



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

Agenda No. 11.2.2

Halifax Regional Council  
September 11, 2007

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**

A handwritten signature in cursive script, appearing to read "Tom Creighton".

Tom Creighton, Chair, Heritage Advisory Committee

**DATE:** August 3, 2007

**SUBJECT:** Case H00204: Substantial Alteration to 5820 Spring Garden Road,  
Halifax

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**ORIGIN**

A permit application by Lyndon Lynch Architects requesting approval for an addition building to a registered heritage property at 5820 Spring Garden Road (Sacred Heart School), Halifax.

This matter was reviewed by the Heritage Advisory Committee on August 1, 2007.

**RECOMMENDATION**

**It is recommended that Regional Council approve the substantial alterations to 5820 Spring Garden Road, Halifax, as outlined in the June 28, 2007 staff report, and recommend that the former historic fence and entry way be re-created.**

## **BACKGROUND**

See the attached staff report dated June 28, 2007 regarding this property.

## **DISCUSSION**

See the attached staff report dated June 28, 2007 regarding this property.

## **BUDGET IMPLICATIONS**

None

## **FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

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

## **ALTERNATIVES**

Regional Council may choose not to support the recommendations of the Heritage Advisory Committee and staff to approve the substantial alterations to 5820 Spring Garden Road, Halifax, as outlined in the staff report, or may choose to recommend only portions of the proposal.

## **ATTACHMENTS**

1. Extract of the draft minutes of the August 1, 2007 Heritage Advisory Committee meeting;
2. Staff report to the Heritage Advisory Committee dated June 28, 2007, with attached Location Map, photos, specifications for the proposed addition, and Building Conservation Standards for Heritage Buildings in HRM.

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

Report Prepared by:

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Jennifer Weagle, Legislative Assistant, 490-6521

**Extract of the draft minutes of the Heritage Advisory Committee meeting of August 1, 2007**

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**7.6 Case H00204: Substantial alteration to 5820 Spring Garden Road (Sacred Heart School), Halifax - *Maggie Holm, Heritage Planner***

- A staff report dated June 28, 2007 on the above noted was before the Committee.

Ms. Maggie Holm, Heritage Planner, advised that this is a permit application by Lyndon Lynch Architects, on behalf of the property owner, requesting approval for an addition building to a registered heritage property at 5820 Spring Garden Road, Halifax (Sacred Heart School). Ms. Holm reviewed the staff report with the Committee, including the following:

- Review of character defining elements of the oldest part of the building;
- Reviewed photos of property;
- Review of artist's rendering of the proposed addition as viewed from Spring Garden Road;
- Review of the site plan with proposed addition;
- Review of details of the alteration proposal;
- Review of building conservation standards.

At the request of members, Mr. Vincent VanDenbrink, Architect with Lyndon Lynch Architects briefly reviewed the proposal, noting the following:

- A chapel was formerly on the site of the proposed addition, and the mansard roof space of the proposed addition will function as the chapel area, tying in elements from the original chapel;
- The off-side location of the proposed addition maintains the centre court area with the statue and view from Spring Garden Road;
- The gym will be sunk half a level to maintain the view from Spring Garden Road, leaving the tower the highest element and focus of the building;
- The proportion of the windows from the older sections of the building will be carried forward to the proposed addition, with spacing slightly different for room organization.

At the request of Councillor Sloane, Ms. Holm indicated that she had discussed the reinstallation of the former historic metal fence on the property with Mr. VanDenbrink. Mr. VanDenbrink advised that the School is interested in recreating the fence.

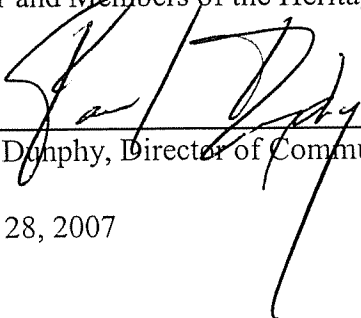
**MOVED by Councillor Sloane, seconded by Michael Cross, that the Heritage Advisory Committee recommend that Regional Council approve the substantial alterations as outlined in the June 28, 2007 staff report, and recommend that the former historic fence and entry way be re-created. MOTION PUT AND PASSED.**



PO Box 1749  
Halifax, Nova Scotia  
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Heritage Advisory Committee  
July 25, 2007

**TO:** Chair and Members of the Heritage Advisory Committee

**SUBMITTED BY:**   
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Paul Donphy, Director of Community Development

**DATE:** June 28, 2007

**SUBJECT:** Case H00204: Substantial alteration to 5820 Spring Garden Road,  
Halifax

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**ORIGIN**

A permit application by Lydon Lynch Architects requesting approval for an addition building to a registered heritage property at 5820 Spring Garden Road (Sacred Heart School), Halifax.

