

Halifax Regional Council
12 February 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


for Allan MacLellan, Chair, Heritage Advisory Committee
Regional Heritage Advisory Committee

DATE: February 6, 2002

SUBJECT: H00078 - Proposed Addition to 1690 Bell Road, Halifax (Bengal Lancers
Property)

ORIGIN

An application by Wes Burton requesting an addition to a registered heritage property at 1690 Bell Road (known as the Bengal Lancers Building).

RECOMMENDATION

The Heritage Advisory Committee **recommends** that Regional Council approve the addition to 1690 Bell Road, as proposed in the staff report dated January 7, 2002, with the addition of landscaping being placed along the blank portion of the addition wall.

BACKGROUND

See attached staff report dated January 7, 2002.

DISCUSSION

This matter was before the Heritage Advisory Committee on January 23, 2002 (see attached draft minute extract).

ATTACHMENTS

- 1) Staff report to the Heritage Advisory Committee dated January 7, 2002
- 2) Extract from draft January 23, 2002 Heritage Advisory Committee meeting minutes

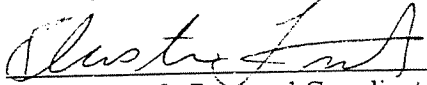
Additional copies of this report, and information on its status, can be obtained by contacting the office of the Municipal Clerk at 490-4210, or Fax 490-4208.

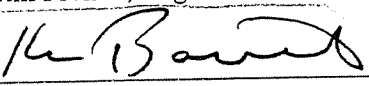
Report Prepared by: Patti Halliday, Assistant Municipal Clerk

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

Heritage Advisory Committee
January 23, 2002

TO: Heritage Advisory Committee

SUBMITTED BY: 
Austin French, Regional Coordinator, Planning & Development Services


Kevin Barrett, Planner

DATE: January 7, 2002

SUBJECT: **Heritage Case H00078 - Review of proposed addition to 1690 Bell Road,
Halifax, NS.**

STAFF REPORT

ORIGIN:

A permit application by Wes Burton requesting an addition to a registered heritage property at 1690 Bell Road (known as the Bengal Lancers Building).

RECOMMENDATION:

It is recommended that the Heritage Advisory Committee recommend to Regional Council the addition to 1690 Bell Road, as proposed in this report, be approved.

BACKGROUND:

Mr. Wes Burton has made an application to obtain a permit for an addition to 1690 Bell Road. The purpose of this addition is to provide more space to the existing historic stables. 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).

1690 Bell Road

Built in 1908, this two storey concrete structure was constructed for the Halifax Riding and Driving Club (now known as the Halifax Junior Bengal Lancers). This building is one of the first extensive concrete buildings to be erected in Halifax. It should be noted that there was a one storey addition made to the rear (west) facade of this historic stables. While it has been demolished, the profile of this former structure is still visible on the west facade (see Attachment 2).

Addition and Alteration Proposal

The proposal will see a one storey addition (approximately 41 feet x 60 feet) added to the rear facade of the existing stables. In addition, the existing stable will also be restored/repared, with new windows installed and a new fence installed along Bell Road. The specifications are provided in Attachment 3 and will be reviewed in detail in the discussion portion of this report.

DISCUSSION:

Policy Analysis: Building Conservation Standards (see Attachment 1)

Proposed Addition

1. **Historic purpose and changes to characteristics, site and environment:** The proposed additions will maintain the use for which the structure was originally built. The addition will be made to the rear facade of the building. The one storey addition will be approximately 41 feet by 60 feet. The facades of this addition will match the existing concrete and stucco structure (visible pilasters on the north facade and minimal detailing on the west facade).

In terms of windows and doors, the new addition will see wooden windows (double hung and clerestory) and doors installed. There will be one exception. The overhead door on the west facade will be steel but will be painted brown. Since the west facade is not highly visible and more utilitarian, staff feel this type of door is acceptable provided it is painted.

The existing windows in the historic stables are in poor condition and need to be replaced. The replacement windows will be wood and will replicate the existing windows with some

exceptions. On the north facade, two of the main level windows will be replaced with hopper windows to accommodate the stable stalls located behind these openings (there is a need to provide ventilation in these stalls, and this type of window is most effective). This same type of window is proposed for the main level windows on the east elevation, and two windows on the south facade (not shown).

Landscaping improvements are also being proposed. As shown on the east elevation, a wooden fence and gate is proposed to shield views of the paddock. Staff feel the design is appropriate for this property.

