

Item No. 10.2.1

Halifax Regional Council

February 21, 2012

TO: Mayor Kelly and Members of Halifax Regional Council

Original Signed

SUBMITTED BY:

Stephen Terauds, Chair, Heritage Advisory Committee

DATE: January 26, 2012

SUBJECT: Case H00361 – Substantial Alteration to 5651 Inglis Street, Halifax,
a Municipally Registered Heritage Property

ORIGIN

Staff report and presentation to the January 25, 2012 meeting of the Heritage Advisory Committee

RECOMMENDATION

The Heritage Advisory Committee recommends Halifax Regional Council approve the substantial alteration to 5651 Inglis Street, Halifax, a registered heritage property as outlined in Attachments A to D of the December 28, 2011 staff report.

BACKGROUND

At the January 25, 2012 meeting of the Heritage Advisory Committee, staff presented the application by Geoff Keddy Architects on behalf of the property owner, New Future Investments, for a substantial alteration to 5651 Inglis Street, Halifax, a municipally registered heritage property.

DISCUSSION

The Committee's questions relative to the distinction between new and existing building elements were addressed by the Architect – massing and location of the addition were accepted as differentiating the addition from the rest of the house. The addition to the building was seen as consistent with the historic pattern of development in the immediate area.

BUDGET IMPLICATIONS

There are no budget implications associated with this report. The attached staff report addresses budget implications.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

Financial Management Policies/Business Plan compliance is outlined in the attached December 28, 2011 staff report.

COMMUNITY ENGAGEMENT

The composition of the Heritage Advisory Committee includes 10 volunteer members from the general public.

ALTERNATIVES

The Committee did not provide Alternatives.

ATTACHMENTS

Attachment 'A': Staff report dated December 28, 2011.

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: Sheilagh Edmonds, Legislative Assistant
 Stephen Terauds, Chair, Heritage Advisory Committee



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee
January 25, 2012

TO: Chair and Members of the Heritage Advisory Committee

Original Signed

SUBMITTED BY: _____
Phil Townsend, Director of Planning & Infrastructure

DATE: December 28, 2011

SUBJECT: Case H00361 – Substantial Alteration to 5651 Inglis Street, Halifax, a
Municipally Registered Heritage Property

ORIGIN

Application by Geoff Keddy Architects on behalf of the property owner, New Future Investments, for a substantial alteration to 5651 Inglis Street, Halifax, a Municipally Registered Heritage Property.

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the substantial alteration to 5651 Inglis Street, Halifax, a registered heritage property, as outlined in Attachments A to D of this report.

BACKGROUND

A development permit application (#119864) was submitted for approval of alterations to 5651 Inglis Street, a Municipally Registered Heritage Property. The alterations consist of interior conversion to eight residential units, a two-storey addition on the south side of the building, and minor alteration of windows and doors on the rear façade to accommodate the re-organization of interior space. Staff has determined that the scope of the proposed work constitutes a substantial alteration to the heritage property, and therefore the application must be approved by Regional Council.

Heritage Value

This building is located at the corner of Inglis and Lucknow Streets in Halifax and is part of a block of buildings on the north side of Inglis which were registered as a Heritage Streetscape in 1982 (see Map 1). The building forms part of an attractive streetscape of two storey Victorian houses. Although the structures have a variety of architectural details, there are certain elements which repeat in most facades, such as brackets, bay windows, and mansard roofs. Thus, there is quite a good balance between unity and diversity in this streetscape.

While the subject dwelling has been modified over the years, it maintains its architectural style and continues to contribute positively to the heritage value of the streetscape.

Character Defining Elements

The character-defining features of the building include:

- Mansard roof, slightly bell-cast, with peaked dormers, and bracketed eaves;
- Symmetrical front elevation with a central entrance bay culminating in a mansard roofed tower;
- Large mullioned windows on front façade with stained glass transom lights, wide board trim, and large bracketed hoods;
- Palladian window on second floor of entrance bay;
- Wood shingle cladding with wide cornerboard, baseboard, and eaves trim. Eaves trim on front façade is bracketed. All other trim on sides and rear is plain;
- Single storey sunporch on west side, finished in same materials and trim as main house;
- Rectangular bay window on east side, facing Lucknow Street;
- Tall, double flue chimney; and
- Rear ell with mansard roof and dormers.