**RECOMMENDATION**

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the substantial alterations as outlined in this report.

**BACKGROUND**

Lydon Lynch Architects Ltd has made an application to obtain approval to create an addition to 5820 Spring Garden Road, (Convent of the Sacred Heart) Halifax. The purpose of this addition is to allow an expansion of the school and create separate facilities for male students (Map 1).

**DISCUSSION*****5820 Spring Garden Road - Heritage Value***

In 1849, the Sisters of the Sacred Heart, at the request of Archbishop Walsh, began their community in Halifax. The object of the Society, from the time of its founding in Paris in 1800, has been education in its broadest sense.

Begun in 1851, and completed in 1852, the three storey wooden structure was typical of better homes of the period, and was enlarged over the years by wings stretching east, west, south and north. The Convent of the Sacred Heart today presents an interesting blending of old and new. Some of the additions are recorded to have taken place in 1876, 1899, 1909 1962, and 2002.

Mother White, an authority on architecture, reports - "the house has no special style of architecture, just mid-nineteenth century, but Bishop Walsh insisted that our entrance and reception areas *not* resemble any traditional conception of a convent, but rather of a house of the period." While reminiscent of a French chateau, this brick structure has an elaborate portico at the entrance and gothic styled doorway (Attachment A). The property has been registered since February 25, 1982.

Character defining elements of the oldest part of the convent include:

- three storey, brick construction with corbelled cornices;
- mansard roof with peaked roof dormers;
- prominent, centrally located tower on the front facade, with corner turrets and bracketing all constructed of copper, and a copper cross at the tower peak;
- well ordered, symmetrical fenestration; vertically proportioned windows with sandstone hood mouldings and sills;
- segmentally arched windows in the tower;
- porte-cochere (carport) with tuscan columns on plinths, and a crenellated roof balustrade.

***Alteration Proposal*** (Attachment B)

The proposed addition is a two storey building located where presently the playground is situated. It is predominantly flat-roofed in design, but there will be two sections with low pitched roofs over two interior spaces with vaulted ceilings. Measuring approximately 136' x 120', and 30' in height, the building will be setback 10' from the property north property line (Spring Garden Road) and 20' from the east property line.

The addition will be brick construction, vertically proportioned windows with stone window headers and sills on the ground floor, and stone sills with metal frames on the upper storey windows. The foundation will be an imitation stone product (shouldice stone) to match the granite foundation of the existing older building.

#### West Elevation

The bulk of this elevation is comprised of brick and vertically proportioned windows which reflect the materials and design of the existing older building. The more modern treatments include a two bay white stucco projection, roughly centred in the elevation and projecting 9' out from the main wall. This provides a covered entrance for the main doors. The use of the white stucco is intended to reflect the white carport on the existing building. Additionally, there is a single storey projection on the eastern end of the elevation which will be clad in the same imitation stone product as the foundation, and has a different pattern of window arrangements with metal panels over top.

#### North Elevation (Spring Garden Rd)

This elevation is also comprised of brick material with vertically proportioned windows. The more modern elements exist on the central portion of the second floor (lunch room/assembly area) which has a white stucco panel flanked by two large glazed window areas. Additionally, the low pitched roof over this assembly area is visible from this elevation.

#### ***Building Conservation Standards***

The proposal has been evaluated against the Building Conservation Standards (Attachment C), and staff provide the following comments:

The use of the property will not change from its historic purpose. The historic character of the property will not be altered, and there will be no removal of historic materials or alteration to features which characterize the property.

The property has a clearly distinguishable sense of its physical record of time, place, and use. The proposed addition will not create a false sense of historical development, and the readability of the site will be unaltered. Those changes which have acquired historic significance in their own right will not be affected by the proposed addition.

