


Item No. 11.4.1

Halifax Regional Council

November 12, 2013

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY:  Original Signed

Stephen Terauds, Chair, Heritage Advisory Committee

DATE: October 28, 2013

SUBJECT: Case H00382: Substantial Alteration to 2221 Maitland Street, Halifax –
St. George's Parish Hall, a Registered Municipal Heritage Property

ORIGIN

Staff Report and presentation to the October 23, 2013 meeting of the Heritage Advisory Committee.

LEGISLATIVE AUTHORITY

By-law H-200 Respecting the Establishment of a Heritage Advisory Committee and a Civic Registry of Heritage Property

RECOMMENDATION

The Heritage Advisory Committee recommends Halifax Regional Council approve the proposed substantial alteration to the St. George's Parish Hall as outlined in Attachments A through D of the October 1, 2013 staff report.

BACKGROUND

At the October 23, 2013 meeting of the Heritage Advisory Committee staff presented the application by the Parish of St. George for a substantial alteration that include the rehabilitation of windows, alteration of certain features, and the construction of an addition of the south elevation.

DISCUSSION

The Committee felt that the loss of a masonry chimney was not a significant alteration to the building's heritage value and appreciated the planned upkeep to the building's envelope. The Committee was somewhat disappointed with the use of vinyl windows, but felt that the benefits of the project on the whole outweighed the use of inappropriate material – the Committee also recognized the financial difficulty of the Church organization in reconciling the increased cost of wood windows – and understands that funding accessed via the Community History category of the Community Grant Program will not be used to pay for the vinyl windows.

FINANCIAL IMPLICATIONS

The October 1, 2013 staff report addresses financial implications.

COMMUNITY ENGAGEMENT

The Heritage Advisory Committee is comprised of 10 volunteer members from the public and two Councillors. The meetings are open to the public

ENVIRONMENTAL IMPLICATIONS

None.

ALTERNATIVES

The Committee did not provide any alternatives. The October 1, 2013 staff report outlines alternatives.

ATTACHMENTS

Attachment 'A': Staff report dated October 1, 2013

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: Stephen Terauds, Chair, Heritage Advisory Committee



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

Heritage Advisory Committee
October 23, 2013

TO: Chair and Members of Heritage Advisory Committee

Original Signed

SUBMITTED BY:

Brad Anguish, Director, Community & Recreation Services

DATE: October 1, 2013

SUBJECT: Case H00382: Substantial Alteration to 2221 Maitland Street, Halifax
– St. George's Parish Hall, a registered municipal heritage property

ORIGIN

Application by the Parish of St. George

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Halifax Regional Council approve the proposed substantial alteration to the St. George's Parish Hall as outlined in Attachments A through D of this report.

BACKGROUND

The property at 2221 Maitland Street, Halifax, is a registered municipal heritage property, known as St. George's Parish Hall (Map 1). The subject property is used for community facilities and accessory uses such as offices and storage. The heritage designation applies to the two buildings on the same corner lot at 2221 Maitland Street (church hall) and 5435 Cornwallis Street (former rectory) and the land they occupy. The heritage designation also applies to the St. George's Church property on the abutting lot to the east. On April 23, 2013, the Parish of St. George submitted an application for a substantial alteration to a heritage property (Attachments A through D). The applicant wishes to renovate the entire building at 2221 Maitland Street, including the large rear portion with the civic address: 5429 Cornwallis Street. Proposed exterior alterations include the rehabilitation of windows, alteration of certain features, and the construction of an addition on the south elevation. In accordance with Section 17 of the *Nova Scotia Heritage Property Act*, any substantial alteration to a municipal heritage building requires Regional Council approval.

Heritage Value

The *Heritage Property Act* defines "heritage value" as "*the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations and embodied in character-defining materials, forms, locations, spatial configurations, uses and cultural associations or meanings.*" The St. George's Parish Hall is valued for its association with St George's Church, often known as the "Round Church", and for its social history in the community (Attachment E). The original building was constructed in 1887 in the Georgian style (Attachment F). Its simple design supports and enhances the architectural prominence of St. George's Church (1800), a National Historic Site. The church hall quickly became the social centre for the area with a stage for performances, a sprung floor for dancing, a Sunday school, and many kitchens. In c. 1910, a three storey addition was constructed in two phases to the east, primarily to accommodate the sporting activities of the young men of the parish. In recent times, the church hall has accommodated church services, a soup kitchen and youth programs.

