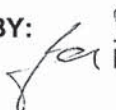




P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 11.7.2
Halifax Regional Council
July 22, 2014

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY:  Original Signed
Emma Sampson, Chair, Heritage Advisory Committee

DATE: July 10, 2014

SUBJECT: Case H00402: Substantial Alteration to 2608 Brunswick Street, Halifax –
The Churchfield Barracks – a Municipal Registered Heritage Property

ORIGIN

Motion passed by the Heritage Advisory Committee at its May 28, 2014.

LEGISLATIVE AUTHORITY

Section 21 of the Halifax Charter regarding Standing, Special and Advisory Committees.

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 2068 Brunswick Street, Halifax, as outlined in Attachments A and B of the staff report dated April 4, 2014.

BACKGROUND

At the May 28, 2014 meeting of the Heritage Advisory Committee, staff presented the application by Christine Davison for a substantial alteration to 2608 Brunswick Street, Halifax to construct a small, one storey rear addition at 2608 Brunswick Street.

DISCUSSION

In the presentation, staff reviewed the applicable standards by which staff evaluated the proposal under HRM's Heritage Building Conservation Standards. Staff concluded that the proposed addition was designed in a way that is sympathetic to the design of the original buildings, and meets HRM's Building Conservation Standards for Heritage Buildings, and recommended approval. The Committee expressed no concerns with the proposal and endorsed the staff recommendation as noted above.

FINANCIAL IMPLICATIONS

None associated with this report. The attached staff report addresses financial implications associated with processing the application

COMMUNITY ENGAGEMENT

The Heritage Advisory Committee is an Advisory Committee to Regional Council comprised of 10 volunteer members of the public and two Councillors. The meetings are open to the public and the agendas and minutes are posted at www.Halifax.ca.

ENVIRONMENTAL IMPLICATIONS

None.

ALTERNATIVES

The Committee did not provide alternatives.

ATTACHMENTS

Attachment 1: Staff report dated April 4, 2014.

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



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

Heritage Advisory Committee
April 23, 2014

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY Original Signed

Brad Anguish, Director of Community & Recreation Services

DATE: April 4, 2014

SUBJECT: Case H00402: Substantial Alteration to 2608 Brunswick Street,
Halifax – The Churchfield Barracks - a municipality registered
heritage property

ORIGIN

Application by Christine Davison.

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 2608 Brunswick Street, Halifax, as outlined in Attachments A and B of this report.

BACKGROUND

The property at 2608 Brunswick Street is one of 12 units that together are referred to as the Churchfield Barracks (Map 1), and each of the 12 units are municipally registered heritage properties. The 12 unit, one-and-a-half storey brick row house was designed in the Gothic Revival style, and was built by the British Army in 1901. The row houses became known as the Churchfield Barracks as a reference to the garrison church which was located nearby when the buildings were first constructed.

On February 18, 2014, Christine Davison applied for a building permit to construct a small, one storey rear addition at 2608 Brunswick Street (Attachments A & B), the end unit at the corner of Brunswick Street and Portland Place. The proposed work constitutes a substantial alteration to the heritage property and as per Section 17 of the Heritage Property Act 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.*" 2608 Brunswick Street is valued for its Gothic Revival architecture and historical associations.

The Churchfield Barracks are valued for their association with the British Army in Halifax at the turn of the twentieth century. These residential buildings were built by the British as barracks and were constructed in 1901. At the time the barracks were constructed, the army garrison church was located nearby, at the corner of Cogswell and Brunswick Streets, and the barracks became locally known as the 'Churchfield Barracks.' The buildings are also locally referred to as the Twelve Apostles making reference again to the army garrison church and the number of units within the row house.

Architecturally, the Churchfield Barracks are valued as a good example of Gothic Revival style, as a row house of twelve units, is unique within Nova Scotia. Each unit features a steeply pitched gable roof with a gable dormer, and a small covered porch on the front façade. At the rear of each unit is a small ell which houses the bathroom. This twelve unit row house provides a tangible link with the city's significant military past (Attachment C).

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 list of character-defining elements relating to the Gothic Revival architectural style and original use as military housing include:

- unified form and appearance of the 12 units;
- red brick construction and brick decorative detail;
- gothic gable dormers;

- symmetrically spaced gables;
- chimneys, some with chimney pots;
- matching enclosed front porches;
- segmental arched window and door openings;
- string course separating first and second storeys; and
- sandstone window sills.

Heritage Building Conservation Standards

The Heritage Building Conservation Standards are used to evaluate proposed alterations to registered heritage buildings throughout the region. The Conservation Standards (Attachment D) help to ensure that careful consideration is given how the proposed alteration may affect the heritage values and character defining elements of the building. Different design approaches may be applicable in different contexts to allow for a better integration of new development with existing heritage buildings.

