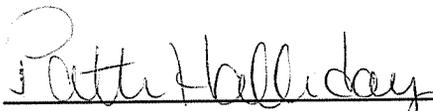

Halifax Regional Council
September 17, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
for Allan MacLellan, Chair, Heritage Advisory Committee
Regional Heritage Advisory Committee

DATE: September 12, 2002

SUBJECT: Case H00095 - Review of proposed addition to 5820 Spring Garden Road

ORIGIN

A permit application by Christopher Young (Duffus Romans) requesting an addition to a registered heritage property at 5820 Spring Garden Road.

RECOMMENDATION

The Heritage Advisory Committee **recommends** that Regional Council approve the addition to 5820 Spring Garden Road, as proposed in the staff report dated August 13, 2002.

BACKGROUND

See attached staff report dated August 13, 2002.

DISCUSSION

This application was reviewed by the Heritage Advisory Committee at its meeting of August 28, 2002 (draft minute extract attached).

ATTACHMENTS

- 1) Staff report to the Heritage Advisory Committee dated August 13, 2002.
- 2) Extract from draft August 28, 2002 Heritage Advisory Committee 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
August 28, 2002

TO: Heritage Advisory Committee

SUBMITTED BY:

A handwritten signature in black ink, appearing to read "Jim Donovan".

Jim Donovan, Manager, Planning Applications

A handwritten signature in black ink, appearing to read "Kevin Barrett".

Kevin Barrett, Heritage Planner

DATE: August 13, 2002

SUBJECT: **Heritage Case H00095 - Review of proposed addition to 5820 Spring Garden Road (a municipal heritage property), Halifax, NS.**

STAFF REPORT

ORIGIN:

A permit application by Christopher Young (Duffus Romans) requesting an addition to a registered heritage property at 5820 Spring Garden Road.

RECOMMENDATION:

It is recommended that the Heritage Advisory Committee recommend to Regional Council the addition to 5820 Spring Garden Road, as proposed in this report, be approved.

BACKGROUND:

Mr. Christopher Young has made an application to obtain a permit for an addition to 5820 Spring Garden Road. The purpose of this addition is to provide more space to the existing School. 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).

5820 Spring Garden Road

Built in 1851, the Convent of the Sacred Heart was designed in the Victorian Eclectic style. While reminiscent of a French chateau, this brick structure has an elaborate portico at the entrance and a Gothic doorway. The Convent has evolved over time, with additions made in 1876, 1899, 1909 and 1962. From a use standpoint, this building was the first boarding school for girls in Halifax.

The property has frontage on Spring Garden Road, Summer and College Streets. Along College Street, the prominent architectural features are brick additions constructed in the 1960's. There is a slight view of the rear facades of the Convent (which has a wooden skin) and the wing added in 1876 (brick facade with arched windows, stone sills and cut stone base) (see Attachment 2).

DISCUSSION:

Addition Proposal

The proposal will see a three storey addition that will join two existing buildings and create an enclosed courtyard. The facade treatment for this addition will be in keeping with the original building, while its scale will be consistent with the two 1960's wing additions. The facades will be made of brick with brick arches and stone sills completing the wooden double hung windows (with true muntin bars). The base of the addition will be comprised of cut stone masonry in keeping with the base of the original school. The entrance doors along College Street will be made of aluminum with the large amount of glass on either side to promote safety at this entranceway. The modern design of this entranceway is to compliment architecturally the two wing additions made in the 1960's. It will be emphasized architecturally with the grouping of windows above and a raised parapet treatment.

The placement of the addition will have no affect on the main facade of the Convent (along Spring Garden Road). The addition will front onto College Street and will connect two existing wing additions made in the 1960's, creating an interior courtyard for its students. Its scale, design and placement have been evaluated against the *Building Conservation Standards* (see Attachment 1), and summarized in the following table.

1. Historic purpose and changes to characteristics, site and environment.	The current use (institutional) will be maintained. Proposed addition will be made to the minor facade (along College Street) and is in keeping with the past development of this site.
2. Historic character and alteration of features and spaces.	The addition will affect two existing additions constructed in the 1960's. The facades of this new addition will be inspired from the detailing of the oldest addition of the property (constructed in 1876).
3. Sense of historical development.	Property has seen numerous additions. Its placement, scale and design is in keeping with the overall development of this site.
4. Preservation of historical changes.	The two wing additions (constructed in the 1960's) will remain. The proposed addition will connect these two wings and create a private courtyard.
5. Preservation of distinctive features, finishes and techniques.	Addition to be constructed between two additions constructed in 1960's. Features of the original building (such as brick arches, stone sills, and cut stone base) will be incorporated in the detailing of the new addition
6. Repair of deteriorated and missing features.	Any incidental repairs will minimize removal of original material.
7. Surface cleaning.	No surface cleaning is planned.
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 facade treatment for this addition (windows, trim, and exterior material) will be in keeping with the original building, while its scale will be consistent with the two 1960's wing additions.
10. Reversibility to essential form and protection of historic integrity.	The proposed addition will not directly affect the original Convent.

