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Halifax Regional Council  
December 9, 2003

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

**SUBMITTED BY:**

  
Allan MacLellan, Chair  
Heritage Advisory Committee

**DATE:** December 3, 2003

**SUBJECT:** Case H00122 - Review of Proposed Addition to 2421 Brunswick Street,  
Halifax

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**ORIGIN**

November 26, 2003 Heritage Advisory Committee meeting.

**RECOMMENDATION**

The Heritage Advisory Committee **recommends** that Regional Council approve the addition to 2421 Brunswick Street, as proposed in the staff report dated November 14, 2003.

## **BACKGROUND**

See attached staff report dated November 14, 2003.

## **DISCUSSION**

This matter was before the Heritage Advisory Committee on November 26, 2003. The Committee concurred with the staff recommendation as per the attached staff report dated November 14, 2003.

## **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:**

None proposed.

## **ATTACHMENTS**

- 1) Staff report to the HAC dated November 14, 2003

Additional copies of this report, and information on its status, can be obtained by contacting the office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Patti Halliday, Legislative Assistant

Report Approved by: Allan MacLellan, Chair, Heritage Advisory Committee



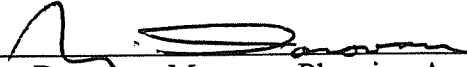
PO Box 1749  
Halifax, Nova Scotia  
B3J3A5 Canada

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Heritage Advisory Committee  
November 26, 2003

TO: Heritage Advisory Committee

SUBMITTED BY:

  
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Jim Donovan, Manager, Planning Applications

  
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Randa James, Acting Heritage Planner

DATE: November 14, 2003

SUBJECT: **Heritage Case H00122 - Review of proposed addition to 2421 Brunswick Street, Halifax.**

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#### STAFF REPORT

#### ORIGIN:

A permit application by Ms. Sheri Lecker requesting an addition to a registered heritage property at 2421 Brunswick Street (known as West-Hawkins House).

#### RECOMMENDATION:

**It is recommended that the Heritage Advisory Committee recommend to Regional Council the addition to 2421 Brunswick Street, as proposed in this report, be approved.**

## **BACKGROUND:**

Ms. Sheri Lecker has made an application to obtain a permit for a two stage addition to 2421 Brunswick Street. The purpose of this addition is to provide an additional washroom, storage space, an office and a program room. The property is a municipal registered heritage property. Under the Heritage Property Program, all applications for additions to heritage properties are to follow the Level 3 Design Review Process. This process requires the proposal be reviewed by both staff and the Heritage Advisory Committee (HAC), with final approval by Regional Council. To provide a basis for the review, a staff report is developed that evaluates the proposal and provides a recommendation to the HAC. The evaluation for these applications is based on the "*Building Conservation Standards*" (See Attachment 1).

### ***2421 Brunswick Steet***

Built circa 1880, this two and one half storey wood frame structure was constructed in the Second Empire Style. This house was built by Messrs. MacIntosh and McInnes for Mr. Augustus West who was a West Indies Merchant. The architect was Mr. Edward Elliott.

## **DISCUSSION:**

### ***Addition Proposal***

The proposal is for a two phase addition with the first phase to proceed in the near future. It was considered prudent to seek approvals for both phases at this time as the full phase two addition is intended to occur when financial arrangements can be secured.

The proposal for phase one will see a one storey addition (approximately 30' x 21') made to a portion of the rear facade of this registered building. The phase 1 addition will be replaced by the phase 2 structure. The phase 1 addition will match the existing building with wood shingle siding and asphalt roof. It is the applicant's wish to use wood windows but given a restricted financial position they would like approval for the use of vinyl windows. It appears that some of the existing windows are vinyl.

The phase 2 addition at the rear is a full three and one half storey addition matching the height of the existing building (refer to Attachment 3). It will be placed in the same location as the phase 1 addition. The materials proposed for use will match the existing building.

The addition's scale, design and placement has been evaluated against the *Building Conservation Standards* (see Attachment 1), and summarized in the following table.

