

HERITAGE ADVISORY COMMITTEE
MINUTES

May 27, 2009

- PRESENT: Mr. Stephen Terauds, Chair
Ms. Catherine Thibeault, Vice Chair
Ms. Susan Carroll
Ms. Lisa Miller
Mr. Mark Archibald
Ms. Carly Sorensen
Ms. Tori Jarvis
Councillor Lorelei Nicoll
Councillor Jennifer Watts
- REGRETS: Mr. Arthur Irwin
Mr. Adam Conter
Ms. Margie MacDonald
- STAFF: Ms. Maggie Holm, Heritage Planner
Mr. Bill Plaskett, Heritage Planner
Ms. Randa Wheaton, Senior Planner
Ms. Sheilagh Edmonds, Legislative Assistant

TABLE OF CONTENTS

1.	CALL TO ORDER	3
2.	APPROVAL OF MINUTES	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS	3
4.	BUSINESS ARISING FROM THE MINUTES	3
5.	DEFERRED ITEMS:	3
6.	CORRESPONDENCE, PETITIONS & DELEGATIONS	3
6.1	Correspondence:	3
6.2	Petitions:	3
6.3	Presentations:	4
6.4	Updates from HAC Members - HRM Committees and HAC Sub-committees	4
	Urban Design Task Force	4
7.	REPORTS:	4
7.1	Case H00344 - Non-substantial Alterations to 1483 Carlton Street, Halifax	4
8.	ADDED ITEMS	5
9.	DATE OF NEXT MEETING:	5
10.	ADJOURNMENT	5

1. **CALL TO ORDER**

The Chair called the meeting to order at 3:02 p.m. in Halifax Hall.

2. **APPROVAL OF MINUTES** - March 11, 2009 and April 22, 2009

MOVED by Councillor Nicoll, seconded by Ms. Carroll that the minutes of March 11, 2009 and April 22, 2009 be approved. MOTION PUT AND PASSED.

3. **APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

MOVED by Ms. Carroll, seconded by Councillor Nicoll that the agenda be approved as presented. MOTION PUT AND PASSED.

4. **BUSINESS ARISING FROM THE MINUTES**

The Chair referred to the March 11, 2009 minutes, and noted that prior to the Committee approving the recommendation concerning HRMbyDesign Downtown Plan, the former Chair noted three processes of HRMbyDesign that the Committee should follow up on.

At 3:04 p.m. Councilor Watts entered the meeting.

The Chair outlined the three processes—Regional Heritage Functional Plan, Heritage Conservation Districts, and the Plan Monitoring process—and suggested that this be put on a future agenda for discussion. He noted that many of the current Committee members were not involved in the HRMbyDesign process, and suggested that staff provide a summary and a description of how the Committee could be involved in the three areas.

Ms. Holm indicated that staff were not prepared today but would be able to put together information for the next meeting, and bring it back at that time.

The Committee agreed to place this item on the next meeting agenda for discussion.

Mr. Archibald asked if staff would also provide an explanation of how the Regional Heritage Functional Plan will relate to HRMbyDesign.

At 3:09 p.m. Ms. Miller entered the meeting.

5. **DEFERRED ITEMS:** None

6. **CORRESPONDENCE, PETITIONS & DELEGATIONS:**

6.1 **Correspondence:** None

6.2 **Petitions:** None

6.3 Presentations: None

6.4 Updates from HAC Members - HRM Committees and HAC Sub-committees:

Urban Design Task Force - The Chair advised that at the last meeting of the Urban Design Task Force, the Friends of Schimidville provided their presentation, and it received a positive response.

7. REPORTS:

7.1 Case H00344 - Non-substantial Alterations to 1483 Carlton Street, Halifax

A staff report dated May 11, 2009 was submitted.

Ms. Randa Wheaton, Senior Planner, outlined the request by Sandy Rutledge for approval of non-substantial alterations to 1483 Carlton Street, Halifax, a municipally registered heritage property. In her presentation, she noted the following points

- the property is part of a Victorian streetscape
- the architectural style is Late Victorian Eclectic
- the last photograph of the property, prior to the alternations, is from 2006
- the majority of the work has been done
- alternations include:
 - replacing two basement windows on the front with glass blocks
 - a bathroom window was moved to shift it away from a bathtub
 - basement window in the rear replaced with a larger, PVC insert
 - a set of rear doors replaced with two side by side PVC windows, and finished below the windows in cedar shingles painted to match the rest of the building
 - removal of a second storey addition approximately 6ft. x 8ft. and create a flat deck

Ms. Wheaton advised that when staff reviewed this application against the Building Conservation Standards staff determined that:

- there would be no change to the historic use of the building
- the window alterations will not affect the historic character of the building
- the glass block windows are not in keeping with the character of the home and feel that if the use of glass blocks is for security concerns then decorative metal grillwork would be more appropriate
- some historic materials have been removed in the redesign of the rear roof line and creation of a deck; it is unlikely that reinstatement would occur and if so it would potentially jeopardize the functionality of the deck
- the change in window materials and redesign of rear roof line will not create a false sense of historical development, with the exception of the glass block windows. All other distinctive features, finishes and construction techniques will be preserved.

In conclusion, Ms. Wheaton advised that staff are supportive of the non-substantial alterations with the exception of the modification of the front basement windows to glass

blocks.

The Committee discussed the matter with Ms. Wheaton, Ms. Holm, and Mr. Rutledge, the property owner, responding to questions.

The following points were noted:

- the renovations began in February
- trim will be put around the back window
- the gingerbread molding was probably not original
- the property owner expressed the view that he was open to suggestions by the Committee in regard to the railing design on the proposed deck
- the foundation of the building is in a state of disrepair and requires significant work to shore it up; glass blocks were installed instead of windows as way to add integrity
- the work began without a building permit; but once a building inspector found out, then a stop work order was issued

Following the discussion, the Committee was in general agreement that the only issue of real concern was the front basement level glass block windows. The Committee felt they were not an appropriate use and suggested that if security issues were a concern with regular windows, that wrought iron detailing would provide protection.

On another matter, the Committee discussed the railing for the upper deck. It was noted that although the railing should compliment the character of the home, it would also be required to meet building code regulations. The Committee was in general agreement that railing of the upper deck be in a complementary traditional design, and that staff go back and negotiate with the property owner on the railing design.

MOVED by Mr. Archibald, seconded by Councillor Nicoll that the Heritage Advisory Committee endorses the Level Two non-substantial alterations as outlined in the May 11, 2009 staff report with the exception of the modification of the basement windows on the front facade which should be required to be reinstated with, preferably, wood or vinyl windows; and the railing of the upper deck be of a traditional nature, and staff negotiate the detail design of the railing with the property owner. MOTION PUT AND PASSED.

8. **ADDED ITEMS** - None

9. **DATE OF NEXT MEETING:** June 24, 2009

10. **ADJOURNMENT**

On a motion **MOVED by Ms. Miller, seconded by Ms. Carroll the meeting adjourned at 4:00 p.m.**

Sheilagh Edmonds
Legislative Assistant