DISCUSSION

Proposed Alterations

Addition: The proposed side addition is shown in Attachments A to D (Site Plan & Elevation Drawings) and can be visualized in context with the existing building, as shown in Attachment E

(Photos). The addition will be a two-storey structure with a mansard roof integrated with the existing roof and will have two pitch-roofed dormers matching those on the existing building. It will also have wooden cladding and trim to match the existing building. An existing exterior staircase will be removed to accommodate the new addition.

Window and Door Alterations on Rear Façade: The interior conversion of the building will require that the existing door on the rear façade be changed to a window and the existing window be changed to a door.

Building Conservation Standards

The proposal must be evaluated against HRM's Building Conservation Standards for Heritage Properties (Attachment F) and staff offers the following comments relative to applicable standards:

- There is no change proposed to the historic use of the building – it will remain residential - and the historic character of the property will not be diminished by the side addition. While the new addition will be visible from the street, it will be recessed behind the existing sun room. The main facades facing the abutting streets will be unchanged.
- Some historic material will be removed from the side of the building to make way for the addition - specifically a portion of the existing roof, a dormer, and the first and second floor windows - but these will all be replicated in the addition.
- The addition will be compatible in terms of massing, size and scale.
- The changes to the existing window and door on the rear façade will be minor and will not substantially alter the existing character

Staff is of opinion that the proposed alterations generally meet the Building Conservation Standards for Heritage Properties, and based upon these considerations staff recommend that the proposed alterations be approved.

BUDGET IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved operating budget for C310.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

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

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing, achieved through the HRM website and public accessibility to the required Heritage Advisory Committee meeting.

ALTERNATIVES


1. Council could approve the request for approval of the substantial alteration as outlined in this report.
2. Council could refuse the request for approval of the substantial alteration to the heritage property as outlined in this report. The Heritage Property Act does not include appeal provisions for decisions of Council regarding substantial alterations, and the owners would be permitted to proceed with their proposal three years from the date of the application.

ATTACHMENTS


Map 1	Location Map – 5651 Inglis Street, Halifax
Attachment A	Site Plan
Attachment B	Front Elevation (proposed)
Attachment C	Left (South) Elevation (proposed)
Attachment D	Rear (North) Elevation (proposed)
Attachment E	Recent Photographs of 5651 Inglis Street, Halifax
Attachment F	HRM Heritage Building Conservation Standards


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: Bill Plaskett, Heritage Planner - 490-4663

 Original Signed

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

 Original Signed

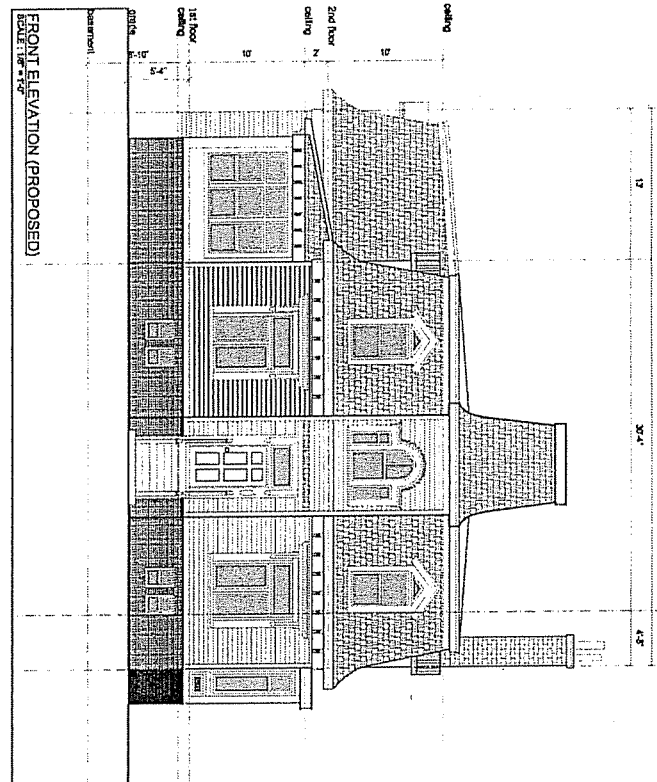
Financial Approval by:  James Cooke, Director of Finance, 490-6308