Distinctive features, finishes, and construction techniques which characterize the property will be preserved, and will not destroy materials which characterize the property. The addition will be clearly differentiated from the older portions of the building, but be compatible in terms of massing, size, scale, and architecture. The addition could be removed in the future and the essential form and integrity of the building would remain unimpaired.

**Summary**

The addition to the building was intentionally located in the north-east corner of the property to allow full visibility of the oldest portions of the building. The addition is designed at two storeys allowing a clear view of the oldest portions of the building. The design, in terms of materials, massing and scale, is respectful of the historic character of the building. For these reasons staff support this application for approval.

**BUDGET IMPLICATIONS**

There are no budget implications for this applications.

**FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

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

**ALTERNATIVES**

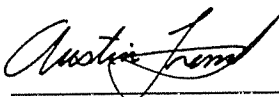
Staff recommend the Heritage Advisory Committee provide a positive recommendation to Regional Council regarding the alterations to 5820 Spring Garden Road as outlined in this report. However, the Heritage Advisory Committee could chose to recommend only portions of the proposal, or provide a negative recommendation to Regional Council.

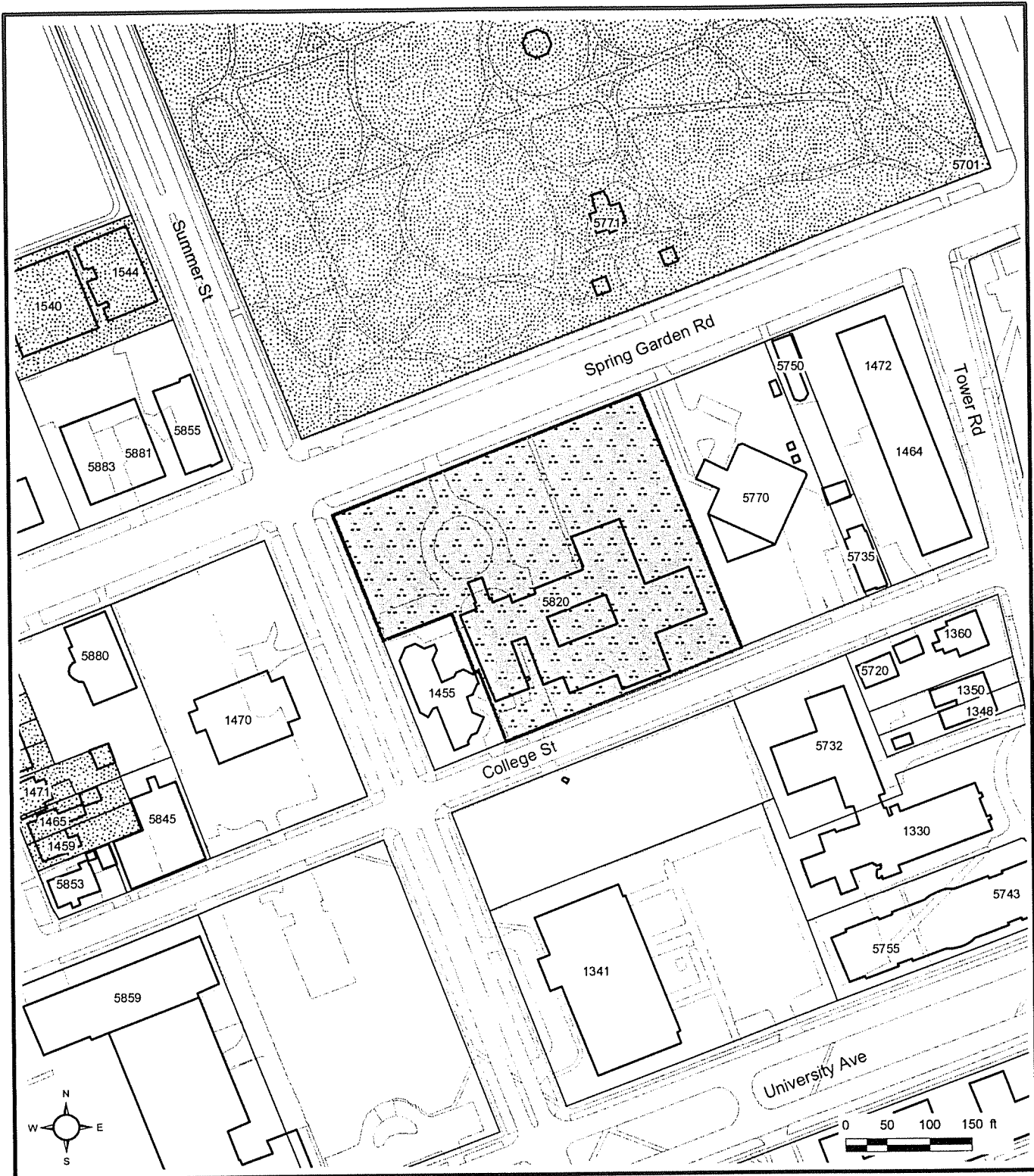
**ATTACHMENTS**

- Map 1: Location Map for 5820 Spring Garden Road
- Attachment A: Photos - 5820 Spring Garden Road
- Attachment B: Specification for the Proposed Addition
- Attachment C: Building Conservation Standards for Heritage Buildings in HRM

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 : Maggie Holm, Heritage Planner: 490-4419

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



Map 1 - Location Map  
**5820 Spring Garden Road**  
**Halifax**

Halifax Plan Area

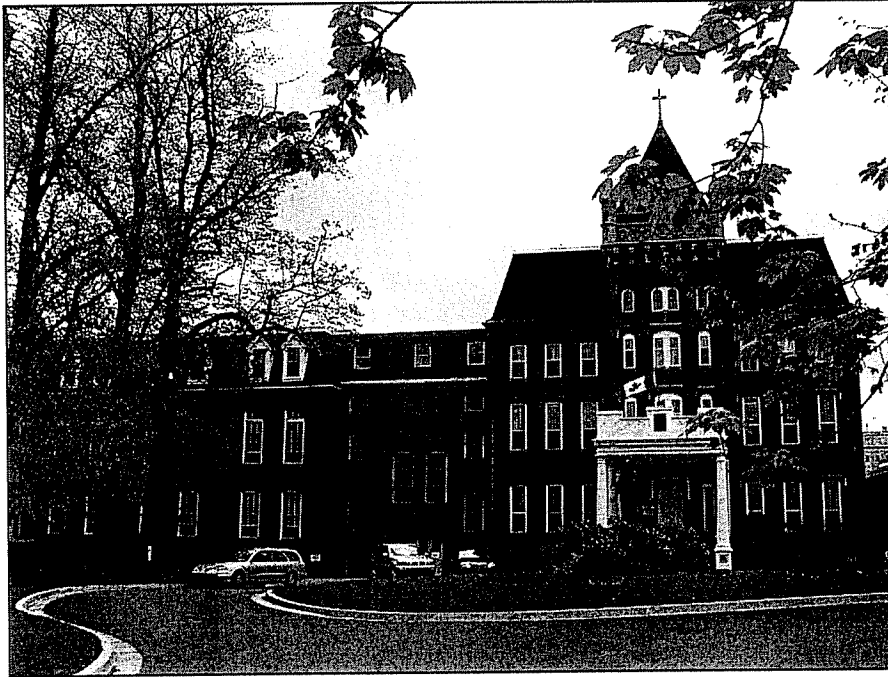
-  Subject property
-  Heritage property



HRM does not guarantee the accuracy of any representation on this plan.