1. <b>Historic purpose and changes to characteristics, site and environment.</b>	The current use (institutional) will be maintained. Proposed addition will be made to the rear facade. Materials will match the existing building, and its design and detail is consistent.
2. <b>Historic character and alteration of features and spaces.</b>	The detailing of the addition will be similar to the existing (wooden shingles, windows (possibly vinyl), doors and roof).
3. <b>Sense of historical development.</b>	The design of the connection and the narrowing of the addition will help to incorporate the changes.
4. <b>Preservation of historical changes.</b>	The scale and placement of the addition, with its consistent design, will not detract from the building's historic presence.
5. <b>Preservation of distinctive features, finishes and techniques.</b>	The addition will add more windows and retain the mansard style roof. The detailing and finishing is to be consistent with the original building.
6. <b>Repair of deteriorated and missing features.</b>	Any incidental repairs will minimize removal of original material.
7. <b>Surface cleaning.</b>	No surface cleaning is planned.
8. <b>Significant archaeological resources.</b>	No such resources have been identified. Appropriate measures will be taken should such resources be encountered during construction.
9. <b>Retention of characterizing materials, differentiation from historic structure and compatibility of massing, size, scale and features.</b>	The phase 2 addition will be set back and be narrower than the existing building. This approach will differentiate it from earlier construction. The proposed works will utilize comparable materials, colours and details.
10. <b>Reversibility to essential form and protection of historic integrity.</b>	The proposed is sensitive and if the addition were to be removed at a later date, the rear facade could be returned to it's previous appearance.

### **Summary**

This proposal has been evaluated against the "Building Conservation Standards." The proposal involves new construction rather than significant removal or demolition. The planned addition will be made to the rear facade of the historic building. The scale of the addition, with its consistent design, placement, and detail will ensure the prominence of the original structure. The proposed window material change will reflect existing window treatment so as to be consistent with the existing building. Based on these considerations, staff are of the opinion that the proposal be approved.

**BUDGET IMPLICATIONS:**

There are no budget implications for this application.

**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 for the proposed addition to 2421 Brunswick Street as outlined in this report. However, should the Heritage Advisory Committee not recommend the proposal, the report will be forwarded to Regional Council for review.

**ATTACHMENTS:**

Attachment 1: "Building Conservation Standards".

Attachment 2: Photos - 2421 Brunswick Street.

Attachment 3: Specification for the Proposed Addition (5 pages)

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Additional copies of this report and information on its status can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report prepared by: Randa James , Acting Heritage Planner, 490-4499

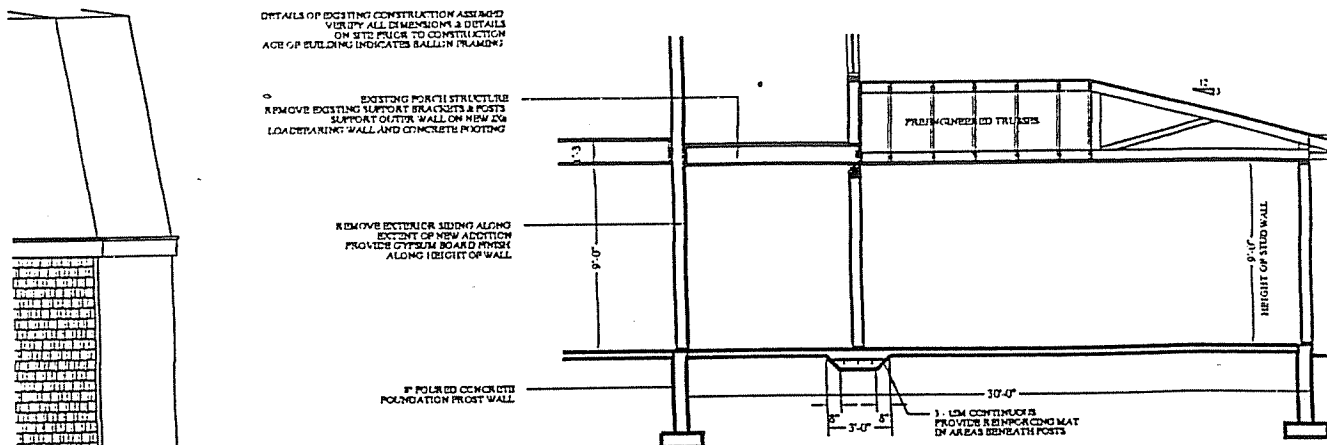
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## BUILDING CONSERVATION STANDARDS

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.