Character Defining Elements

Under the *Heritage Property Act*, the "character-defining elements" of a heritage building are defined as "*the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value.*" The following is a list of character-defining elements relating to the architectural significance of St. George's Parish Hall:

- Simple Georgian form;
- cross gables with gable and hip roofs;
- stone foundation;
- timber frame;
- wooden shingle cladding;
- red brick chimney;
- wooden windows with dark sash bars;
- framed and ganged windows;
- wooden windows with small square sashes and panes;
- corner trim resembling pilasters; and
- simple returns, cornice and frieze.

Registration

This property was registered on October 27, 1981 by the former Halifax City Council.

Heritage Building Conservation Standards

The Heritage Building Conservation Standards are used when evaluating proposed alterations to registered heritage buildings throughout the region. The Conservation Standards ensure careful consideration is given and that different strategies may apply in different contexts to better integrate new development with existing heritage buildings.

DISCUSSION

Proposal

The proposed development involves alterations to St. George's Parish Hall through a complete renovation of the building's existing interior which parishioners often describe as a "rabbit warren" due to the succession of ad hoc alterations over time. Some alterations to the building's exterior are necessary to accommodate the proposed interior renovations. Most of the exterior alterations, especially to the window and door openings, aim to introduce a sense of order to the building. Some openings will be introduced or removed based on historical evidence and there is an initiative to rehabilitate the Georgian style architecture. A distinct addition with a hip roof and covered walkway will replace an existing less prominent addition on the building's south side to serve as a focal entryway.

Heritage Building Conservation Standards

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

1. Historical Character:

St. George's Parish Hall was constructed in the Georgian style influenced by the Round Church which was constructed much earlier. The building's original footprint is identified on an 1889 Fire Insurance Plan map as a "school" with a rounded apse on the east side (Attachment F). The existing three storey addition was constructed in two phases (both c. 1910) as a gymnasium replacing the apse. On the east elevation of the historic addition, an existing pilaster and wall spacing divide the first section of construction (north) from the second section of construction (south).

Based on a historic photograph, it is apparent that the original building once contained Georgian windows with small square sashes and panes; only one example of this style of window remains on the original building today with four small square panes within each of six fixed square sashes. The windows on the first and second storeys of the first section of the historic addition are square-shaped including sliding sashes with two large square panes. These windows bare some resemblance to the Georgian style windows on the original building, albeit larger in scale. The windows across the length of the third storey of the historic addition, and on all three storeys of the second section of the historic addition, are vertically proportioned two-over-two sliding sashes.

This proposed window treatment will restore and complement the Georgian style of the original building and help to distinguish it from the historic addition. Wooden Georgian windows will be restored within their original openings (identified as W1 to W11 in Attachments A and B), save for the windows on the cross gable identified as W5 and W7 which will be vinyl. All of the windows on the historic addition will be converted to vertically proportioned two-over-two sashes in vinyl to introduce a sense of order, compatible with the Georgian architecture of the original building. These new windows will replace the existing windows on the first and second storeys of the first phase section of the historic addition. However, these square shaped windows are not considered character-defining elements. The existing pilaster and window spacing will continue to distinguish the construction phases of the historic addition.

2. Preserve Distinctive Features:

All wooden shingles will be rehabilitated as part of this proposal. The red brick chimney, visible from the west and south elevations of the building, will be removed as it is in disrepair and too costly for the applicant to rehabilitate. It is considered a character-defining element, but does not exemplify the architectural style as well as other features, such as the large central windows. Two windows on the second storey of the cross gable, on the west and south elevations of the building, will be removed to accommodate a new washroom.

