05 p.m.

The Chair introduced Karri Loadman who is a summer student with HRM. He also advised that Mr. Caley MacLennan has resigned from the Committee and that there are no pending applications on file with the Clerks Office. The position will be filled during the call for applications in September.

1. APPROVAL OF MINUTES - May 25, 2005

MOVED BY Councillor Sloane, seconded by Ms. Arbic, that the minutes of May 25, 2005, be approved. MOTION PUT AND PASSED UNANIMOUSLY.

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

Additions:

4.3 Presentation Concept Development of Greenvale School

8.1 Cultural Advisory Committee

The agenda was accepted as amended.

3. BUSINESS ARISING FROM THE MINUTES - NONE

4. DEFERRED ITEMS

4.1 H00153 - Application for Deregistration of 78 Shore Road

- A Staff report dated May 11, 2005 was previously circulated to the Committee for consideration.

Ms. Holm advised that staff has contacted two Architects to see if they would be able to complete the work. There was some interest however, none were able to do the work until September. She also advised that there is funding available to have the assessment completed.

Councillor Sloane suggested that the Committee wait for a Heritage Architect to look at the building and suggested that the Committee defer the application until September.

Councillor Harvey commented that there has been several inspections of the house and that the Committee had agreed to defer for thirty days. He suggested that rather than deferring the

application that the Committee refuse the application. There is no point in deferring the application if there is no additional information available. Mr. Plaskett advised the Committee that declining the application could trigger an application for demolition. However the completion of an analysis may generate new alternatives.

Mr. MacDonnell raised concern over recommending that Regional Council decline the application when alternate options have not been explored.

Ms. Holm advised that staff has not explored alternative options outside of HRM. Councillor Sloane suggested that the Heritage Advisory Committee recommend that staff explore alternate options. The Chair advised Ms. Holm that the Committee had passed a motion at the May 25, 2005 meeting that staff explore alternative options for funding assistance with local and provincial heritage groups.

Ms. Holm suggested that the Committee send a letter to the applicant requesting additional information as to the applicants plans for the property if the building is deregistered or demolished.

MOVED BY Councillor Sloane, seconded by Mr. MacDonnell that the Heritage Advisory Committee defer application H00153 for the deregistration of 78 Shore Road until August 24, 2005 with the following conditions:

- 1. That staff explore alternative options for funding assistance with local and provincial heritage groups.**
- 2. That staff find a Heritage Architect to complete the assessment of the property.**
- 3. That the Chair of the Heritage Advisory Committee write a letter to the applicant asking what the plans are for the property in the event the house is demolished and or deregistered.**

MOTION PUT AND PASSED.

4.2 H00169 - Application for Registration of Beechville United Baptist Church & Cemetery

- A staff report dated June 15, 2005 was before the Committee for discussion.

Ms. Maggie Holm advised the Committee the Beechville United Church has amended their application for consideration of the church and cemetery. The original application included the baptismal path. She proceeded to provide an historical overview as presented in the report by Mr. Darryl Kelman.

Ms. Holm advised that the map will clearly indicate what portion of the cemetery is to be registered.

Ms. Holm further advised that the Committee will be scoring the site based on the new Evaluation Criteria for the registration of Heritage Buildings. A discussion ensued regarding the scoring process. She pointed out that the Committee could not use the scores from 2003 as the path was included.

A discussion ensued in regards to scoring the application based on the building when they are registering a site. Ms. Holm advised that the new criteria for the evaluation of a heritage site is not complete as yet.

The Chair advised that the Committee must think about the site while scoring. Ms. Holm suggested that the Committee could defer the application until the new criteria for the evaluation of a heritage site is complete and expressed concern that the application may not score high enough on the basis of the Church. Mr. Plaskett suggested that the Committee evaluate the application based on the existing site criteria. Ms. Holm indicated that Legal Services has advised that unless the criteria was in the former jurisdiction of that body it cannot be used.

The Chair, in reference to the June 25, 2003 minutes noted that Mr. Barrett had advised that *"the property could be considered the site in terms of the evaluation. He noted the cemetery is also a feature of the site that can also be taken into consideration"*. Further that Mr. Barrett also noted that *"the evaluation criteria states the word "properties" includes more than just the building and the cemetery and the use of the land could also be evaluated"*. The Chair also advised that the evaluation form includes Halifax County and therefore the form can be used. **The Committee agreed not to defer the application and to use the current site evaluation form.**

Ms. Carolann Wright Parks clarified the following in response to questions:

- Ownership of the portion of property on which the path is located is in dispute.
- The earliest burial in the cemetery would be between 1832 and 1844.
- The first church was built in 1832 and the second church in 1844.
- The site dates back to 1812.
- The current church is not a replica of the previous church.

Ms. Wright Parks asked the Committee that in the event the application is approved are there any restrictions and would expanding the grave site be hindered.

Ms. Holm advised that an application is required. She also advised that if approved, the site may be eligible for funding assistance for maintenance and repairs. Mr. Plaskett pointed out that a substantial alteration cannot be made without approval.

Ms. Wright Parks asked if the portion of land that is not in dispute were designated would the property boundary and size of the area be accurately reflected.

Ms. Holm advised that the size of the area would be included in the registration papers. Mr. Plaskett stressed that the area of land being registered needs to be absolutely clear and be identified by map and a written description.