DISCUSSION

Proposal

The proposed development involves changes to the rear of one of the 12 units that make up the Churchfield Barracks. The proposal will see the creation of a one storey addition at the rear of the property. The addition will be located between two existing rear ells (bathrooms), and will cover the small portion of usable rear yard that is not designated as part of the common rear lane (Attachments A and B).

The specifics of the rear addition are as follows:

- it will be a single storey in height and measure 7' - 8" in width by 8' - 9" in depth;
- it will have a 4/12 pitched roof which will be covered in asphalt shingles to match those on the main building;
- the new exterior wall will have wooden clapboard (painted red to match existing brick) which matches the exterior cladding of the three other units within the Barracks which have created rear additions; and
- the addition will have one wooden door and a single vinyl window matching the dimension of the existing rear windows.

Heritage Building Conservation Standards

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

1. **Historic Character** - Standard #2 advises that the historic character of the property shall be retained and preserved, and that the removal of historic materials or alteration of features and spaces that characterize the property shall be avoided. The small rear 'yard' may have once been considered 'a space that characterized the property', however, three of the twelve 'yards' have already been modified with infill additions.
2. **Physical record of time, place and use** - Standard #3 advises that each property should 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. The rear addition will be differentiated from the original building both in its design and materials and will not create a false sense of historical development.

3. **New additions, exterior alterations or new construction** - Standard #9 advises that new additions, exterior alterations, or related new construction shall not destroy materials that characterize the property. New work should 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. The rear addition is differentiated from the original building in terms of materials, and compatible in terms of massing, size and scale. The historic integrity of the property will remain intact.
4. **Effect of removal of new additions** - Standard #10 advises that additions and/or new construction should 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 current exterior door and window will remain and become interior features, and the proposed addition could be removed and the building would retain its essential form.

Conclusion

The proposed addition has been designed in a way that is sympathetic to the design of the original buildings, and meets HRM's Building Conservation Standards for Heritage Buildings. Therefore, staff recommend that the Heritage Advisory Committee recommend that Regional Council approve the substantial alteration to 2068 Brunswick Street, Halifax as illustrated in Attachments A and B.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved 2014/15 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.

ALTERNATIVES

1. The Heritage Advisory Committee may recommend that Council approve the proposed substantial alteration to 2068 Brunswick Street, Halifax, with conditions or modifications and in doing so should provide reasons for the conditions based on applicable conservation standards.

2. The Heritage Advisory Committee may recommend that Council refuse the proposed substantial alteration to 2608 Brunswick Street, Halifax, 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