2. **Historic character and alteration of features and spaces:** The key component of this proposal will be the addition made to the historic stables. It should be noted that there was an extension on the west elevation of the stables that was demolished. The addition will see the pilaster elements of the facade repeated on the north elevation, and materials will be similar.

As previously mentioned, some windows in the historic stables will differ from those existing. To accommodate the need for ventilation of the stalls, hopper windows are proposed to replace existing double hung windows. The new wooden hopper windows will be divided (3 over 6 on the east facade and 3 over 9 on the north) and can be left open for ventilation even during inclement weather. Since the window openings will not change in size, and the replacement windows will be wooden, staff feel such a change is appropriate.

3. **Sense of historical development:** The main structure will not be significantly altered. The scale and placement of the addition, with its utilitarian design, will not detract from the historic stables and will return a missing feature of this property.
4. **Preservation of historical changes:** While the property has been painted, based on information from the former Director of the Bengal Lancer's, the building was originally left unpainted (exposed stucco and concrete), with dark brown windows and doors, and the wooden eaves were painted tan. The applicant would like to remove the paint and restore its original finish (if possible).
5. **Preservation of distinctive features, finishes and techniques:** The only alterations made to the original stables will be where the addition connects to the west facade. This will not alter the existing window/door patterns of the stables. Should the addition be removed in the future, the composition of the original stables will be intact.
6. **Repair of deteriorated and missing features:** As noted, the existing windows of the historic stables are in poor condition and will be replaced. In addition, general repair to the

building will occur (repair stucco, wood trim, roofing, etc.) Any incidental repairs will minimize removal of original material.

7. **Surface cleaning:** The existing paint treatment to the stucco and concrete is proposed to be removed. Pressure washing the building to remove the paint is proposed. Staff will permit this method of paint removal to a small test area. Should it not damage the stucco finish, the paint will be removed in this manner. However, should this method not be successful, the building will be repainted with historic colors.
8. **Significant archaeological resources:** No such resources have been identified. Appropriate measures will be taken should such resources be encountered during construction.
9. **Retention of characterizing materials, differentiation from historic structure and compatibility of massing, size, scale and features:** The addition will be smaller in height than the historic stables (similar height to the former addition) and will be set back from the north facade. This approach will differentiate it from earlier construction.
10. **Reversibility to essential form and protection of historic integrity:** The proposal involves new construction rather than significant removal or demolition. The addition will be built behind the historic stables, and will not alter the existing window and door openings in the north elevation. Therefore if the connection were to be removed at a later date, this facade would remain as before.

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 stables. The scale of the addition, with its utilitarian design, placement, and minimal detail will ensure the prominence of the original structure. Based on these considerations, staff are of the opinion that the proposal be approved.

BUDGET IMPLICATIONS:

The property and building at 1690 Bell Road is owned by HRM but operations are covered by a lease agreement (approved by Regional Council on September 4, 2001) with the Halifax Junior Bengal Lancers. Under this agreement, HRM (as landlord) will be responsible for programmed renovations to the existing building that will include building code deficiencies, exterior improvements (including windows) and signage.

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 1690 Bell Road 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: Photo - 1690 Bell Road.
- Attachment 3: Specification for the Proposed Addition.

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: Kevin Barrett, Planner, 490-4419