3. New Additions/Exterior Alterations: Differentiated and Compatible with Massing, Size, and Scale:

The small existing addition with a hip roof, on the south elevation, currently used as a side entryway, is not considered to be a character-defining element. It will be removed and replaced with a similar but slightly larger addition, also with a hip roof, to serve as the new main entrance into the building. This new addition will extend out from the original building and protrude beyond the historic addition to the south. It will be compatible with the massing, size, scale, and architectural features of the original building as well as the historic addition. Its tall single pane windows with transoms will clearly distinguish it as a contemporary addition.

Conclusion

This proposed window treatment will restore and complement the Georgian style of the original building and help to distinguish it from the historic addition. This treatment will be costly as eight large central windows in the Georgian style will be restored in wood. Some less significant windows and a chimney will be removed as they no longer accommodate interior alterations and are costly to rehabilitate. An addition with a hip roof and covered walkway will replace an existing less prominent addition to serve as the main entryway in the building. It will be distinguished as a contemporary structure yet compatible with the massing, size, scale, and architectural features of the rest of the building.

Staff recommend that the Heritage Advisory Committee recommend that Regional Council approve the substantial alteration to 2221 Maitland Street, Halifax, as contained in Attachments A through D.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved 2012/13 operating budget for C310 Planning & Applications. HRM is not responsible for renovation costs.

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 and Regional Council.

ENVIRONMENTAL IMPLICATIONS

No concerns identified.

ALTERNATIVES

1. The Heritage Advisory Committee may recommend that Regional Council approve the proposed substantial alteration to St. George's Parish Hall as outlined in this report. This is staff's recommendation.
2. The Heritage Advisory Committee may recommend that Regional Council approve the proposed substantial alteration to St. George's Parish Hall with conditions or modifications and in doing so should provide reasons for the conditions based on applicable conservation standards.
3. The Heritage Advisory Committee may recommend that Regional Council refuse the proposed substantial alteration to St. George's Parish Hall as outlined in this report. The *Heritage Property Act* does not include appeal provisions for decisions of Council regarding substantial alterations, however, the owners would be permitted to proceed with their proposal three years from the date of the application. This is not the recommended course of action.

ATTACHMENTS

Map 1:	Location Map – 2221 Maitland Street, Halifax
Attachment A:	Proposed Development – South Elevation
Attachment B:	Proposed Development – North Elevation
Attachment C:	Proposed Development – West Elevation
Attachment D:	Proposed Development – East Elevation
Attachment E:	Photographs of 2221 Maitland Street, Halifax
Attachment F:	Additional Photographs of 2221 Maitland Street, Halifax
Attachment G:	HRM Heritage Building Conservation Standards, By-law H-200

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: Seamus McGreal, Heritage Planner, 490-5113

