

HERITAGE ADVISORY COMMITTEE
MINUTES
May 11, 2011

PRESENT: Mr. Stephen Terauds, Chair
Ms. Carly Sorensen
Mr. Mark Archibald
Ms. Andrea Fox
Mr. David Houlihan
Ms. Monica MacDonald
Ms. Emma Sampson
Mr. Anthony Hannaford
Councillor Robert Harvey

REGRETS: Ms. Tori Jarvis
Councillor Sue Uteck

STAFF: Mr. Bill Plaskett, Heritage Planner
Ms. Sheilagh Edmonds, Legislative Assistant

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1. CALL TO ORDER

The Chair called the meeting to order at 3:00 p.m. in the Media Room, City Hall.

2. APPROVAL OF MINUTES

MOVED by Councillor Harvey, seconded by Mr. Archibald that the minutes of March 23, 2011 be approved. MOTION PUT AND PASSED.

MOVED by Councillor Harvey, seconded by Mr. Terauds that the minutes of March 31, 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.

3 (a) Introduction of New Members and Staff Overview of the *Heritage Matters* binder

The Chair noted that there were several newly appointed members to the Committee and roundtable introductions were made.

Mr. Bill Plaskett provided copies of the *Heritage Matters* Binder to the new members, and copies of updated pages for those members who currently have the Binder.

Mr. Plaskett reviewed the content of the Binder and responded to questions.

4. BUSINESS ARISING FROM THE MINUTES / STATUS SHEET:

4.1 Business Arising: None

4.2 Status Sheet:

4.2.1 Staff Report Re Library as a Registered Heritage Property

For the information of the new committee members, the Chair provided background detail on this item.

Mr. Plaskett indicated that staff anticipate having a report to the Committee for either the June or July meeting.

This item will remain on the Status Sheet until the report is received.

5. DEFERRED ITEMS:

5.1 Carry Over of Approved Heritage Incentives: Barrington Street Heritage Conservation District

A staff report dated March 9, 2011 was submitted.

Mr. Plaskett reviewed the report regarding requests from the building owners in the Barrington Street Heritage Conservation District for an extension of incentive funding approvals and carry-over of approved incentive funds into the 2011/12 fiscal year to enable payment of grants and tax credits once the projects are completed.

Mr. Plaskett responded to questions.

MOVED by Mr. Archibald, seconded by Ms. Sorenson that the Heritage Advisory Committee recommends Halifax Regional Council:

1. **Approve extension of 09/10 heritage incentive approvals and applicable grant funds carry-over (to reserve Q312) and tax credits into the 2011-12 fiscal year for:**
 - (a) **1533 Barrington Street – Freemasons Building: maximum grant \$96,878; maximum tax credit \$203,033**
 - (b) **1585 Barrington Street – Green Lantern Building: Maximum grant \$96,878: maximum tax credit \$488,020.**

2. **Confirm approval for extension of 10/11 heritage incentive approvals and applicable tax credits into the 2011 – 12 fiscal year for:**
 - (a) **1558 Barrington Street – Farquhar (Venus Pizza) Building; maximum tax credit \$204,778;**
 - (b) **1662 Barrington Street – Former Granite Brewery Building; maximum tax credit \$157,273; and**
 - (c) **1568 Barrington Street – Former N.S. Furnishings (Telus) Building; maximum tax credit \$25,493.**

A brief discussion ensued with staff responding to questions.

MOTION PUT AND PASSED.

6. CORRESPONDENCE, PETITIONS & DELEGATIONS:

6.1 Correspondence: None

6.2 Petitions: None

6.3 Presentations: None

6.4 Updates from HAC Members - HRM Committees and HAC Sub-committees: None

7 REPORTS:

7.1 Staff:

7.1.1 Case H00355: Substantial Alteration to 52 King Street, Dartmouth – Elledge McElmon House, a Registered Municipal Heritage Property

A staff report dated April 12, 2011 was submitted.