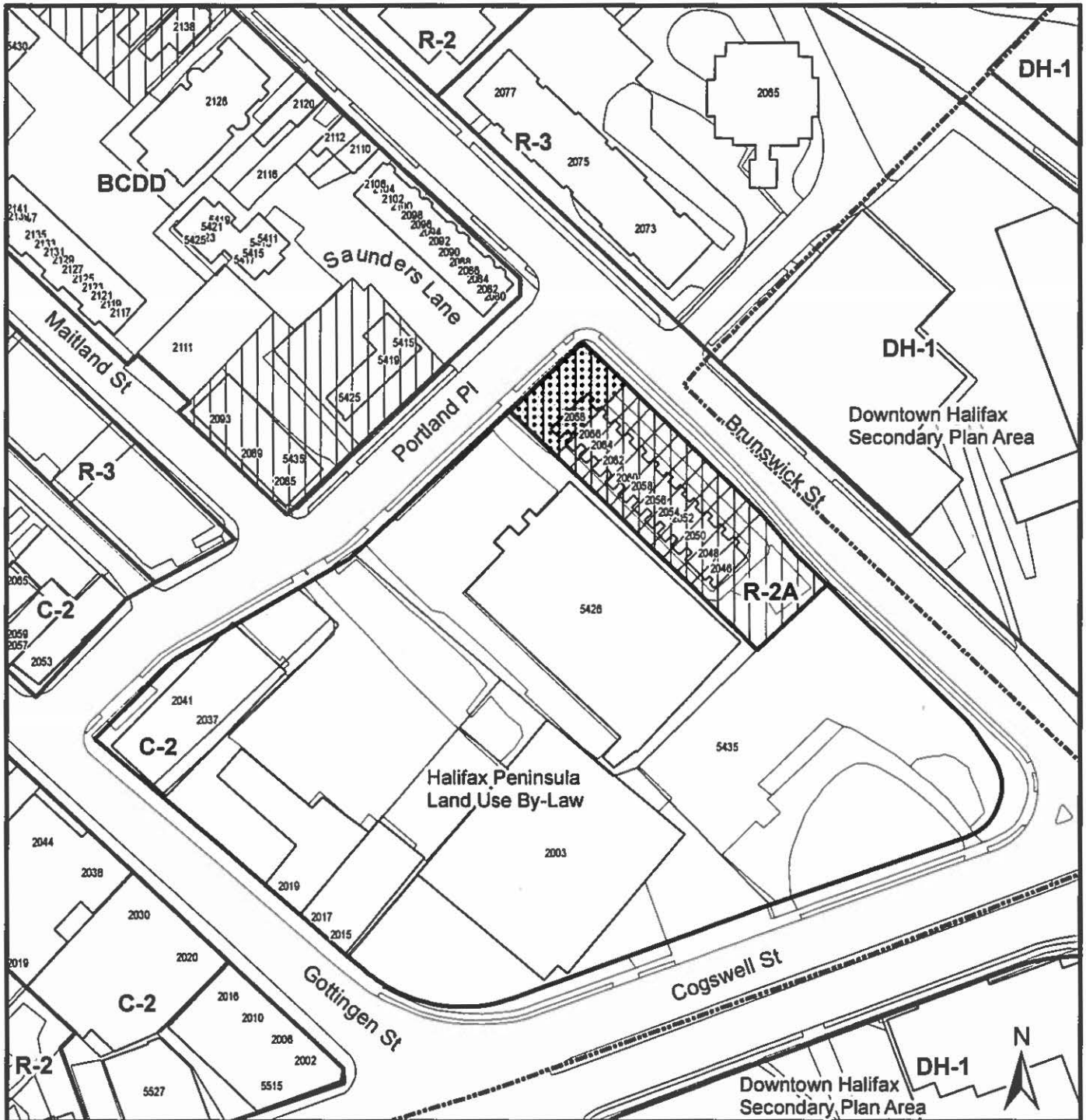
Map 1:	Location Map
Attachment A:	Elevation Drawings for 2608 Brunswick Street
Attachment B:	Floor Plan for 2608 Brunswick Street
Attachment C:	Current Photographs
Attachment D:	Heritage Building Conservation Standards

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.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

Original Signed

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



Map 1 - Location

2063 Brunswick Street
Halifax

 Subject Property

 Municipally Registered
Heritage Property

Halifax Peninsula
Land Use By-Law Area

Halifax Peninsula Zones

R-2 General Residential
R-2A General Residential Conversion
R-3 Multiple Dwelling
C-2 General Business
BCDD Brunswick Comprehensive Development District