Original Signed

Report Approved by: Kelly Denty, Manager of Development Approvals, 490-4800



Map 1 - Location

2221 Maitland Street
Halifax



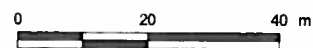
Subject Property - 2221 Maitland Street



Municipally Registered Heritage Property

Halifax Peninsula Land Use By-Law Area

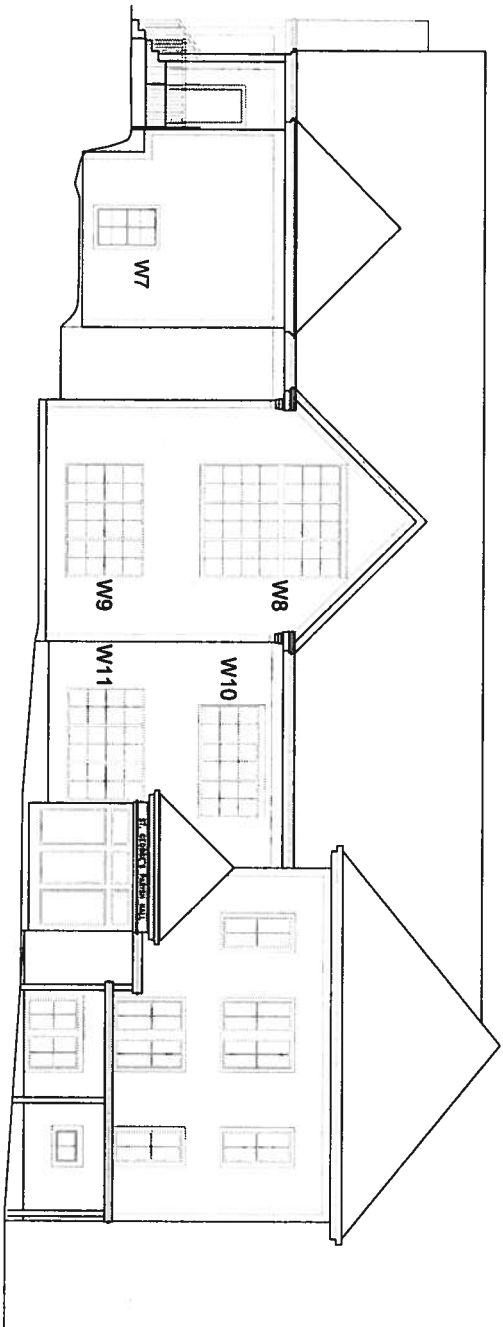
HALIFAX
REGIONAL MUNICIPALITY
DEVELOPMENT APPROVALS



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

ATTACHMENT A

PROPOSED DEVELOPMENT - SOUTH ELEVATION



REVISED SOUTH ELEVATION

REV	DESCRIPTION	BY	DATE
1	NOTE MATERIALS OF CONSTR.	J.L.	12.8.17
2	REVISED WINDOWS LABELED W	J.L.	12.8.17
3	FOR FINAL APPROVAL	J.L.	12.8.18
4	ISSUED FOR REVIEW	O.B.	12.8.18

NOTES:

1. ALL CLADDING IS WOOD SHINGLES AND TRIM (CORNER BOARDS, EAVES, DOOR TRIM, ETC) FINISHED OR LABELED TO MATCH EXISTING IN PARISH HALL.
2. WINDOWS LABELED W 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 ARE TO MATCH EXISTING WINDOWS IN PARISH HALL. ALL OTHERS WINDOWS ARE NEW CONSTRUCTION OF FINISHED TO MATCH EXISTING. SEE ALSO WINDOW SPECIFICATIONS.