BUILDING CONSERVATION STANDARDS

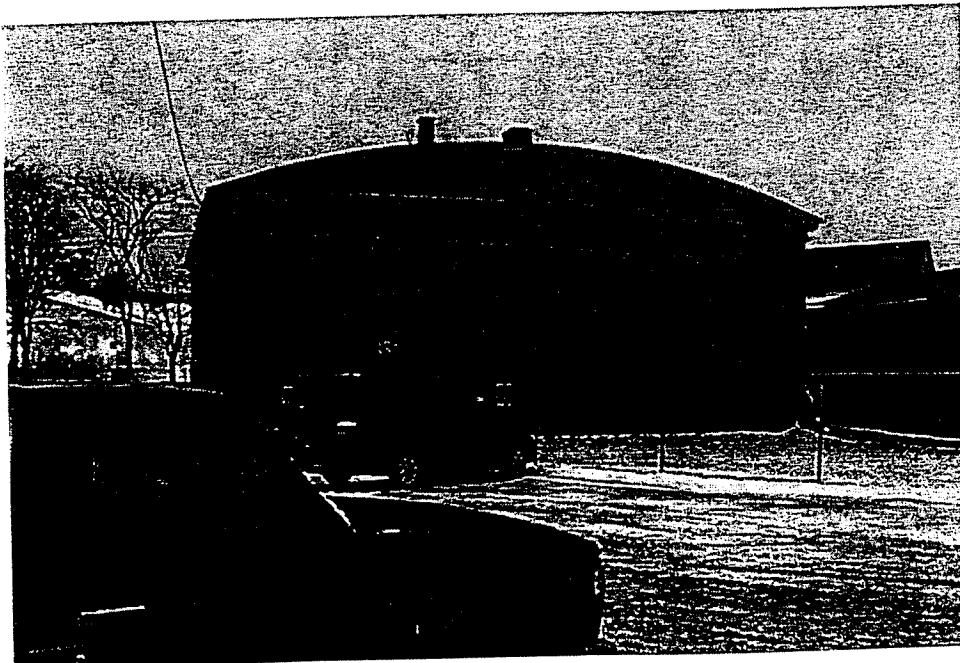
The following standards will be used to assess all applications for property alteration and financial assistance. The historic character of a heritage resource is based on the assumptions that (a) the historic materials and features and their unique craftsmanship are of primary importance and that (b) 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).