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).



LONGITUDINAL SECTION  
1/8" = 1'-0"

HORIZONTAL ASSEMBLIES

- ① ROOF
- ASPHALT SHINGLES
  - ROOFING PAPER - ICE & WATER SHIELD
  - EAVE VENTS
  - 5/8" OSB SHEATHING
  - PREENGINEERED TRUSSES @ 24" O.C.
  - 12" BATT INSULATION
  - 1X4 STRAPPING @ 16" O.C.
  - POLY VAPOUR BARRIER
  - 1/2" GYP BOARD, TAPED AND PAINTED
  - SOFFITS AND FASCIA BOARDS TO MATCH EXISTING
  - REFINISHED ALUMINUM GUTTERS AND LEADERS

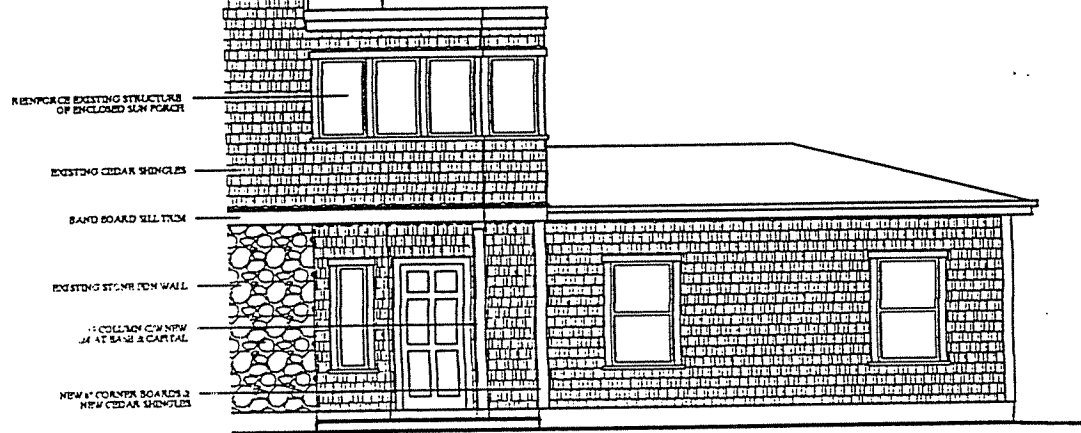
- ② SLAB ON GRADE
- FINISH FLOORING
  - 4" CONCRETE SLAB C/W
  - 6XS - 6/6 WWT
  - POLY MOISTURE BARRIER 6 MIL
  - 2" RIGID INSULATION
  - 6" CRUSHED STONE
  - UNDISTURBED TILL OR COMPACTED FILL

VERTICAL ASSEMBLIES

- Ⓐ FOUNDATION FROST WALL
- UNDISTURBED TILL OR COMPACTED STRUCTURAL FILL
  - 1X4 CONCRETE STRIP FOOTINGS
  - 4" CONTINUOUS FOUNDATION DRAIN
  - RIGID INSULATION (FREE FLOWING)
  - FOUNDATION DAMPPROOFING
  - 1" REINFORCED CONCRETE FOUNDATION WALL

- Ⓑ EXTERIOR WALL
- CEGAR SHINGLES - PAINTED
  - C/W JM STRAPPING
  - 1/2" GYP BOARD
  - SHILL BAND BOARD
  - BUILDING (TAR) PAPER - JOINTS LAPPED & TAPED
  - 1/2" PLYWOOD SHEATHING
  - 2X6 STUD WALL @ 16" O.C.
  - 4" BATT INSULATION
  - 1" LY VAPOUR BARRIER
  - 1/2" GYPSUM BOARD, TAPED AND PAINTED

- Ⓒ INTERIOR WALL
- 2X4 STUDS @ 16" O.C.
  - 2X6 STUD WALL @ 16" O.C. WITH 1/2" GYP BOARD
  - 1/2" PLYWOOD SHEATHING AND PAINTED
  - 1" SOUND ATTENUATION BATT BARRIER @ 16" O.C.