PARISH OF ST GEORGE

PARISH HALL
2221 MATLAND STREET
HALIFAX, NS

PROJECT TITLE:
PARISH HALL RENOVATION
2221 MATLAND ST.
HALIFAX, NS

DRAWING TITLE:
FINAL APPEARANCE
REVISED SOUTH ELEVATION

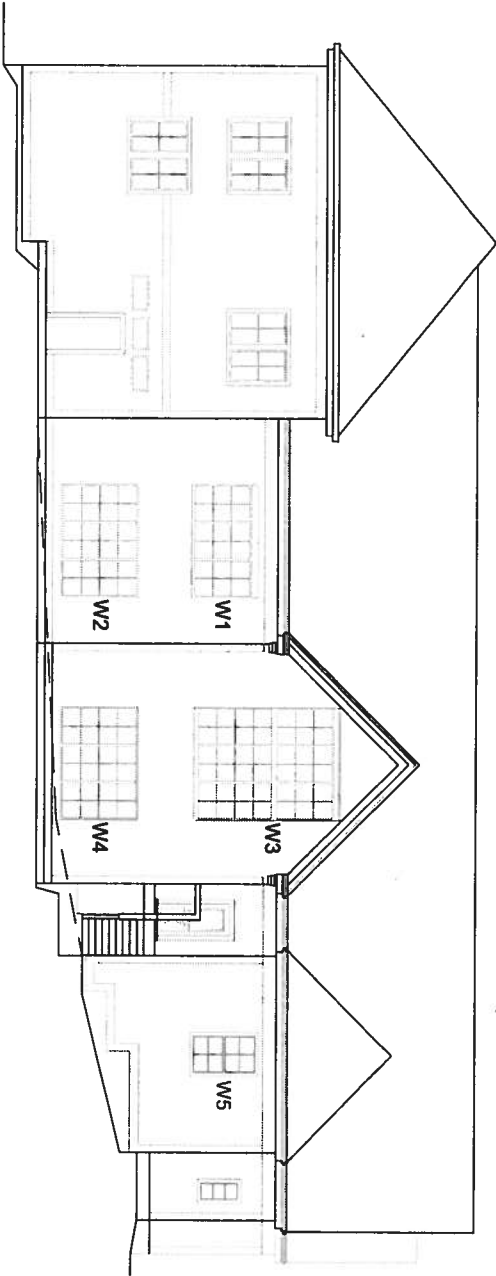
DRAWN BY:
PARISH OF ST GEORGE
STAFF

DATE:
April 15, 2013

SHEET No. 3

ATTACHMENT B

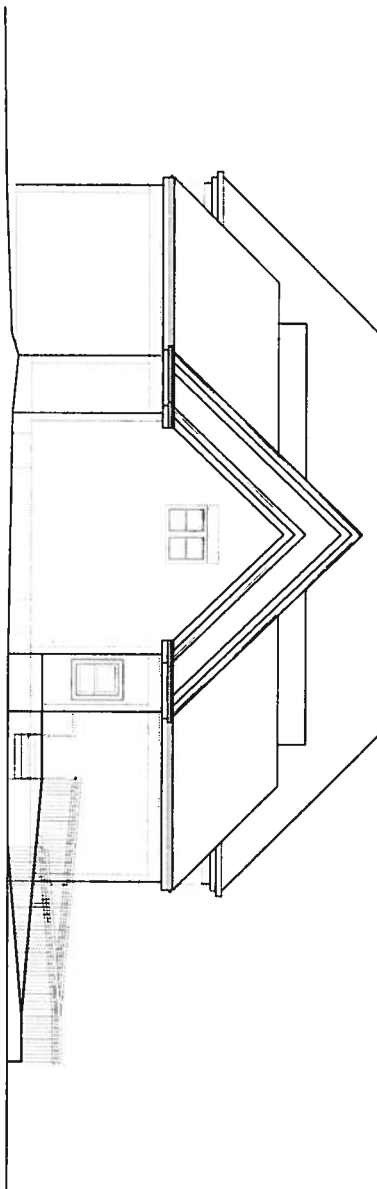
PROPOSED DEVELOPMENT - NORTH ELEVATION



REVISED NORTH ELEVATION

NOTES:			
1. ALL CLADDING IS WOOD SHINGLING AND TRIM COVERING ROOFING, GATES, DOOR TRIM, ETC. 2. WINDOW UNITS W1, W2, W3, W4, W5 AND W6 SHALL BE WOOD SHINGLING AND TRIM 3. WINDOW UNITS W1, W2, W3, W4, W5 AND W6 SHALL BE WOOD SHINGLING AND TRIM 4. WINDOW UNITS W1, W2, W3, W4, W5 AND W6 SHALL BE WOOD SHINGLING AND TRIM 5. WINDOW UNITS W1, W2, W3, W4, W5 AND W6 SHALL BE WOOD SHINGLING AND TRIM			
PARISH OF ST GEORGE			
PARISH HALL			
221 HARTLAND STREET			
HALIFAX, NS			
PROJECT TITLE:			
PARISH HALL RENOVATION			
221 HARTLAND ST.			
HALIFAX, NS			
DRAWING TITLE:			
FINAL APPEARANCE			
REVISED NORTH ELEVATION			
DESIGNED BY:			
PARISH OF ST. GEORGE			
DRAWN BY:			
STAFF			
DATE:			
April 15, 2013			
SHEET NO.			
1			

PROPOSED DEVELOPMENT - WEST ELEVATION



REVISED WEST ELEVATION

REV	DESCRIPTION	BY	DATE
3	NOTE MATERIALS OF CONSTR.	JJ	12.08.17
1	FOR NEW APPLICATION	A.L	13.04.18
0	ISSUED FOR REVIEW	G.B.	13.02.20

NOTES:

1. ALL CLOTHING IS WOOD-SHOULING AND TRIM, GROOMING, BOARDS, EAVED, DOOR TRIM, TEST, REPAIRED OR DESIGNED TO MATCH EXISTING IN DIMENSIONS, DETAILS AND FINISH FINISHED.
2. WINDINGS LABELED W/ 1, 2, 3, 4, 6, 10 AND 11 ARE ALL WOOD REPAIRS. OTHERS ARE WOOD, LAMINATE OR WOOD INCLUDING: STAIRS, BATHS AND WOOD. ALL OTHER WINDINGS ARE W/HT, CONSTRUCTION, INCLUDING CLADDING, TILLS AND REPAIR, COLORED OR FINISHED TO MATCH EXISTING. (SEE ALSO VENDOR SPECIFICATIONS).

PARISH OF ST GEORGE

PARISH WALL,
2221 WATLAND STREET
HALIFAX NS

PROJECT TITLE:
PARISH HALL RENOVATION
2221 MATLAND ST. HALIFAX, NS

DRAFTING TITLE

**FINAL APPEARANCE
REVISED WEST ELEVATION**

DESIGNED BY:

PARISH OF ST. GEORGE

DRAWN BY

STAFF

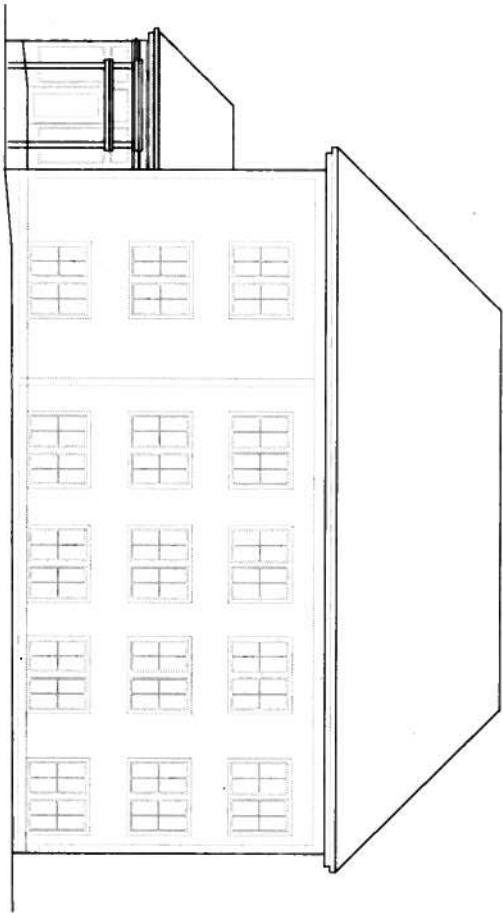
DATE _____

April 15, 2013

SHEET No.

ATTACHMENT D

PROPOSED DEVELOPMENT - EAST ELEVATION



REVISED EAST ELEVATION

3	DATE MATERIALS OF CONSTRUCTION	J.L.	12.16.17	
1	FOR PERM APPLICATION	J.L.	12.16.18	
0	REVISED FOR REVIEW	G.B.	12.22.20	
REV	DESCRIPTION	BY	DATE	

NOTES:

1. ALL CLADDING IS WOOD SHINGLING AND TRIM (CORNER BOARDS, EAVES, DOOR TRIM, ETC) REPAIRED OR REPLACED TO MATCH EXISTING IN SPECIFICATIONS TO MATCH EXISTING.
2. WINDOWS LABELED W/ 1, 2, 3, 4, 5, 10 AND 11 ARE ALL WOOD WINDOW/CLADDING CENTER MADE WOOD ALTHOUGH SOME MAY BE ALUMINUM OR VINYL. ALL OTHER WINDOWS ARE VINYL CONSTRUCTION OF FINISHES TO MATCH EXISTING. SEE ALSO WINDOW SPECIFICATIONS.