Downtown Halifax Zones

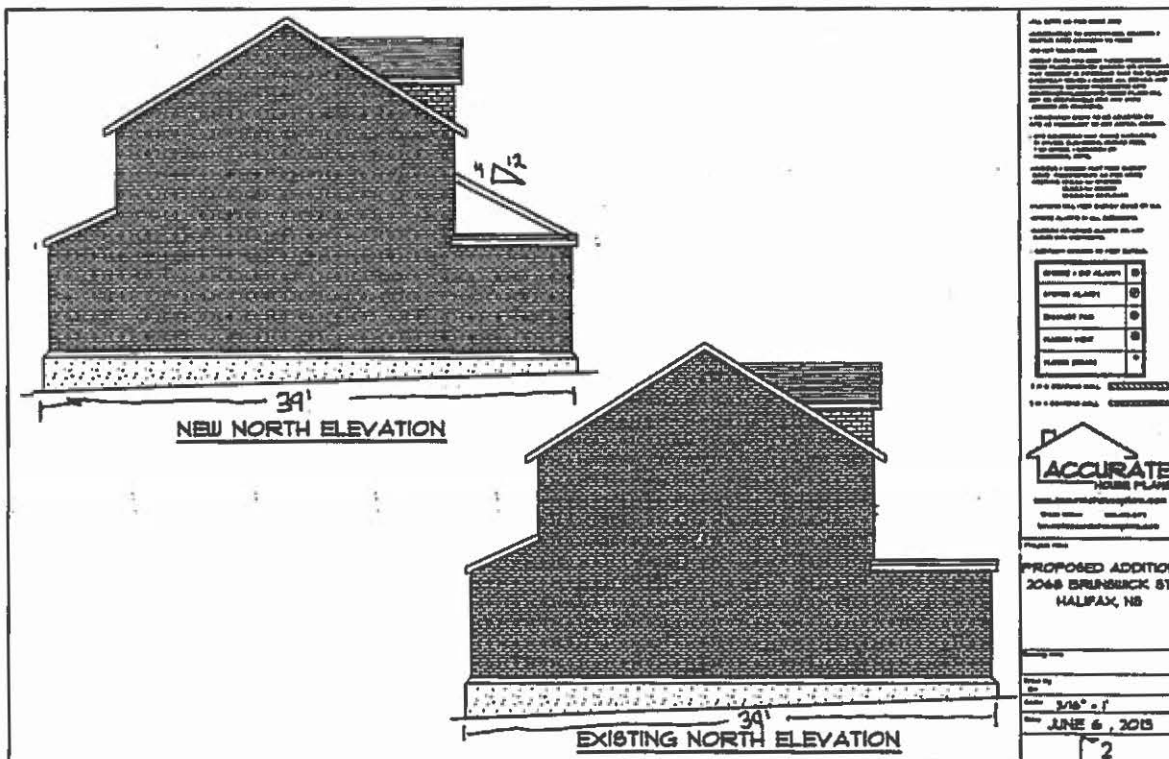
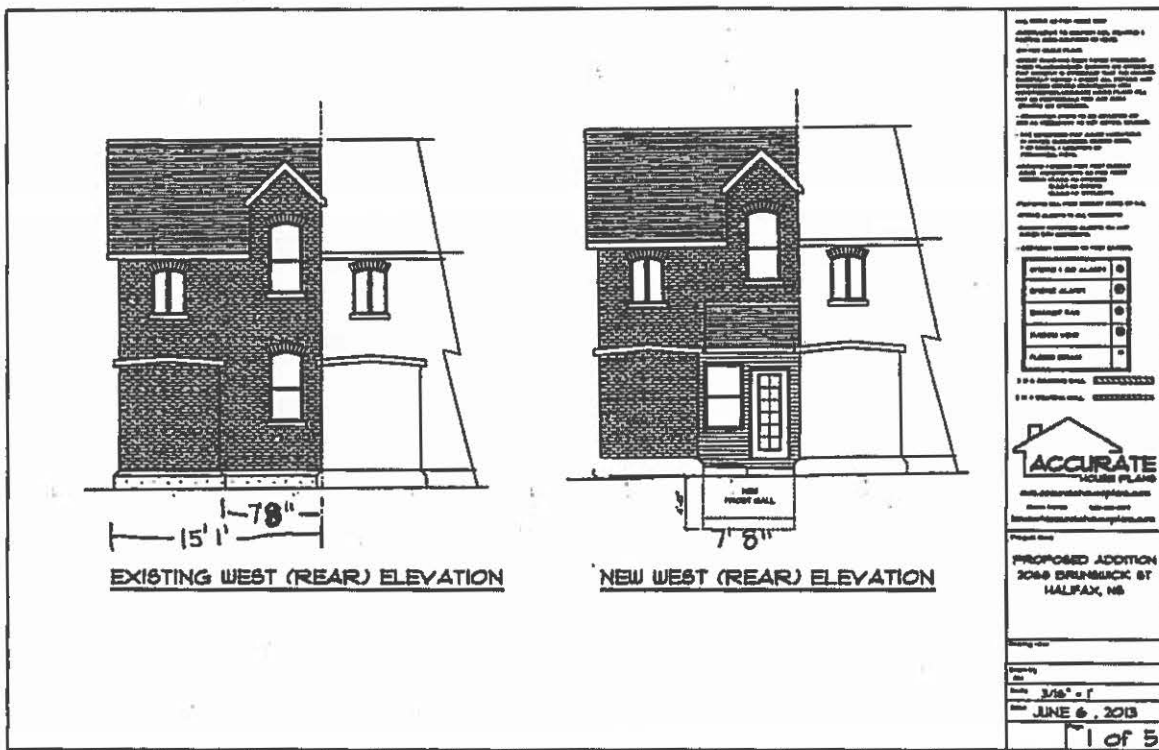
DH-1 Downtown Halifax

HALIFAX
REGIONAL MUNICIPALITY
DEVELOPMENT APPROVALS

0 20 40 m

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

Attachment A – Elevation Drawings for 2068 Brunswick Street



[illegible]

Attachment C – Current Photographs



Figure 1: Front Elevation of the Churchfield Barracks – 2046-68 Brunswick Street.





Figure 2: 2068 Brunswick Street in the foreground, looking south.



Figure 3: 2068 Brunswick Street – rear elevation.



Figure 4: Southern end of the row (units 2048 and 2046 respectively) shows how other rear additions have been designed.



Figure 5: The side elevation of 2046 Brunswick Street with a similar rear addition to what is proposed for 2068 Brunswick Street.

Attachment D

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.