



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

Item No. 10.2.1

Halifax Regional Council  
November 18, 2008

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

A handwritten signature in black ink, appearing to read "Tom Creighton", written over a horizontal line.

Tom Creighton, Chair, Heritage Advisory Committee

DATE: October 23, 2008

**SUBJECT: Case H00227: Alterations to 1390 Thornvale Avenue, Halifax**

**ORIGIN**

Heritage Advisory Committee meeting of October 22, 2008.

**RECOMMENDATION**

**That Regional Council approve the garage addition to 1390 Thornvale Avenue, Halifax as outlined in September 10, 2008 staff report (attached).**

## **BACKGROUND**

At the October 22, 2008 meeting of the Heritage Advisory Committee, staff presented a report outlining a request by the owner of the municipally and provincially registered heritage property located at 1390 Thornvale Avenue for alterations involving the use of non-traditional building materials and the construction of a two-car garage. The Committee considered the application and approved the staff recommendation as contained in the September 10, 2008 report.

## **BUDGET IMPLICATIONS**

None associated with this report. See Budget Implications section of the attached September 10, 2008 staff report.

## **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**

None associated with this report. See Alternatives section of the attached September 10, 2008 staff report.

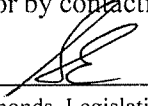
## **ATTACHMENTS**

Attachment 'A': Staff report dated September 10, 2008

Attachment 'B': Extract of Heritage Advisory Committee Minutes of October 22, 2008

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.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:

  
\_\_\_\_\_  
Sheilagh Edmonds, Legislative Assistant



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

Heritage Advisory Committee  
October 22, 2008

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

**SUBMITTED BY:**

*Paul Dunphy*  
For: Paul Dunphy, Director of Community Development

**DATE:** September 10, 2008

**SUBJECT:** Case H00227: Alterations to 1390 Thornvale Avenue, Halifax

**ORIGIN**

The owner of the municipally and provincially registered heritage property located at 1390 Thornvale Avenue, Halifax (Map 1), has requested approval for substantial alterations.

**RECOMMENDATION**

**It is recommended that the Heritage Advisory Committee:**

- 1. Approve the use of non-traditional materials for the window replacements; and**
- 2. Recommend that Regional Council approve the garage addition as outlined in this report.**

## **BACKGROUND**

In accordance with HRM's *Review Process for Alterations to Heritage Properties* approval is being sought for alterations to 1390 Thornvale Avenue. Specifically, the use of non-traditional building materials requires approval by the Heritage Advisory Committee, whereas the construction of the two car garage requires approval by Regional Council.

Recently, staff was made aware that work was being undertaken without the required building permits or municipal approvals. Subsequently, a building permit (# 95665) was made by the applicant requesting approval to construct an attached, two car garage on the northern wall of the building (Attachment A). Major restoration work has already been undertaken including re-cladding and insulating the entire exterior of the building, replacing all of the existing windows with aluminum clad windows, and replacing damaged exterior trim.

### ***1390 Thornvale Avenue (Thomas Kenny House) - Heritage Value***

This building is valued both for its architectural style (Second Empire), and its association with its early occupants who were among Halifax's most prominent citizens:

- William Pryor bought land at the southern edge of his family's extensive holdings in 1828, and built a modest, dormered cottage which he named Thorn Vale.
- In 1861, Archbishop Connolly purchased the cottage as a summer retreat. During the 1980's, due to rising concerns with 'moral degradation', the archbishop helped right these wrongs by creating a supervised refuge for women recently released from the Rockhead Prison. His endeavour to provide a safe place for rehabilitation failed after only one year.
- In 1867, the building was sold to Thomas Kenny who, the following year, had the cottage moved off site and replaced with a three storey, wood framed building built in the Second Empire style. This is the building we see today. The property became a municipally registered heritage property on January 28, 1982 and a provincially registered heritage property in 2001.

## **DISCUSSION**

### ***Proposed Alterations:***

While the building has been vacant for a number of years, the current owner is renovating the building to permit its continued use as a single unit residence (Attachment B).