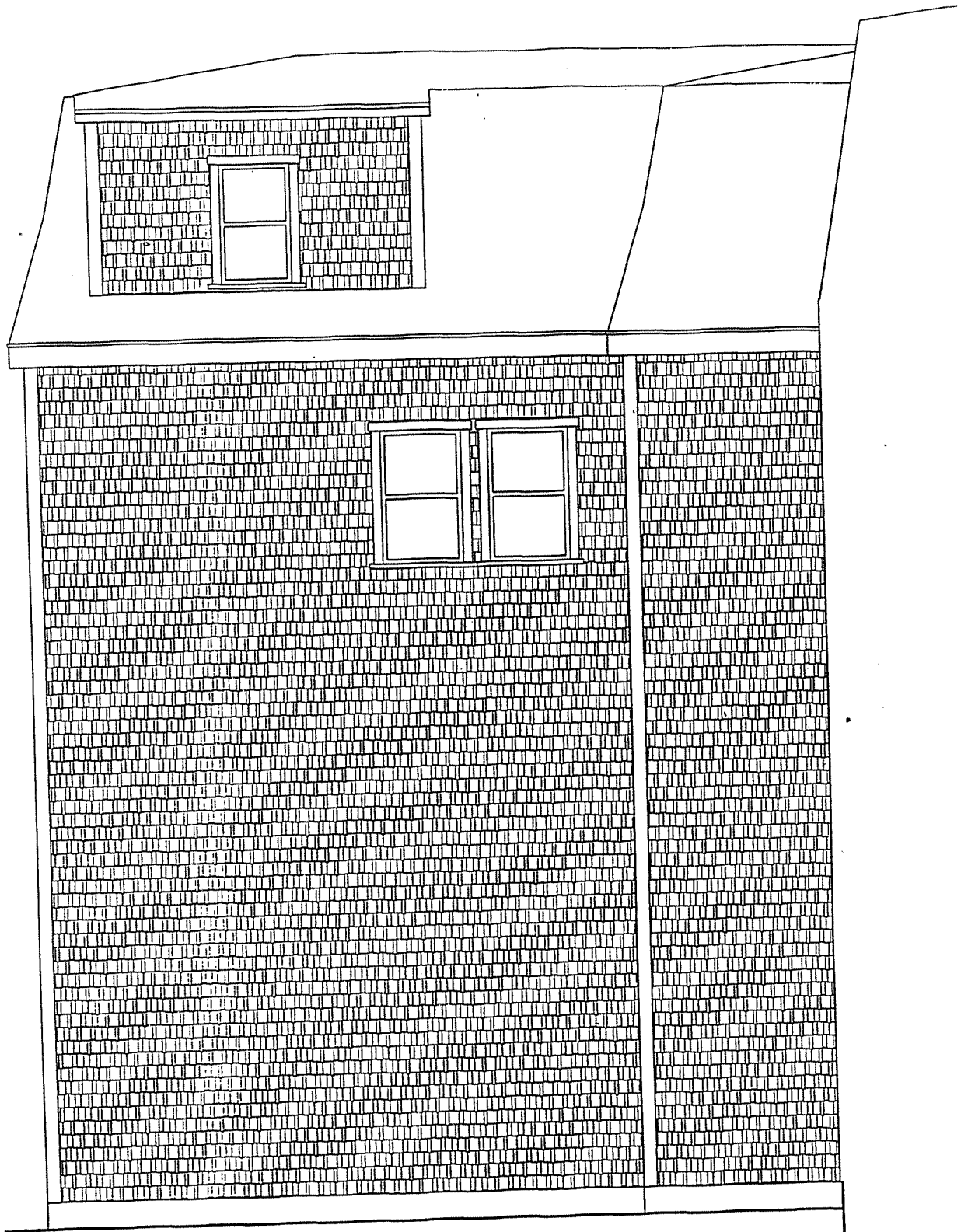
SOUTH ELEVATION  
1/8" = 1'-0"



EAST ELEVATION  
1/8" = 1'-0"