Map 1: Location Map



[illegible]

ATTACHMENT B: Front Elevation (proposed)



House Addition
3855 Indis Street
Halters, ND

David Rogers, Architect
and Associates, Inc.

1001 Cedar Street
Bismarck, ND 58103
701.222.8888

119864

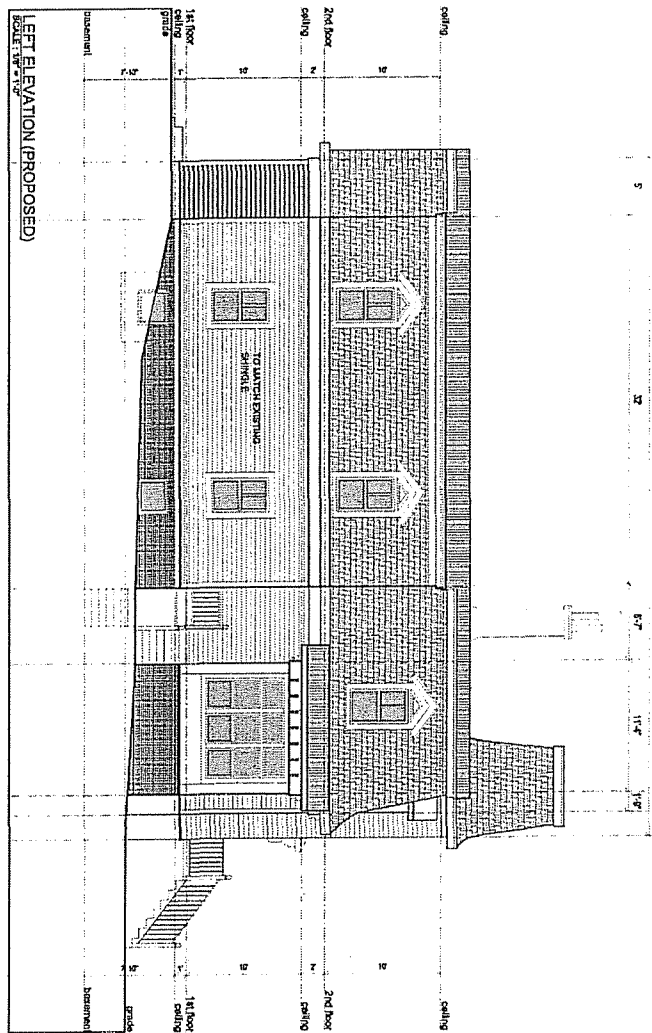
1. Add porch, front porch, window Oct 26, 2017
2. Add porch, front porch, window Oct 26, 2017
3. Add porch, front porch, window Oct 14, 2017

NOTES:
CONTINUED RELATED TO THE BACK OF THIS

The following information is provided for your information and is not intended to be a part of the contract. It is the responsibility of the client to ensure that all information is accurate and complete. The architect is not responsible for the accuracy or completeness of the information provided by the client. The architect is not responsible for the accuracy or completeness of the information provided by the client.