### ***Windows:***

The deteriorated windows are to be replaced with energy efficient wooden windows clad in aluminum. The owner has chosen to use a clad product to provide better protection from the weather given the building's location directly on the North West Arm. There will be no change in the size,

location or style (2 over 2 hung windows) excepting that the single paned windows will become thermal paned.

***Garage:***

A two car garage is being erected on the northern wall of the building attached to the main house by a one storey side entry area measuring 16 feet by 20 feet. The garage measures 25 feet by 31 feet and has storage space on the second floor.

The exterior of the garage will be clad with wooden shingles similar to those found on the main house. The garage has a bell cast mansard roof (with asphalt shingles) and vertically proportioned windows. Additionally, carriage house garage doors will be used for each car opening, and a full glass man-door with a transom window is proposed.

***Side Entry:***

The entry connects the main house to the garage, but with its flat roof helps to separate the original house from the new construction. The side entry has a full glass door with a transom window. The covered porch is supported by two Tuscan columns, and the verandah and stairs include a traditional railing. The 2 over 2 windows used on the side entry, both front and rear, are also vertically proportioned similar to those on the main house.

***Building Conservation Standards:***

The proposal has been evaluated against HRM's *Building Conservation Standards for Heritage Properties* (Attachment C), and staff offer the following comments relative to applicable standards:

- The building will continue its historic use as a single unit residence and the changes will have only a minimal effect on the defining characteristics of the building, the site and its environment. The historic character will be preserved, and only the replacement of the windows will remove any historic fabric. The addition to the northern wall of the building retains the spacious side and front yard/garden which is a character defining element of the property.
- The building addition is highly complementary to the original building, but will still be read as new work and will not affect the way in which the building exists as a physical record of time, place and use. Additionally, no changes are proposed which will negatively affect any changes which have acquired historic significance in their own right.
- Deteriorated features are being replaced, and in some instances the additional effort of milling new work to match existing features is being undertaken. The new addition will not destroy materials that characterize the property, and is compatible in terms of massing, size and scale. If the addition were to be removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

***Summary:***

The new addition is located in an area where it is least visible from the public street. In terms of size, massing and scale, the addition is in keeping with the existing building. While the new work is clearly distinguished from the old, it is complementary to it in terms of style and fine details such as mouldings and trim.

The window replacements are appropriate for the building in terms of style and dimensions; the only change is the materials they are constructed of and the use of thermal double paned glass. Staff believe the proposal meets the Building Conservation Standards for Heritage Properties, and based on these considerations, staff recommend that the proposal be approved.

Due to the dual municipal and provincial heritage designation, HRM will be unable to issue the building permit prior to the approval of the Provincial Heritage Property Program. This is in progress and expected to be completed within the next two months.

**BUDGET IMPLICATIONS**

The HRM costs associated with processing this application can be accommodated within the approved operating budget for C310. HRM is not responsible for renovation costs.

**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**

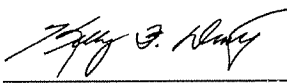
- 1) *The Heritage Advisory Committee* may approve the proposed window alterations to 1390 Thornvale Avenue, with conditions or suggested changes.
- 2) *The Heritage Advisory Committee* may refuse the proposed window alterations to 1390 Thornvale Avenue.
- 3) *Regional Council* may approve the building addition to 1390 Thornvale Avenue, as proposed, or with conditions or suggested changes.
- 4) *Regional Council* may refuse the building addition to 1390 Thornvale Avenue.