Attachment A



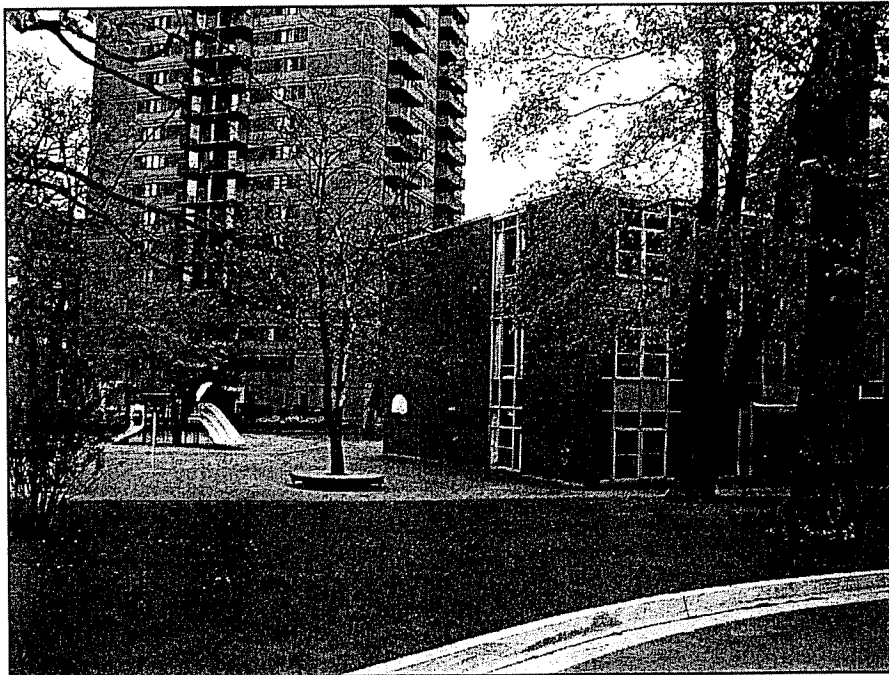
View of the Sacred Heart School from String Garden Road.



View of the Sacred Heart School from the corner of Spring Garden Rd and Summer Street.



View of the Sacred Heart School from Summer Street.



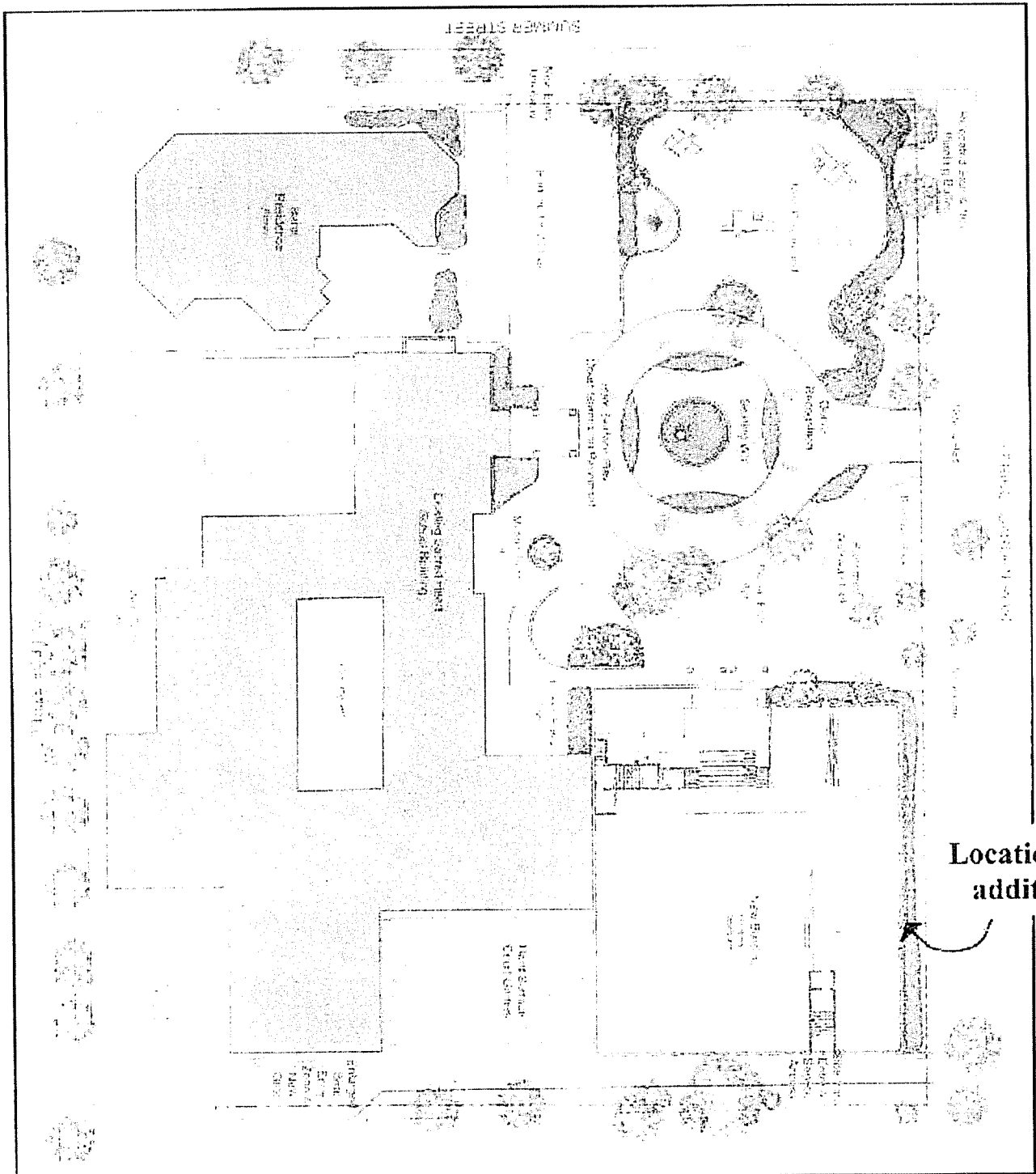
Existing playground area and location of proposed addition.