1. Elevation
2. Scale
3. Date

LEFT ELEVATION (PROPOSED)



House Addition
5851 Ingile Street
Halifax, NS

Scott Kemp, Attorney
600 Massachusetts Ave

2007 2011 2015
 2017 2019 2021
 2023 2025 2027
 2029 2031 2033
 2035 2037 2039
 2041 2043 2045
 2047 2049 2051
 2053 2055 2057
 2059 2061 2063
 2065 2067 2069
 2071 2073 2075
 2077 2079 2081
 2083 2085 2087
 2089 2091 2093
 2095 2097 2099
 2101 2103 2105
 2107 2109 2111
 2113 2115 2117
 2119 2121 2123
 2125 2127 2129
 2131 2133 2135
 2137 2139 2141
 2143 2145 2147
 2149 2151 2153
 2155 2157 2159
 2161 2163 2165
 2167 2169 2171
 2173 2175 2177
 2179 2181 2183
 2185 2187 2189
 2191 2193 2195
 2197 2199 2201
 2203 2205 2207
 2209 2211 2213
 2215 2217 2219
 2221 2223 2225
 2227 2229 2231
 2233 2235 2237
 2239 2241 2243
 2245 2247 2249
 2251 2253 2255
 2257 2259 2261
 2263 2265 2267
 2269 2271 2273
 2275 2277 2279
 2281 2283 2285
 2287 2289 2291
 2293 2295 2297
 2299 2301 2303
 2305 2307 2309
 2311 2313 2315
 2317 2319 2321
 2323 2325 2327
 2329 2331 2333
 2335 2337 2339
 2341 2343 2345
 2347 2349 2351
 2353 2355 2357
 2359 2361 2363
 2365 2367 2369
 2371 2373 2375
 2377 2379 2381
 2383 2385 2387
 2389 2391 2393
 2395 2397 2399
 2401 2403 2405
 2407 2409 2411
 2413 2415 2417
 2419 2421 2423
 2425 2427 2429
 2431 2433 2435
 2437 2439 2441
 2443 2445 2447
 2449 2451 2453
 2455 2457 2459
 2461 2463 2465
 2467 2469 2471
 2473 2475 2477
 2479 2481 2483
 2485 2487 2489
 2491 2493 2495
 2497 2499 2501
 2503 2505 2507
 2509 2511 2513
 2515 2517 2519
 2521 2523 2525
 2527 2529 2531
 2533 2535 2537
 2539 2541 2543
 2545 2547 2549
 2551 2553 2555
 2557 2559 2561
 2563 2565 2567
 2569 2571 2573
 2575 2577 2579
 2581 2583 2585
 2587 2589 2591
 2593 2595 2597
 2599 2601 2603
 2605 2607 2609
 2611 2613 2615
 2617 2619 2621
 2623 2625 2627
 2629 2631 2633
 2635 2637 2639
 2641 2643 2645
 2647 2649 2651
 2653 2655 2657
 2659 2661 2663
 2665 2667 2669
 2671 2673 2675
 2677 2679 2681
 2683 2685 2687
 2689 2691 2693
 2695 2697 2699
 2701 2703 2705
 2707 2709 2711
 2713 2715 2717
 2719 2721 2723
 2725 2727 2729
 2731 2733 2735
 2737 2739 2741
 2743 2745 2747
 2749 2751 2753
 2755 2757 2759
 2761 2763 2765
 2767 2769 2771
 2773 2775 2777
 2779 2781 2783
 2785 2787 2789
 2791 2793 2795
 2797 2799 2801
 2803 2805 2807
 2809 2811 2813
 2815 2817 2819
 2821 2823 2825
 2827 2829 2831
 2833 2835 2837
 2839 2841 2843
 2845 2847 2849
 2851 2853 2855
 2857 2859 2861
 2863 2865 2867
 2869 2871 2873
 2875 2877 2879
 2881 2883 2885
 2887 2889 2891
 2893 2895 2897
 2899 2901 2903
 2905 2907 2909
 2911 2913 2915
 2917 2919 2921
 2923 2925 2927
 2929 2931 2933
 2935 2937 2939
 2941 2943 2945
 2947 2949 2951
 2953 2955 2957
 2959 2961 2963
 2965 2967 2969
 2971 2973 2975
 2977 2979 2981
 2983 2985 2987
 2989 2991 2993
 2995 2997 2999
 3001 3003 3005
 3007 3009 3011
 3013 3015 3017
 3019 3021 3023
 3025 3027 3029
 3031 3033 3035
 3037 3039 3041
 3043 3045 3047
 3049 3051 3053
 3055 3057 3059
 3061 3063 3065
 3067 3069 3071
 3073 3075 3077
 3079 3081 3083
 3085 3087 3089
 3091 3093 3095
 3097 3099 3101
 3103 3105 3107
 3109 3111 3113
 3115 3117 3119
 3121 3123 3125
 3127 3129 3131
 3133 3135 3137
 3139 3141 3143
 3145 3147 3149
 3151 3153 3155
 3157 3159 3161
 3163 3165 3167
 3169 3171 3173
 3175 3177 3179
 3181 3183 3185
 3187 3189 3191
 3193 3195 3197
 3199 3201 3203
 3205 3207 3209
 3211 3213 3215
 3217 3219 3221
 3223 3225 3227
 3229 3231 3233
 3235 3237 3239
 3241 3243 3245
 3247 3249 3251
 3253 3255 3257
 3259 3261 3263
 3265 3267 3269
 3271 3273 3275
 3277 3279 3281
 3283 3285 3287
 3289 3291 3293
 3295 3297 3299
 3301 3