PARISH OF ST GEORGE

PARISH HALL
2221 WATLAND STREET
HAUFAX, NS

PROJECT TITLE:
PARISH HALL RENOVATION
2221 WATLAND ST. HAUFAX, NS

DRAWING TITLE:
FINAL APPEARANCE
REVISED EAST ELEVATION

DRAWN BY:
PARISH OF ST. GEORGE
STAFF

DATE:
April 15, 2013

ATTACHMENT E

PHOTOGRAPHS OF 2221 MAITLAND STREET, HALIFAX

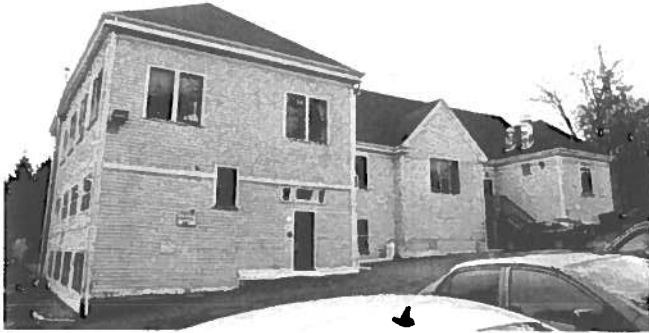


Figure 1: North Elevation – the original building including two cross gables with hip and gable roofs (right) and the historic three storey addition with hip roof (left)



Figure 2: South Elevation – the small existing addition with hip roof currently used as a side entryway is not considered to be a character-defining element



Figure 3: West Elevation – The red brick chimney and two windows on the cross gable with hip roof will be removed



Figure 4: East Elevation – the windows across the length of the third storey of the historic addition – and on all three storeys of the second section of the historic addition – are vertically proportioned two-over-two sliding sashes

ATTACHMENT F

ADDITIONAL PHOTOGRAPHS OF 2221 MAITLAND STREET, HALIFAX

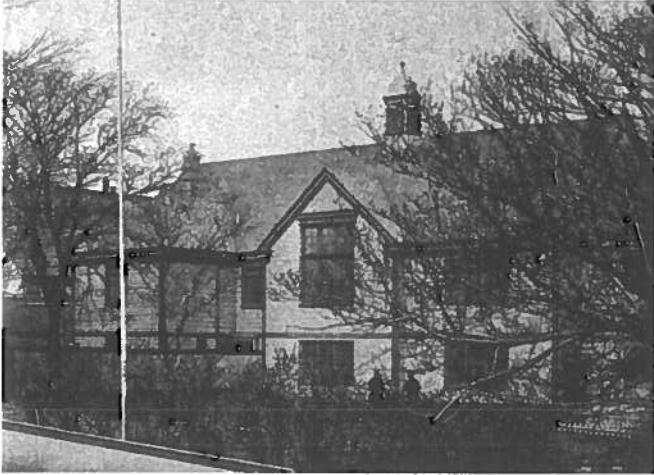


Figure 1: St. George's Parish Hall (pre-1910) The original building once contained Georgian windows with small square panes.

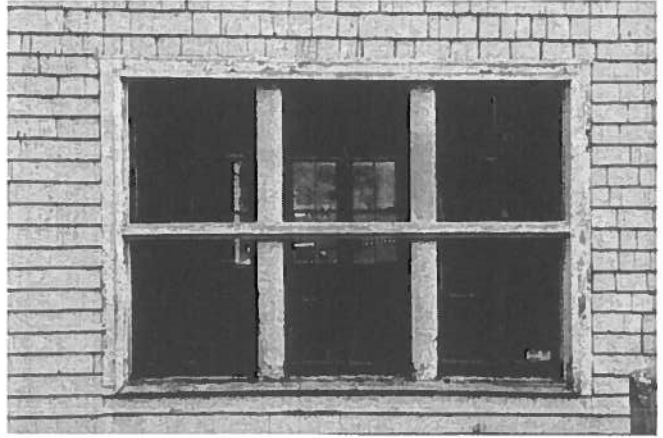


Figure 2: Only one example of the Georgian style of window remains on the original building today with four small square panes within each of six fixed square sashes.



Figure 3: The church hall's form and design (foreground) supports and enhances the architectural prominence of St. George's Church (1800), a National Historic Site (background).