PHASE ONE



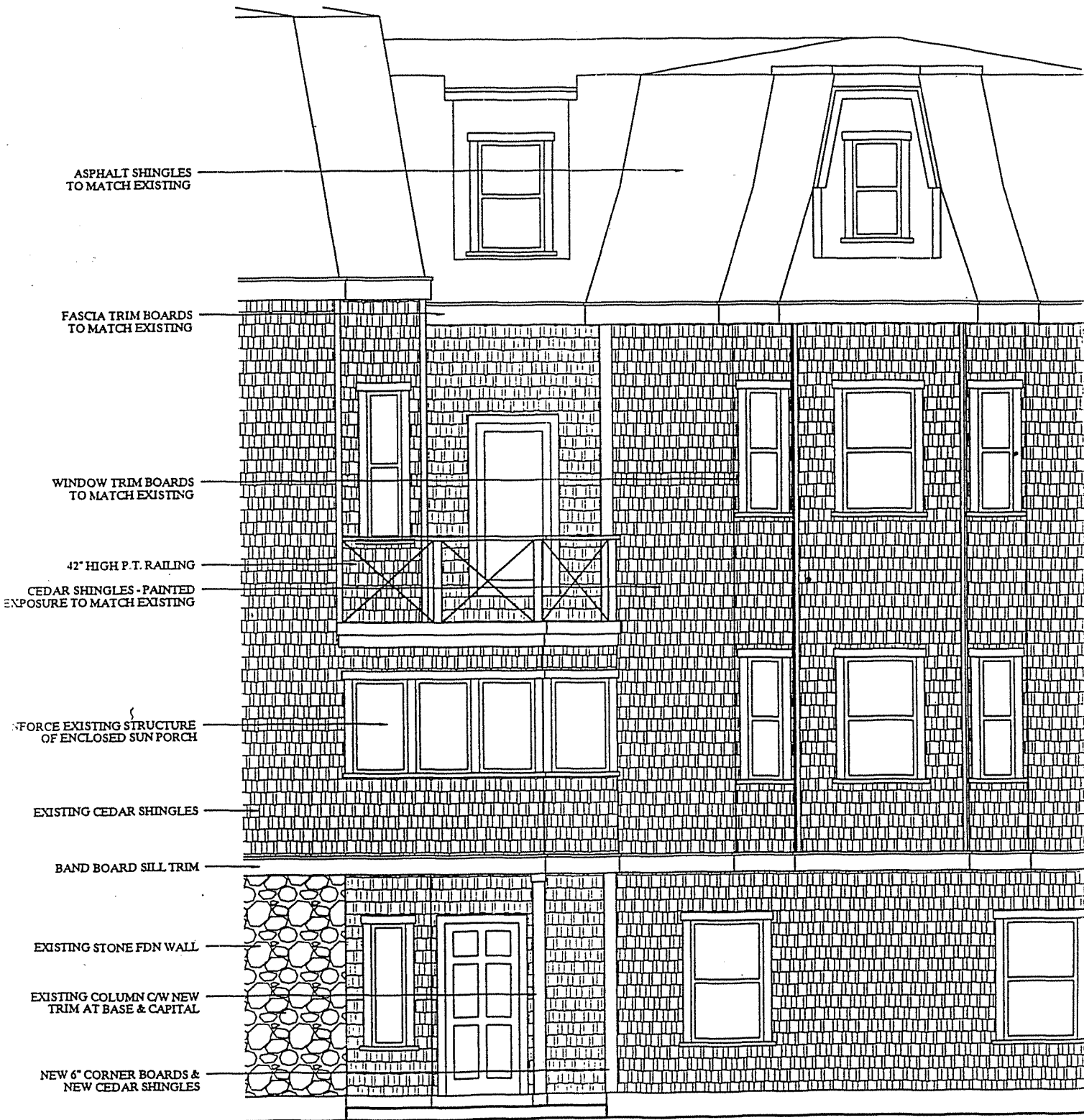


NORTH ELEVATION  
1/4" = 1'-0"

PHASE TWO



EAST ELEVATION  
1/4" = 1'-0"



**SOUTH ELEVATION**  
 1/4" = 1'-0"

2421 Brunswick Street



Rear and South Side



Rear of the Building