119864

	Oct 22, 2011
1. note plan, floor plan, elevation	Oct 22, 2011
2. floor plan	Oct 20, 2011
3. note plan, floor plan, elevation	Oct 14, 2011

NOTES:

Copyright Allocated to the Use of this
- Document

Abstract *Abstracts of the Proceedings of the 1996 Annual Meeting of the American Psychological Association, Washington, DC, August 1-5, 1996. The meeting was held at the Marriott Hotel, Washington, DC. The meeting was attended by approximately 1,000 psychologists and other mental health professionals. The meeting was organized into several sessions, including plenary sessions, symposia, workshops, and individual presentations. The abstracts are organized by topic area, including: (1) General Psychology, (2) Clinical Psychology, (3) Developmental Psychology, (4) Educational Psychology, (5) Health Psychology, (6) Industrial/Organization Psychology, (7) Legal Psychology, (8) Mathematical Psychology, (9) Personality Psychology, (10) Psychological Testing, (11) Research Methods, (12) Social Psychology, (13) Theoretical Psychology, (14) Women's Psychology, (15) Cross-Cultural Psychology, (16) Aging Psychology, (17) Disability Psychology, (18) Environmental Psychology, (19) Forensic Psychology, (20) Health Services Research, (21) Human Factors, (22) Interpersonal Communication, (23) Learning, (24) Memory, (25) Motivation, (26) Perception, (27) Problem Solving, (28) Reasoning, (29) Self, (30) Social Cognition, (31) Social Interaction, (32) Social Structure, (33) Social Systems, (34) Social Theory, (35) Statistical Psychology, (36) Teaching Psychology, (37) Training Psychology, (38) Vocational Psychology, (39) Work Psychology, (40) Other Topics. The abstracts are organized by topic area, including: (1) General Psychology, (2) Clinical Psychology, (3) Developmental Psychology, (4) Educational Psychology, (5) Health Psychology, (6) Industrial/Organization Psychology, (7) Legal Psychology, (8) Mathematical Psychology, (9) Personality Psychology, (10) Psychological Testing, (11) Research Methods, (12) Social Psychology, (13) Theoretical Psychology, (14) Women's Psychology, (15) Cross-Cultural Psychology, (16) Aging Psychology, (17) Disability Psychology, (18) Environmental Psychology, (19) Forensic Psychology, (20) Health Services Research, (21) Human Factors, (22) Interpersonal Communication, (23) Learning, (24) Memory, (25) Motivation, (26) Perception, (27) Problem Solving, (28) Reasoning, (29) Self, (30) Social Cognition, (31) Social Interaction, (32) Social Structure, (33) Social Systems, (34) Social Theory, (35) Statistical Psychology, (36) Teaching Psychology, (37) Training Psychology, (38) Vocational Psychology, (39) Work Psychology, (40) Other Topics.*