**Attachment A**

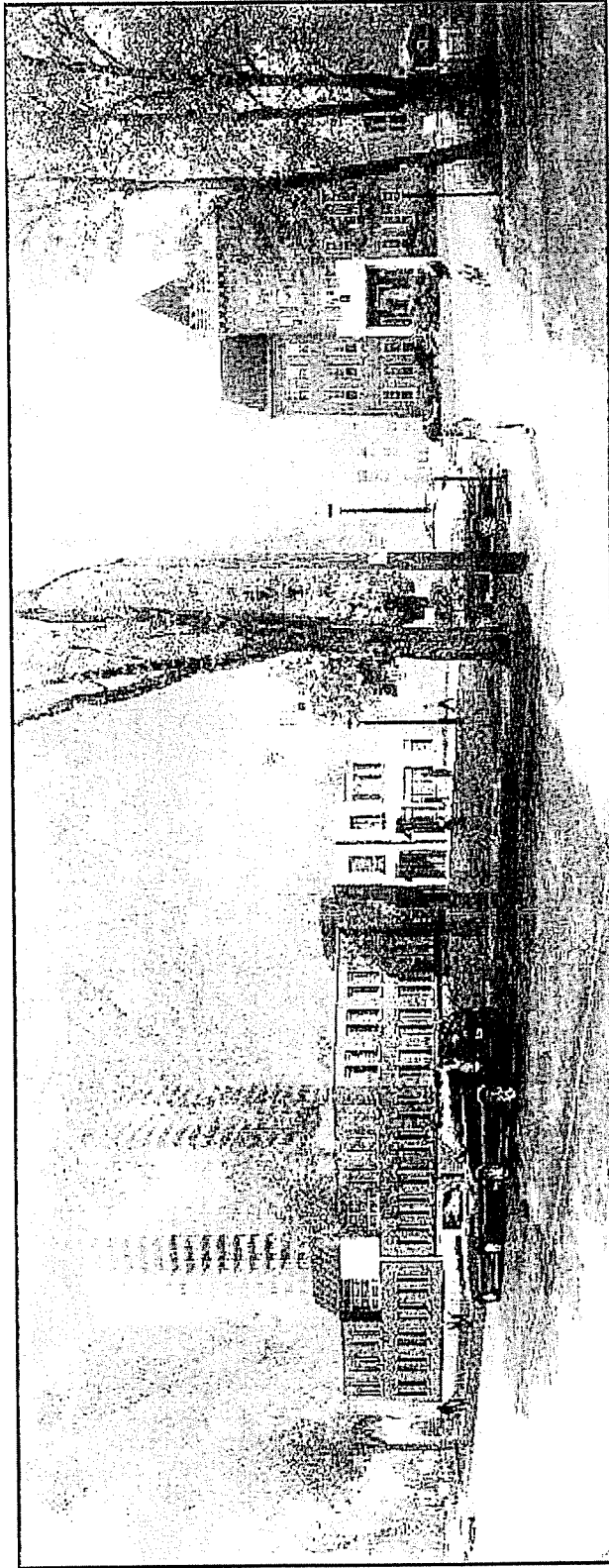


View of the playground area from String Garden Road.