ADDITIONAL PHOTOGRAPHS OF 2221 MAITLAND STREET, HALIFAX

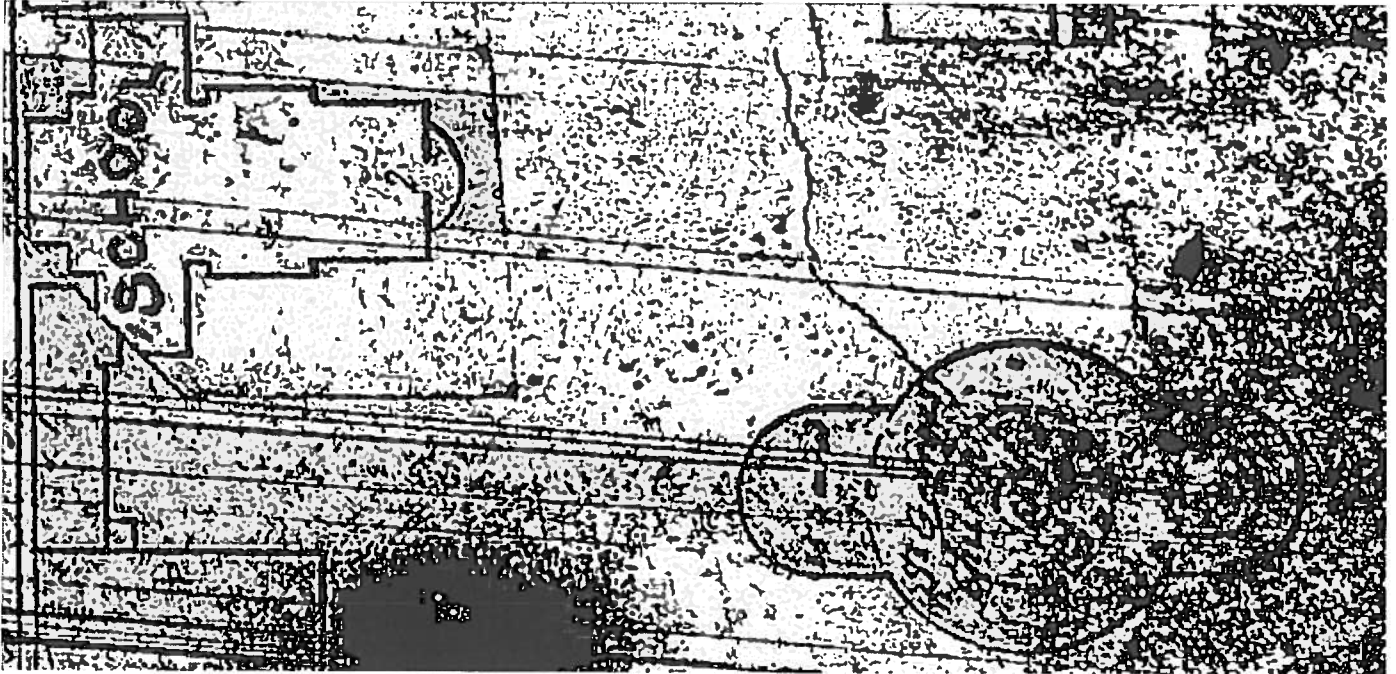


Figure 4: Fire Insurance Plan Map (1889) - The church hall's original footprint is identified as a "school" with a rounded apse on the east side

Attachment G: Heritage Building Conservation Standards

These Conservation Standards are based on Conservation Standards used by the United States Secretary of the Interior (36CFR67)(1991) and are in keeping with most conservation principles, including the Venice Charter (1964).

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 (see Note 1).
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 (See Note 2).
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.

Note 1: This standard is not intended to regulate the use of property. Land use regulation is implemented through the Land Use By-law under authority of the Municipal Government Act.

Note 2: Within the Downtown Halifax Secondary Planning Area and the Barrington Street Historic District, section 4 of the Design Manual of the Downtown Halifax Land Use Bylaw shall be considered in evaluating matters relating to compatibility of massing, size, scale and architectural features.