SECRET

[illegible]

SCALE: 1/8" = 1'-0"



Halifax, NS

**Robert Henry Johnson
and Associates Ltd.**

06-08-2017

110884

[illegible]

NOTES

COPYRIGHT RELATED TO THE USE OF THIS
DRAWING

As the 1970s unfolded, the American Psychological Association (APA) began to take a more active role in the development of the field. In 1974, the APA published the *Handbook of Abnormal Psychology*, which was the first comprehensive text on the field. This was followed by the *Handbook of Clinical Psychology* in 1976, and the *Handbook of Educational Psychology* in 1978. These handbooks were published by the APA's Division of Experimental Psychology, which was the first of several divisions established by the APA in the 1970s. The APA also began to publish the *Journal of Abnormal Psychology* in 1974, which was the first of several journals published by the APA in the 1970s. The APA's efforts to promote the field of psychology were also reflected in its participation in the 1974 World Conference on Psychology, which was held in Washington, D.C. The APA's efforts to promote the field of psychology were also reflected in its participation in the 1976 World Conference on Psychology, which was held in Washington, D.C. The APA's efforts to promote the field of psychology were also reflected in its participation in the 1978 World Conference on Psychology, which was held in Washington, D.C.

100
90
80
70
60
50
40
30
20
10
0

1000

2167

Attachment E: Recent Photographs

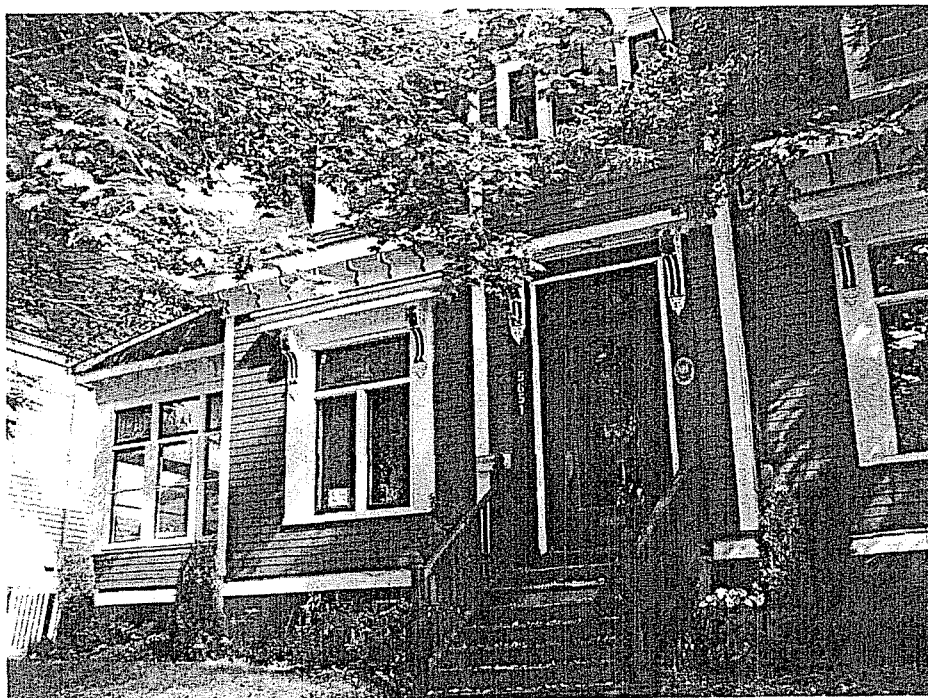


Figure 1: Front elevation of 5651 Inglis St, Halifax.