**Attachment B**

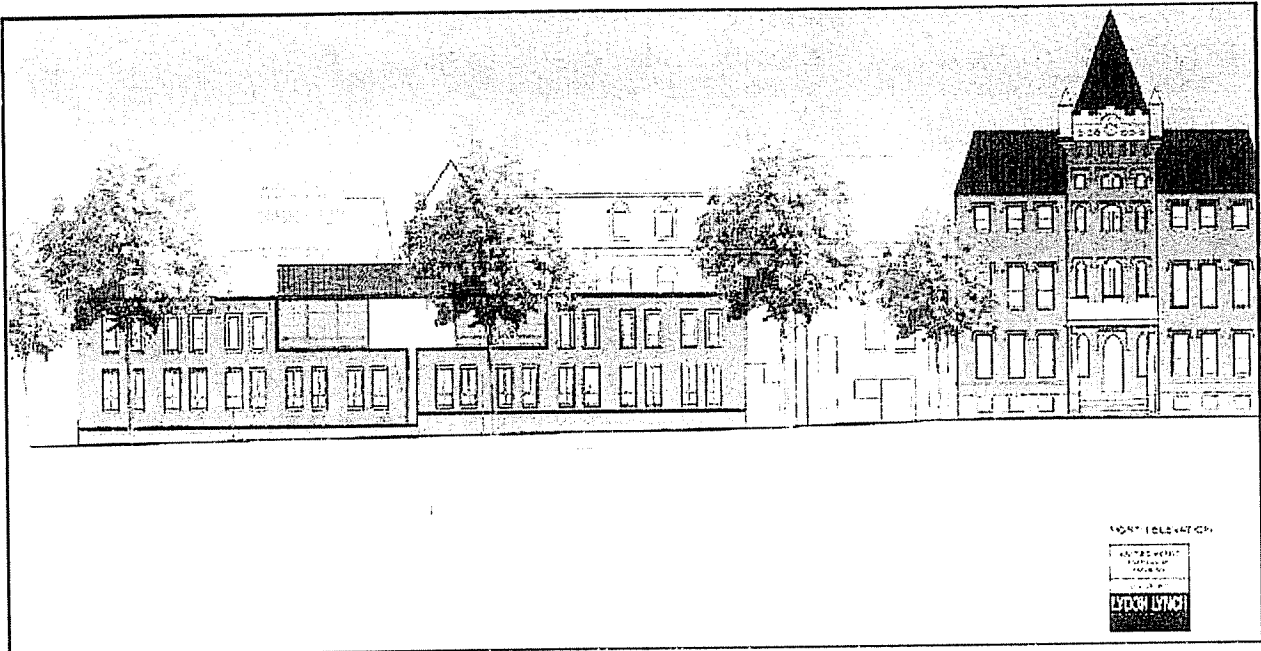


Site Plan of the Sacred Heart School, illustrating the proposed addition (Spring Garden Rd).



Artist rendering of the proposed addition as viewed from Spring Garden Road.

Attachment B



Rendering of the North Elevation of the proposed addition to the Sacred Heart School.



Rendering of the West Elevation of the proposed addition to the Sacred Heart School.

**Attachment C - Building Conservation Standards for Registered Heritage Properties**

The historic character of a heritage property is based on the assumption that (a) the historic materials and features and their unique craftsmanship are of primary importance, and (b) in consequence, these materials and elements are to be retained and restored to the greatest extent possible, not removed or replaced with materials and features which appear to be historic, but which are in fact new.

1. **Historic purpose and changes to characteristics, site and environment** - 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. **Historic character and alteration of features and spaces** - 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. **Sense of historical development** - 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. **Preservation of historical changes** - Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. **Preservation of distinctive features, finishes and techniques** - Distinctive features, finishes, and construction techniques or craftsmanship that characterize the property shall be preserved.
6. **Repair of deteriorated and missing features** - Deteriorated historic features shall be repaired rather than replaced. Where 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. **Surface cleaning** - 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** - Significant archaeological resources affected by the project shall be protected and preserved. If resources must be disturbed, mitigation measures shall be undertaken.
9. **Retention of characterizing materials** - differentiation from historic structure and compatibility of massing, size, scale and features - 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.

The above noted standards are base on the Conservation Standards used by the United States Secretary of the Interior (36 CFR 67) (1991). They are generally in keeping with most Conservation principles, including the Venice Charter (1964).