View of East Elevation



View of West Elevation

REVISIONS		ISSUED	DATE	BY	REASON
1	ISSUED	12/15/01	12/15/01	12/15/01	12/15/01
2	ISSUED	12/15/01	12/15/01	12/15/01	12/15/01
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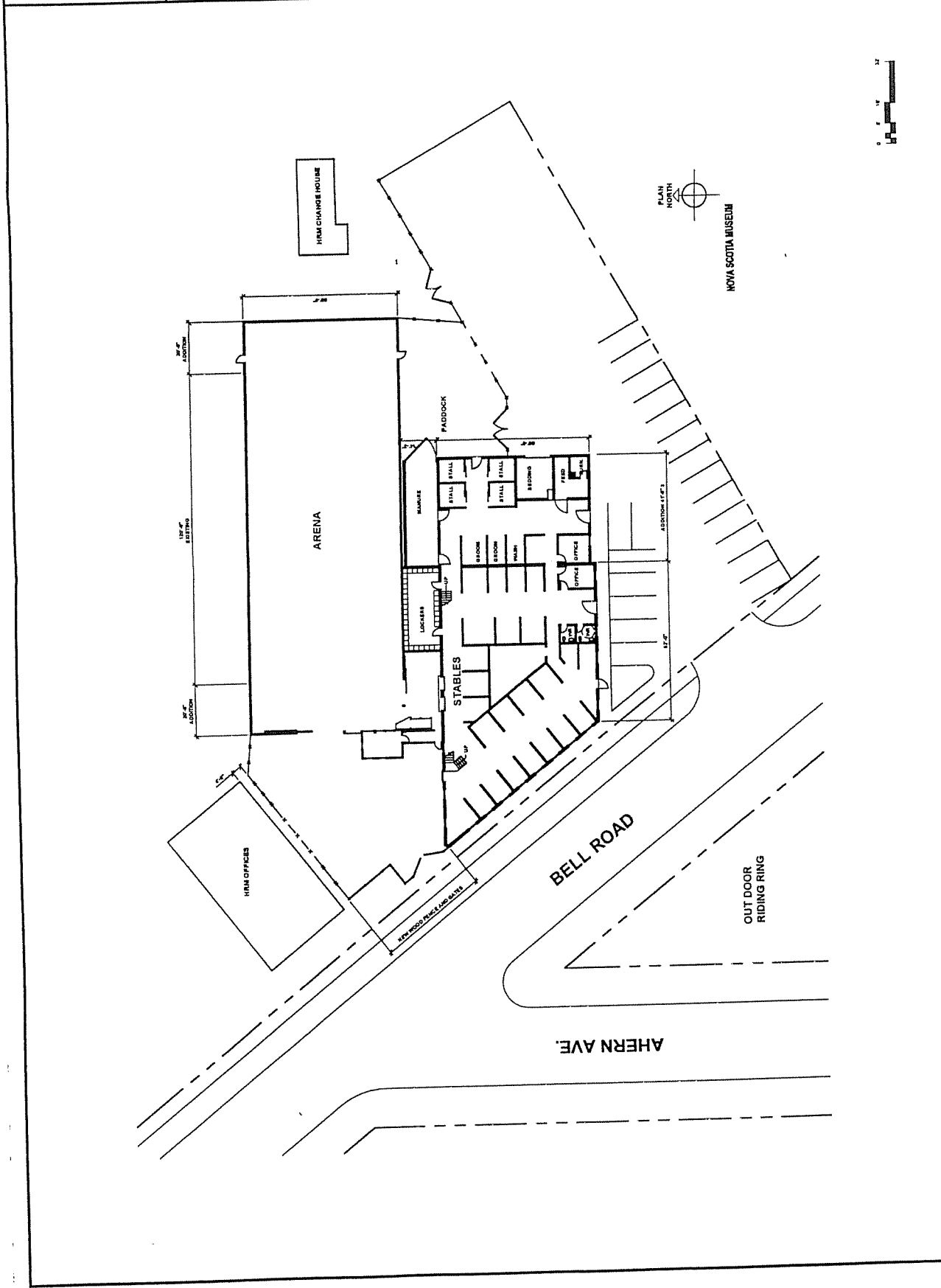
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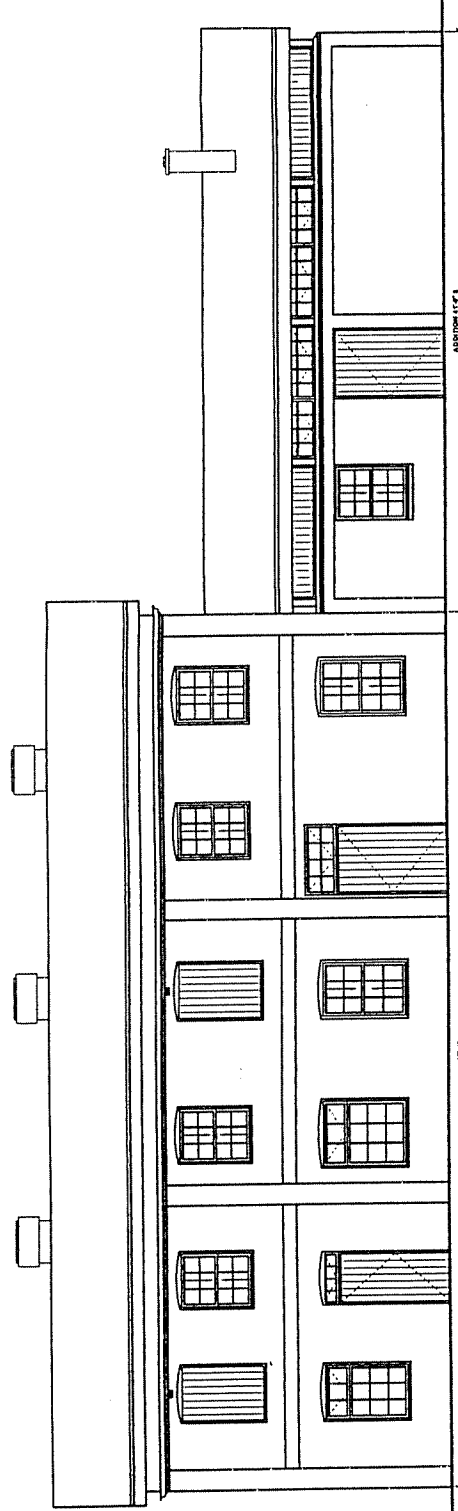
HALIFAX JUNIOR
BENGAL LANCERS
STABLES
CONSTRUCTION & EXPANSION