The Chair advised the applicant that in the event that the property line dispute is settled in favour of the applicant, they can put forth an application to have the remaining property incorporated into the Heritage Registration.

In response to Mr. Mont. Ms. Wright Parks advised that the developer is indicating that they own the entire portion. The line on the map was drawn by the developer. There is a map that indicates that the church owns 10 acres and not two acres and another map that indicates 167 acres. Mr. Mont asked whether or not squatters rights comes into effect after use of a property for 150 years. Mr. Clarence Butler indicated that the developer cannot dig up the cemeteries.

The Chair advised the Committee that it is up to the Courts to decide who owns the property. As an advisory committee to Regional Council the Committee can only recommend registration of the portion of the property for which there is clear title. Ms. Holm clarified that the developer has no claims on the portion that is currently being registered.

Scoring Summary Heritage Sites

Criterion	Score	Comment
1. Relationship to Important Occasions, Institutions, Personages, Eras (is) <u>Occasions, Institutions, Personages</u> Local Importance Provincial Importance National Importance ii.) <u>Eras</u>	 20 3 2	The Committee agreed that local importance is the primary relationship however for addition relations it added an extra five points.
2. Relationship to surrounding area Excellent Good Fair	 10	The committee awarded 10 points for excellent.

Total	35	The site achieved the minimum scoring level for Heritage Sites of 20 points.
--------------	-----------	-------------------------------------------------------------------------------------

MOVED by Councillor Harvey, seconded by Ms. Arbic, that the Heritage Advisory Committee recommend that Regional Council approve application H00169, as proposed in the staff report dated June 15, 2005 for the registration of Beechville United Baptist Church and Cemetery, 1135 St. Margaret's Bay Road as a Heritage Site. MOTION PUT AND PASSED UNANIMOUSLY.

4.3 Presentation - Concept Development of Greenvale School

- A copy of the development plan for Greenvale School was circulated to the Committee for information.

Ms. Holm advised that a public information meeting was held last week and introduced Mr. Louie Lawen to the Committee.

Mr. Lawen advised the Committee that the developer intends to develop Greenvale School into 24 lofts. He proceeded to provide an overview of the project and detailed features of the lofts. He noted that:

- There will be a concrete construction addition which blends in with original design.
- The sewer will be relocated along Octerloney and Pine Street boundaries.
- Large aluminum windows will be installed to match existing windows.

Ms. Holm further advised that a parcel of the land will remain with HRM and be designated parking space in the event the development agreement is approved.

In response to various questions from the Committee Mr. Lawen clarified the following:

- The building is structurally sound.
- The type of brick that was chosen is the best solution at this time.
- The cost of repointing is approximately \$100,000 - \$600,000 whereas the type of brick that is going to be used as a replacement is \$400,000 (all inclusive).

Mr. Lawen further commented that the developer would like to place a monument as a tribute to the Old Greenvale School. The developer has agreed to contribute 20,000. Mr. Plaskett suggested that if a monument is not feasible, that a plaque can be included in the project.

5. CONSIDERATION OF NEW BUSINESS

5.1 Heritage Incentive Grant Applications

C A staff report dated June 15, 2005, was before the Committee for consideration.

Ms. Maggie Holm reviewed the recommendations as presented in the report to the Committee. She advised that application #133 has been deferred at the request of the applicant.

MOVED by Mr. Ralston MacDonnell, seconded by Mr. Clarence Butler, that the Heritage Advisory Committee

- 1. Approve Application # 113, 114, 115, 117, 120,124,125,128,129,130,131,132, and 134, as proposed in the Staff report dated June 15, 2005.**
- 2. Approve Application #116, 118, 119, 121, 122, 123, 126 and 127 pending the submission of a Facade Improvement Drawing/Plan as proposed in the Staff Report dated June 15, 2005.**

MOTION PUT AND PASSED UNANIMOUSLY.

6. UPDATES

7.0 INFORMATION ITEMS

7.1 Approval Letters

Various approval letters were provided to the Committee for its information.

Ms. Holm circulated a letter dated June 9, 2005 from Kenneth J. Dacey and Associates, Architects Limited to Planning and Development Staff for informational purposes.

7.2 Extracts from Regional/Community Council Minutes - NONE

8. ADDED ITEMS

8.1 Cultural Advisory Committee

The Chair advised that Mr. Elias Metlej has indicated to the Legislative Assistant that he may not be able to fulfill his obligations on the Cultural Advisory Committee due to the meeting schedule.

In response to the Chair the Legislative Assistant advised that the Cultural Advisory

Committee meets every two weeks on Fridays from 3:00-5:00 and that the last two meetings were from 11:00 -1:00. The Committee may change the meeting time at the next meeting. She further advised that Mr. Metlej intends to attend the Cultural Advisory Committee meeting on July 8, 2005.

The Chair asked for volunteers to serve on the CAC in the event that Mr. Metlej confirms his resignation from the CAC. It was noted that Mr. Bill Mont volunteered to serve on the Cultural Advisory Committee in the event that Mr. Metlej is no longer able to fulfill this commitment. Mr. Plaskett also advised that Mr. MacDonnell has indicated his willingness to serve on the Cultural Advisory Committee if there are no other volunteers.

9. ADJOURNMENT

The Committee agreed to cancel the July 27, 2005 Heritage Advisory Committee meeting.

There being no further business, the meeting adjourned at 4:50 p.m.

Stephanie Parsons
Legislative Assistant