**ATTACHMENTS**

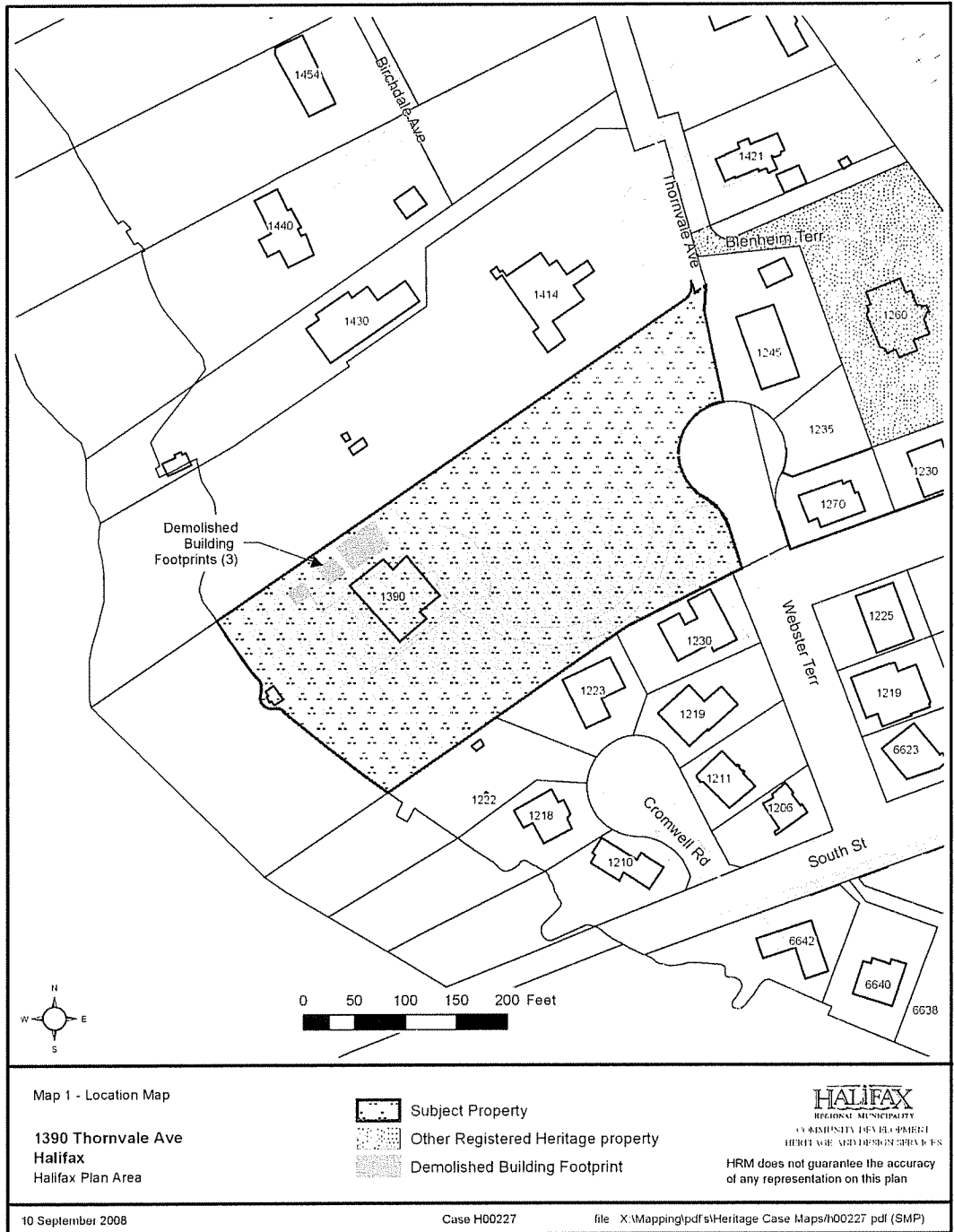
Map 1	Location Map
Attachment A	Architectural renderings
Attachment B	Photographs of 1390 Thornvale Avenue
Attachment C	Building Conservation Standards for Heritage Properties in HRM