DATE: 6 JAN 02
SCALE: AS SHOWN
PROJECT NO: 0101010101
DRAWING NO: 0101010101

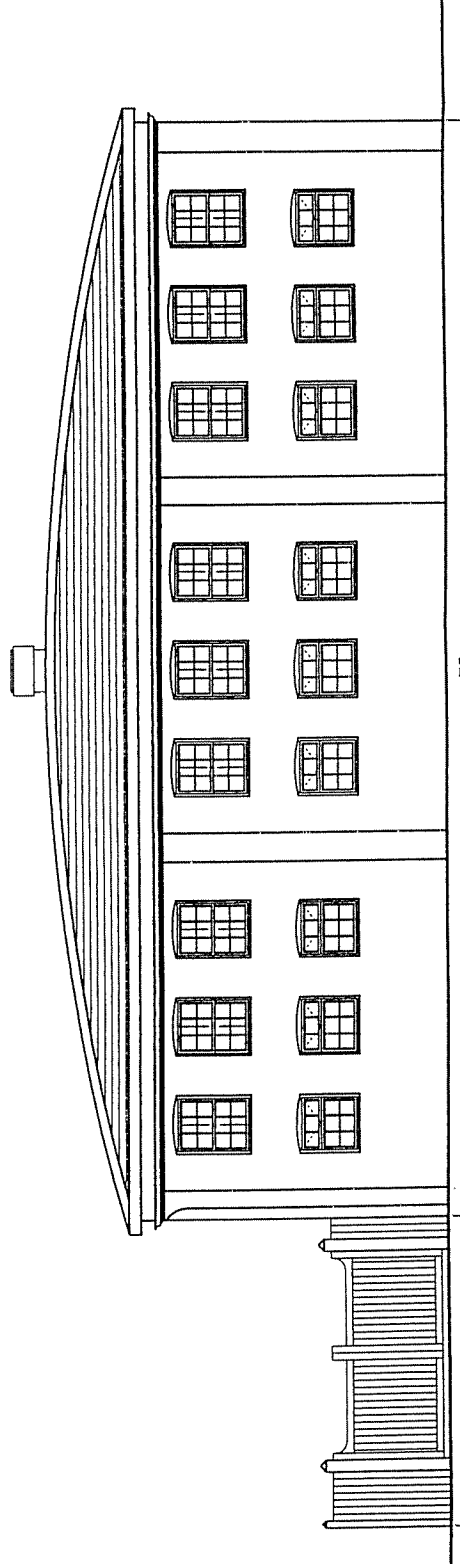
SITE PLAN

Sheet No: A-1





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



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



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Project No.	77	Contract	
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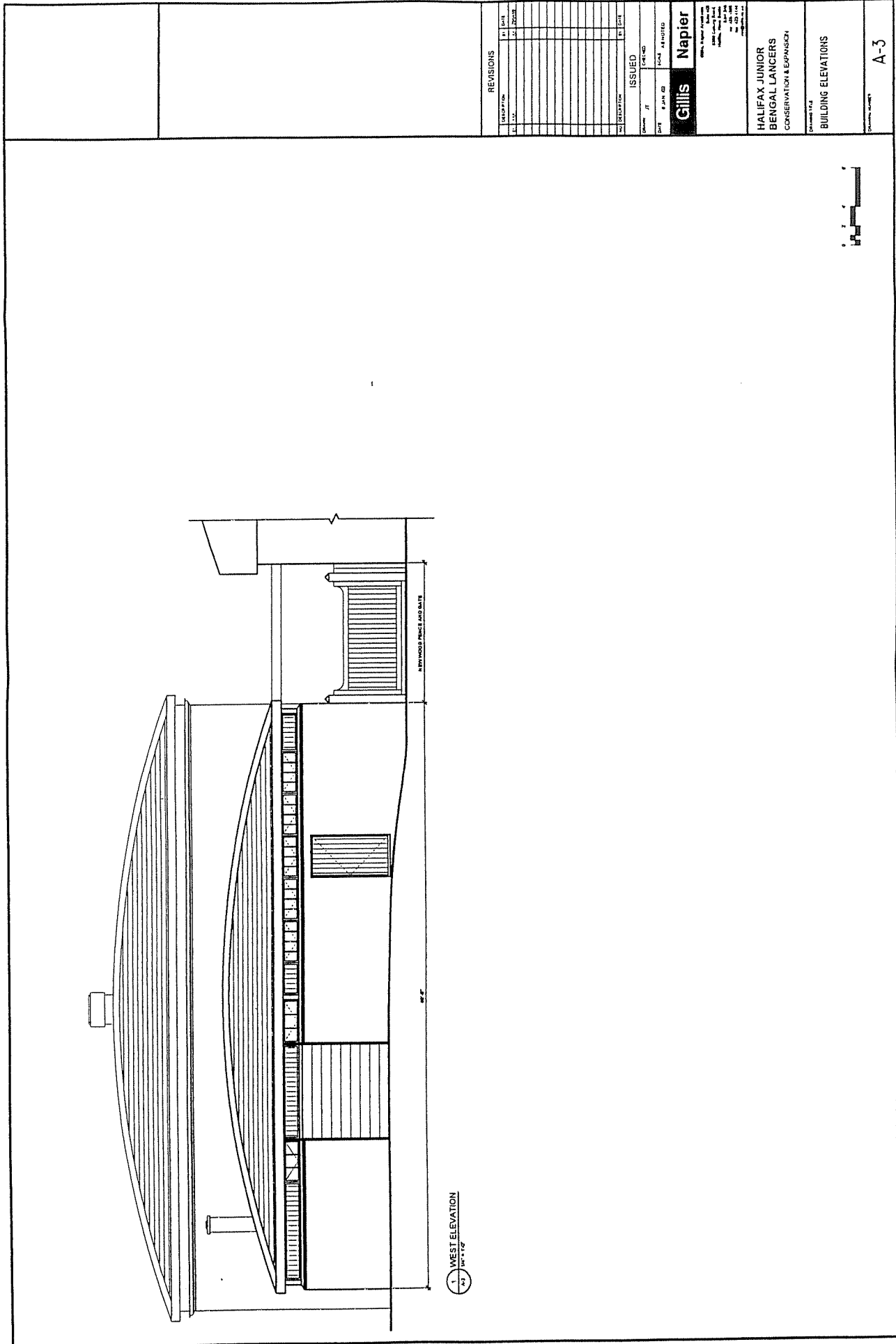
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DRAWING TITLE
 BUILDING ELEVATIONS

