

**HERITAGE ADVISORY COMMITTEE
MINUTES
September 4, 2003**

PRESENT: Mr. Tom Creighton, Acting Chair
Councillor Bob Harvey
Dr. Toby Balch
Mr. Dale Hall
Ms. Andrea Arbic
Mr. Jim Trites
Mr. Paul MacKinnon
Ms. Janet Morris
Mr. Mark Pothier

REGRETS: Mr. Allan MacLellan
Ms. Margo Grant

STAFF: Mr. Jim Donovan, Manager, Planning Applications
Mr. Dan Norris, Manager, Culture and Heritage
Ms. Patti Halliday, Legislative Assistant
Ms. Dorothy Amey, Administrative Support

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Mr. Tom Creighton, Acting Chair, called the meeting to order at 6:30 p.m

1. REPORTS

1.1 Proposed Heritage Incentives for HRM - Dan Norris

This item was addressed later in the meeting.

1.2 H00119 - Proposed alterations (window replacements) at 1685 Argyle Street - The Carleton Hotel

Mr. David Garrett, architect, made a presentation to the Committee, regarding various window options for this property. He noted he could not obtain exact costs, but was able to get cost estimates. Mr. Garrett stated the cost to upgrade from the proposed window with interior snap-in grills to a window with muttons on the exterior of the building would be about \$300.

With regard to colour, he suggested an option would be to place a colour foil over the vinyl window which would add about 20 percent to the cost. In terms of the second window examined, Mr. Garrett stated a fibreglass window would be \$479, an aluminum clad window would cost \$665 and a wood window would be \$400.

Mr. Garrett noted he also spoke to Mr. Paul Erickson, former HAC Chair and co-author of *Carleton House, Living History in Halifax*, as well as Mr. Arthur Carter, colour consultant, regarding the history of colour for the building. He noted there is not much documentation regarding the photographic history of the building. In Dr. Erickson's book, it indicates the building had dark coloured windows in 1916, which was before the 1919 renovation. There is also a photograph of the building from 1945 that also shows dark windows. In 1960, the building had a two colour combination with the exterior part of the frame a light colour and the windows themselves a dark colour. Another 1960s photo shows light exterior casing with dark windows. Mr. Clark stated his best recollection of window colour was beige or off white. Mr. Garrett stated he tried to obtain photos from other sources but could not find any.

Mr. Garrett also addressed the staff report from an architectural point of view, stating that he believes only #5 and #6 of the conservation standards are applicable. With respect to whether or not the windows are original, he stated the lower sashes were replaced in the 1960s, and it is difficult to say whether or not the remainder is original. Mr. Garrett noted that windows are significant in this style of architecture and replacing them may be taking away significant original material. He noted many areas accept clad windows as being heritage compatible but stated he was not sure if any window would qualify in this case.

Dr. Erickson briefly addressed the Committee stating the colour at the time of the 1919 renovation is not known. However, he noted one set of plans submitted at the time was for buff stucco and red window trim. It is not known if this plan was activated. Dr. Erickson stated it appears the windows were dark and then painted a lighter colour at a later date. He noted that the colour green is inconsistent with the Spanish mission style.

The applicant addressed the Committee noting he scraped samples of the window paint to

the bare wood which indicated a white base. He also circulated photos of similar heritage homes that had, and continue to have, white windows

A discussion ensued regarding various styles of windows and grids. Several members of the Committee stated they could accept vinyl windows but expressed concern regarding the colour. However, other members stated they could accept white coloured windows noting the owner's interest in the long-term welfare of the building.

MOVED by Councillor Bob Harvey, seconded by Mr. Mark Pothier, that the Heritage Advisory Committee recommend approval by staff of the alterations to 1685 Argyle Street, Halifax, as described in the staff report dated August 14, 2003. MOTION PUT AND PASSED.

2. PROPOSED HERITAGE INCENTIVES FOR HRM

Mr. Dan Norris made a presentation to the Committee with regard to the staff report circulated at the last meeting regarding the proposed heritage incentives for HRM. He stated staff hope to take this report to Council in September so the program can be implemented this fall. In his presentation, Mr. Norris made the following recommendations:

1. Involve the HAC in the review process
2. Share stewardship with HAC and community
3. Pursue excellence with HAC and community
4. Enhance communication
5. Enhance scope of eligible owners
6. Enhance scope of eligible properties
7. Enhance standards for HRM funded projects
8. Introduce commercial facade improvement program
9. Pilot commercial rehabilitation incentive program

In response to a question of Mr. Creighton, Mr. Norris stated staff is working on bringing back a report to Council on institutional properties.

Ms. Arbic noted it appears one of the educational roles could be to educate the industry. In response, Mr. Norris stated that was a good suggestion and staff could engage in this working with the industry to let them know what products are available.

Mr. Trites suggested educating realtors could also be part of the education component. In

response, Mr. Norris noted the Nova Scotia Real Estate Association has indicated it would be interested in having a presentation on heritage properties. Mr. Creighton suggested staff should also be contacting the insurance industry. Mr. Norris noted Planning and Development have been working on this issue, noting there were a number a recent newspaper articles on this topic.

Mr. Creighton inquired how will the HAC be involved in the grant review. Ms. Arbic responded that an evaluation form has been developed, and the review process may include the full HAC or perhaps just a sub-committee. The exact process has not yet been decided.

Dr. Balch suggested a statement could be added in the first recommendation to state that the HAC would be involved in the review of grants to make a more clear statement.

Ms. Morris expressed concern with the burden placed on the property owner to have to wait until a grant is approved before doing renovations. Mr. Norris stated staff is currently recommending quarterly reviews, and the approval process has generally taken 6-8 weeks.

In response to a question of Mr. Creighton, Mr. Donovan stated the City of St. John has excellent information for heritage property owners and HRM needs to spend more time developing this. He noted Council needs to be convinced of the need for more heritage resources. Mr. Norris noted it will take at least three years to develop a program at the same standard of other Canadian cities.

MOVED by Ms. Andrea Arbic, seconded by Mr. Jim Trites, that the Heritage Advisory Committee recommend that the staff report regarding the Proposed Heritage Incentives for HRM, as presented to the Committee on September 4, 2003, be forwarded to Council for approval. MOTION PUT AND PASSED UNANIMOUSLY.

Mr. Creighton inquired if Committee members had any questions arising from the last meeting's information items. None were raised.

There being no further business, the meeting adjourned at 8:30 p.m.

Patti Halliday
Assistant Municipal Clerk