Mr. Plaskett presented the report, outlining the application by UberHome Technology Integration Ltd. for substantial alteration to 52 King Street, a municipal heritage property. The alteration involves a proposed addition, cladding alterations, and replication of the original decorative details.

Some key points noted in Mr. Plaskett's presentation were:

- The small ground floor windows on the front façade were likely installed in the 1970's; the building had vinyl siding installed around 1989-90; and a single storey addition at the rear was added around the same time.
- The proposal includes removing the rear addition and replacing it with a two storey addition, integrating the hipped roof on the main building, and the ground floor would be a two-bay garage and the upper floors would be offices. The addition will include a fire escape staircase of galvanized steel.
- The existing vinyl siding would be removed and the entire structure would be clad in a polymer shingles that replicated the appearance of traditional wooden shingles.
- The original decorative features would be replicated using a pvc wood product, and the original fan-shaped motif in the pediment over the veranda steps will be revealed and restored.

In conclusion, Mr. Plaskett indicated that staff were supportive of this application, having evaluated against HRM's Heritage Building Conservation Stands. In summary, he advised that staff feel the new use of the building as offices is a suitable use; that some of the features previously removed will be reinstated, although it will be with other products; the historic character of the building will be retained and it will not compromise the integrity of the original structure.

Mr. Plaskett also noted that the prospective buyer of the building and the architect hired to carry out the alterations were in attendance and could respond to any specific questions with regard to the application.

In response to questions of clarification, the following points were noted:

- The reason for using polymer cladding rather than original wood is to ensure the external façade will maintain a good appearance over a longer period of time; and with the proposed addition on the back, it will keep a uniform appearance of the building.

- The Committee speculated that the original shingles are under the vinyl siding that is currently on the building.
- The ground floor windows that were changed were done prior to the heritage registration.

MOVED by Ms. Sorensen, seconded by Ms. MacDonald that the Heritage Advisory Committee recommend Halifax Regional Council approve the proposed addition, cladding alterations, and replication of original decorative details at 52 King Street, Dartmouth, as described in the April 12, 2011 staff report.

A discussion ensued and there was some concern expressed about the appropriateness of the vinyl cladding. There was some suggestion in favour of removing the current vinyl siding to expose the original wood shingles. Another point discussed was whether the addition would change the essential character of the building. Subsequently, the general consensus was that the vinyl cladding and the proposed addition would not change the essential character of the building.

MOTION PUT AND PASSED.

7.1.2 Dangerous & Unsightly Order - 782 East Chezzetcook Road, a registered municipal heritage property (Staff Information Presentation)

A report dated May 5, 2011, addressed to the Appeals Standing Committee Meeting of May 12, 2011, was submitted for information.

Mr. Bill Plaskett, Heritage Planner, presented background information with regard to the registration of 782 East Chezzetcook Road as a municipal heritage property. Mr. Plaskett advised that staff have found the property to be in such a structurally unsound state that they are recommending demolition of the building. He indicated that the Heritage Property Bylaw requires the Committee to be notified immediately if Bylaw staff find that a heritage property meets the definition of a dangerous or unsightly structure. Further, should the building be demolished, at a later date HRM will have to formally de-register the property.

Mr. Plaskett introduced Ms. Tanya Phillips, Manager, Bylaw Services; Mr. Mike Morgan; Building Inspector; and Ms. Angela Jones-Rieksts, Solicitor, Legal Services who then provided a presentation to the Committee on the chronology of events which have led staff to recommend a demolition order on the building. In concluding her remarks, Ms. Phillips advised that staff is recommending demolition of the building, but the final decision rests with the Appeals Standing Committee.

8. ADDED ITEMS: None

9. DATE OF NEXT MEETING – May 25, 2011

10. ADJOURNMENT

The meeting adjourned at 5:00 p.m.

Sheilagh Edmonds
Legislative Assistant