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

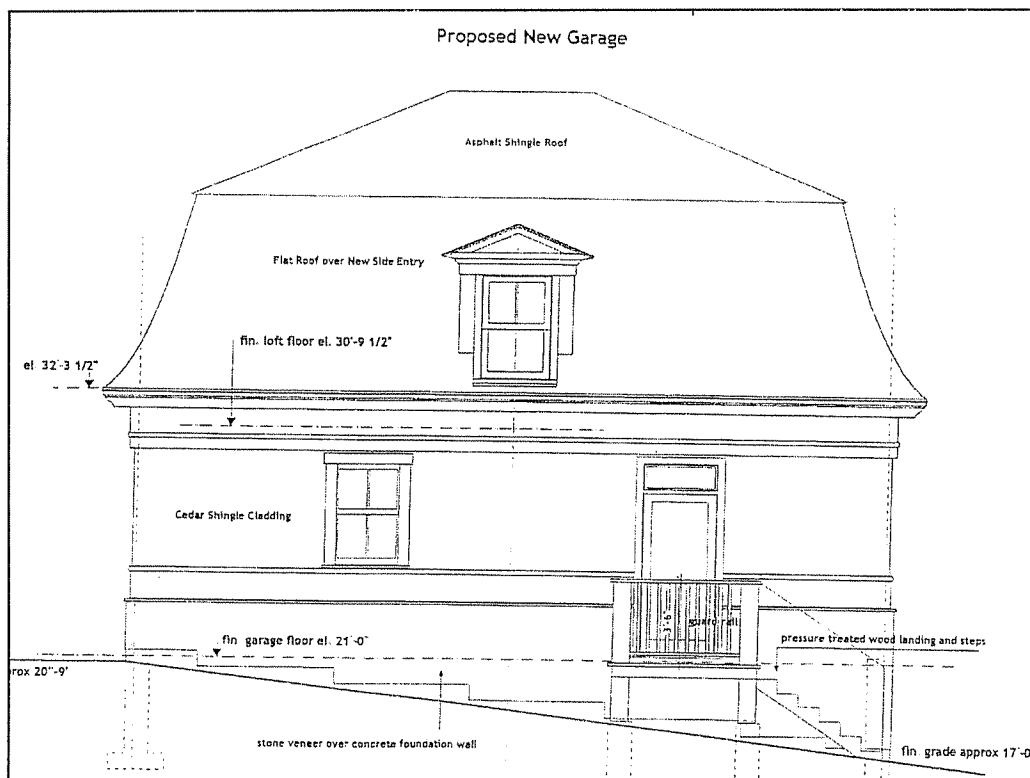
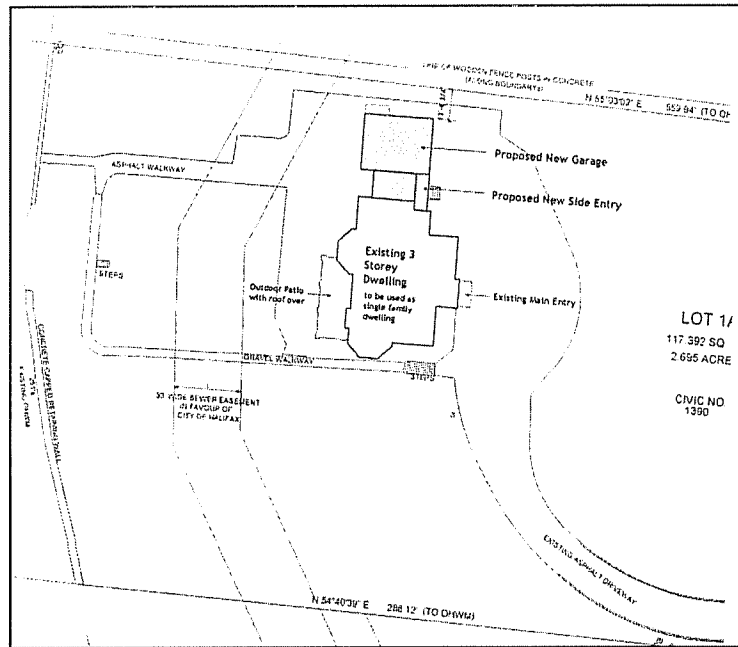
Report Approved by:   
Kelly Denty, Acting Manager, Planning Services, 490-6011