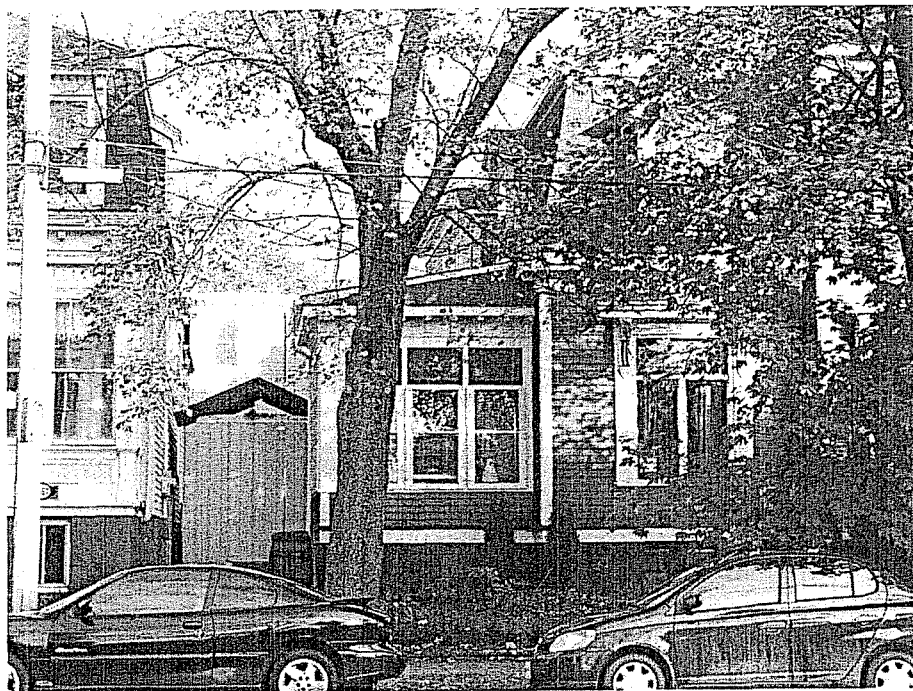


Figure 2: Front and side elevation of 5651 Inglis Street, Halifax.

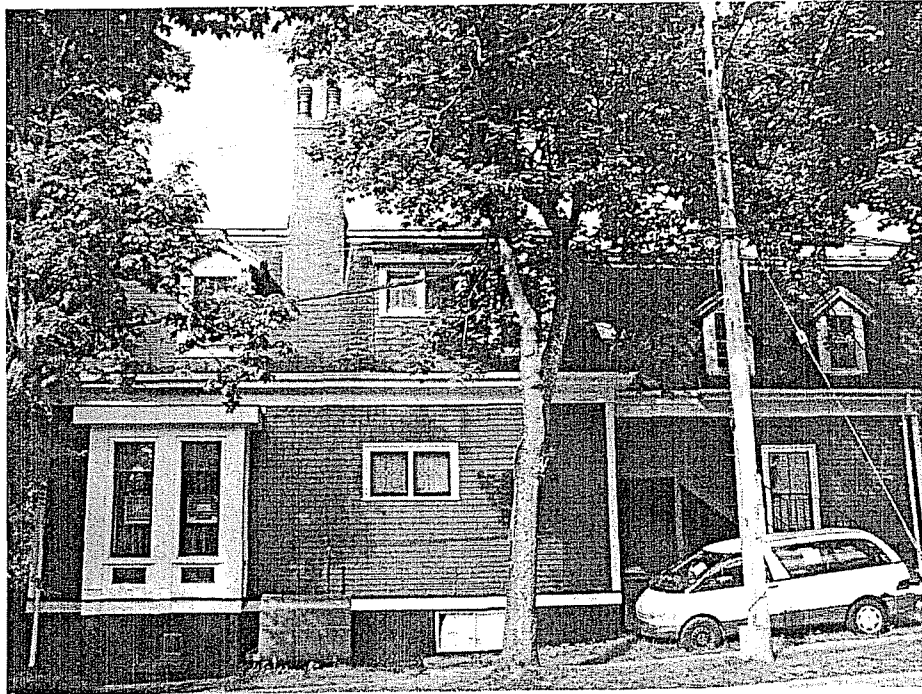


Figure 3: Side elevation - Inglis and Lucknow Streets, Halifax.



Figure 4: Side and rear elevation from Lucknow Street.

Attachment F: HRM's Heritage Building Conservation Standards

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.