DATE PLOTTED
 2002 11 15 10:44

A-2



1 WEST ELEVATION
 A-3
 1/4" = 1'-0"

NEWWOOD FRAME AND DATE



REVISIONS

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 HALIFAX JUNIOR BENGAL LANCERS
 CONSERVATION & EXPANSION
 BUILDING ELEVATIONS

A-3

EXTRACT FROM DRAFT JANUARY 23, 2002 HERITAGE ADVISORY COMMITTEE MINUTES:

4.2 H00078 - Proposed Addition to 1690 Bell Road, Halifax (Bengal Lancers Property)

- A staff report prepared for Austin French, Regional Coordinator, Planning and Development Services, regarding the above, was before the Committee for its consideration.

Mr. Kevin Barrett, Planner, presented the staff report to the Committee which recommended approval of the addition to 1690 Bell Road.

Mr. Creighton expressed concern with the blank appearance on the right-hand side of the addition, and inquired if a false window could be installed to create an appearance of balance. Mr. Trites agreed there needs to be some balance. Councillor Uteck expressed concern with the possibility of graffiti problems on the blank wall, and suggested an additional window would help to cut it down. The Committee suggested one or two windows be added to create a better sense of balance.

Ms. Sperry expressed concern with adding new additions to heritage buildings. She stated it is one thing to reflect the style but copying it for the sake of copying it does not make sense. She stated if the blank wall does not functionally require a window, to put in a fake anything is downplaying the building. Mr. MacLellan suggested the window should be fully operable as it is a passage way and would allow natural light into the feed room. Ms. Sperry noted there is a lot of dry dust in a feed room, and suggested that within six months the window would not be transparent anymore. Mr. Burton, the applicant, noted there is a concern with keeping the feed room dry as well. Mr. Barrett suggested a recess could be placed in the wall that looks like an enclosed window. Ms. Sperry stated that putting two such recesses in the wall would make more sense. Mr. Creighton stated he still supports windows.

Mr. MacLellan suggested the wall may be more suited for signage and inquired if there was any future consideration for this. Mr. Burton illustrated the existing location for signage and stated it was hoped to keep this location as it is very visible.

Councillor Uteck suggested landscaping, such as climbing roses, could be planted against the blank wall as an alternative. Mr. McLaughlin stated this was a good idea, but he still believes the balance is important.

After further considering the issue of balance, Mr. Trites noted there is no symmetry in farm buildings and barns and there is a lot of blank wall. Mr. Creighton stated he could agree to this if the original building had blank walls, but it has windows, so the same thing should be done with the addition for balance.

Mr. Barrett suggested the applicant could consider a window with a false back.

Ms. Deborah Grant stated she likes the idea of landscaping as it would meet the purposes and would be as, if not more, attractive than a non-functioning window.

Mr. MacLellan also spoke in support of landscaping.

MOVED by Councillor Uteck, seconded by Deborah Grant, that the Heritage Advisory Committee recommend to Council that the addition to 1690 Bell Road, as proposed in the staff report dated January 7, 2002, be approved with the addition of landscaping being placed along the blank portion of the addition wall. MOTION PUT AND PASSED.