MAP 1

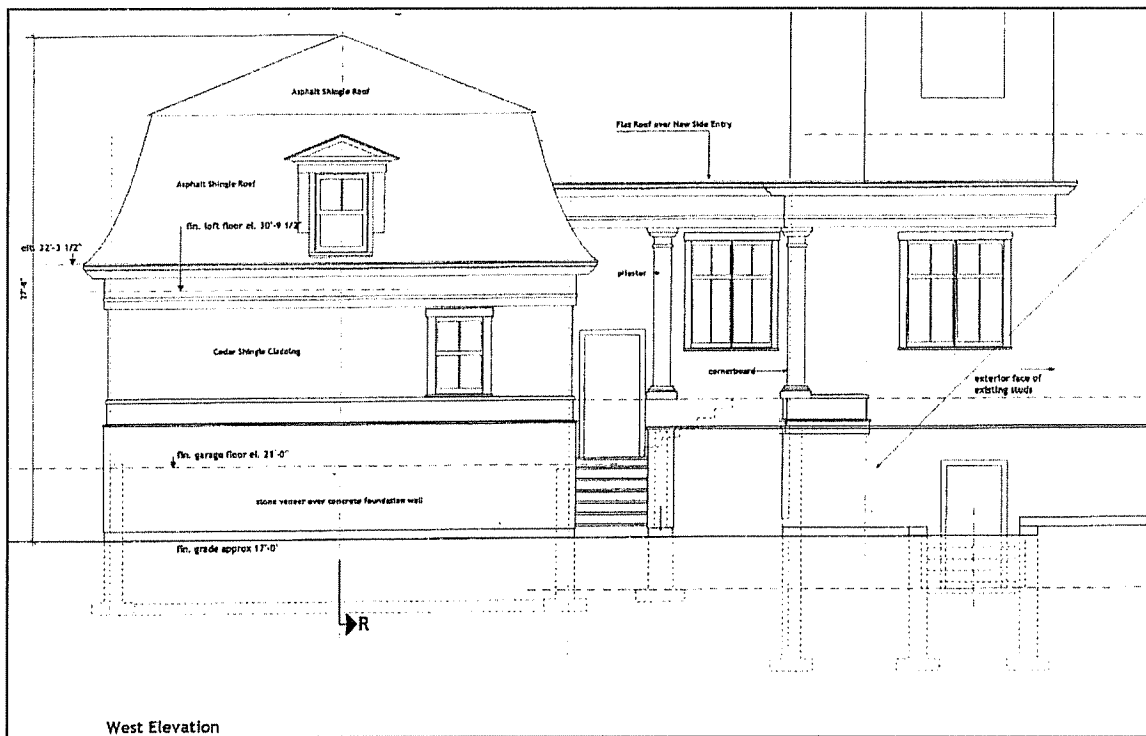
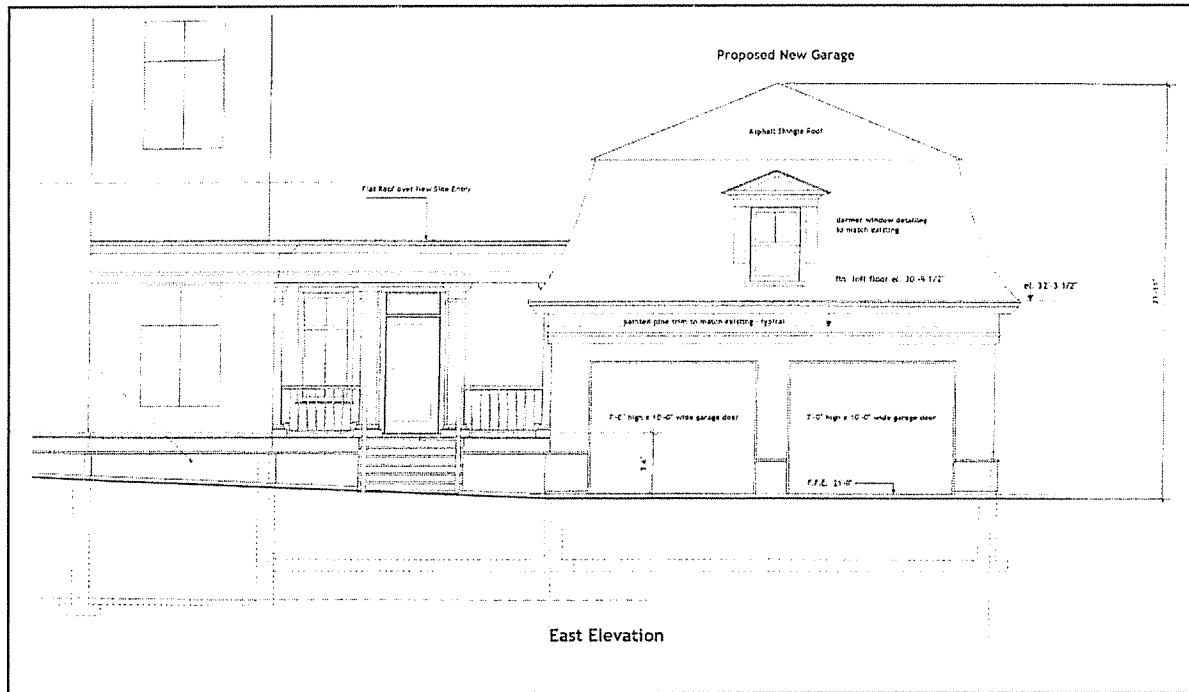




Attachment A



North Elevation of proposed attached garage.



Attachment B: Photos



Front elevation of 1390 Thornvale Avenue.



Rear, or waterside, elevation of 1390 Thornvale Avenue.

### **Attachment C: Building Conservation Standards for Heritage Properties in HRM**

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.

*The above-noted standards are based 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).*

**7. REPORTS:****7.1 Case H00227: Alterations to 1390 Thornvale Avenue, Halifax**

A staff report dated September 10, 2008 was submitted.

Ms. Maggie Holm, Heritage Planner reviewed the application by the owner of 1390 Thornvale Avenue, Halifax for substantial alterations to the property which is a municipally and provincially registered heritage property. In her presentation, she noted the following points:

- the owner intends to continue the use of the building as a single-family home.
- proposed alterations include replacing the windows with energy efficient wooden windows clad in aluminum; a two-car garage attached to the building, measuring 25 ft. by 31 ft. with storage space on the second floor; and a side entry to connect the main house to the garage.
- this property is also a provincially registered heritage property, therefore, it will require approval from the Province as well as the Municipality.

Mr. Danny Chedrawe, the property owner, addressed the Committee and provided further details on his application. Mr. Chedrawe advised that his intent was to bring the building back as close as possible to its original look. He noted that due to water issues in the basement, they have removed the stone foundation and replaced it with a cement foundation, waterproofed it, and refaced it with Nova Scotia limestone. With regard to the windows he explained that the windows will be wooden with metal cladding to protect against the elements, particularly being so close to salt water. He advised that they will be re-creating the trim around the windows and are able to save and re-use 25 percent of the original trim. Mr. Chedrawe also noted that the shingles which will be used are Western Red Cedar shingles.

Mr. Chedrawe advised of two additional challenges he came across in renovating were that the windows had leaked for many years, resulting in water going down through and rotting the wood; and it was discovered that the wood around the four chimneys had deteriorated. He advised that other than these issues the house was in good shape for its age of 130. Other aspects regarding the renovation he noted were: the removal of the 1950's addition of slide-type windows when re-creating the original porch from the 1860's; and a kitchen and bathrooms will be installed.

**MOVED by Councillor Sloane, seconded by Mr. Cross that the Heritage Advisory Committee:**

- 1. Approve the use of non-traditional materials for the window replacements;**
- 2. Recommend that Regional Council approve the garage addition as outlined in the September 10, 2008 staff report.**

**MOTION PUT AND PASSED.**