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 between two additions constructed in the 1960's and will not directly affect the main historic component of this site, the Convent. The scale of the addition, with its sensitive design, placement, and 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:

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 5820 Spring Garden 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: Photos - 5820 Spring Garden 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).

Convent of the Sacred Heart
5820 Spring Garden Road



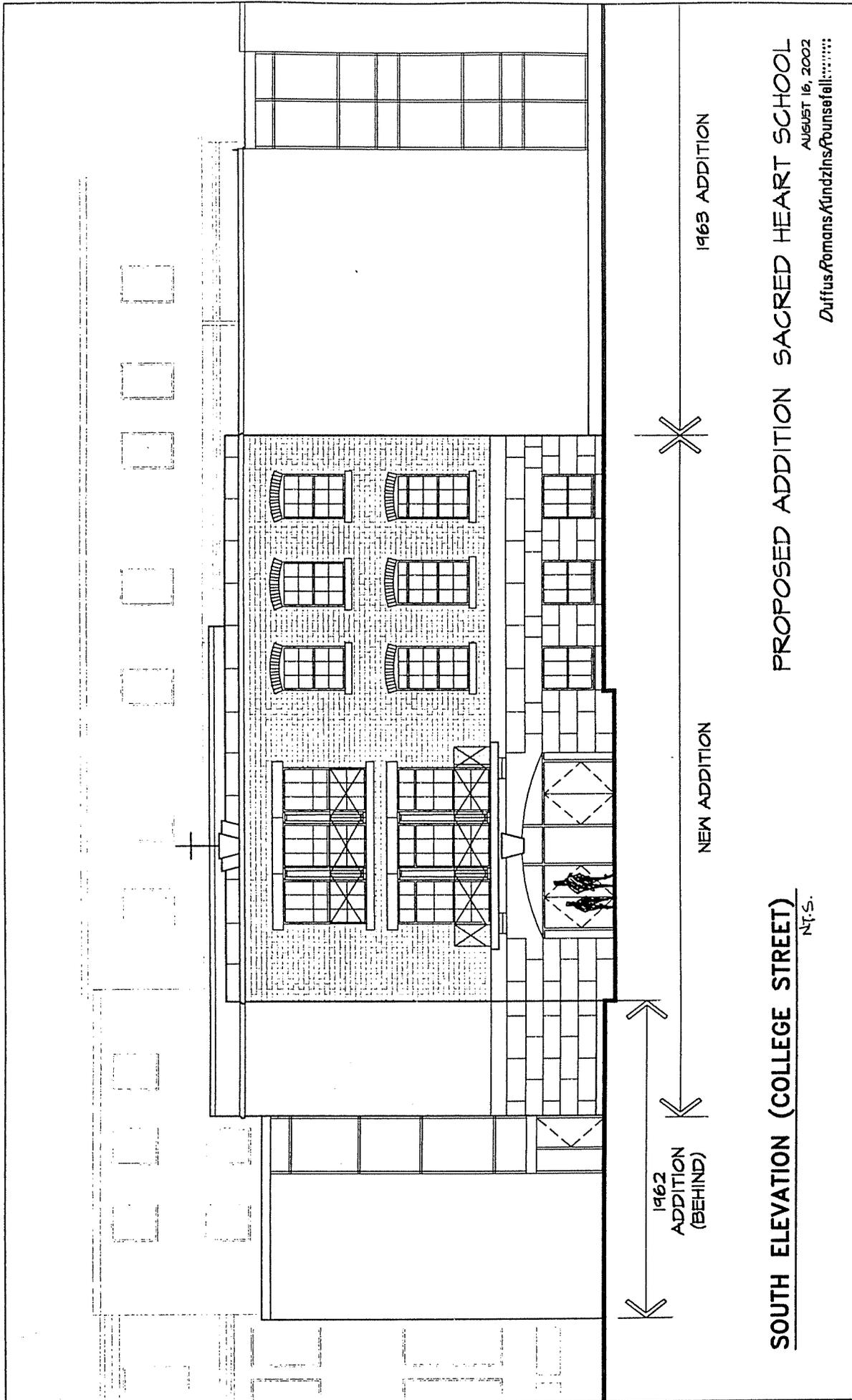
Front Facade
Along Spring Garden Road

Rear Facade
Along College Street



Views of the area for the
Proposed Addition
(Along College Street)





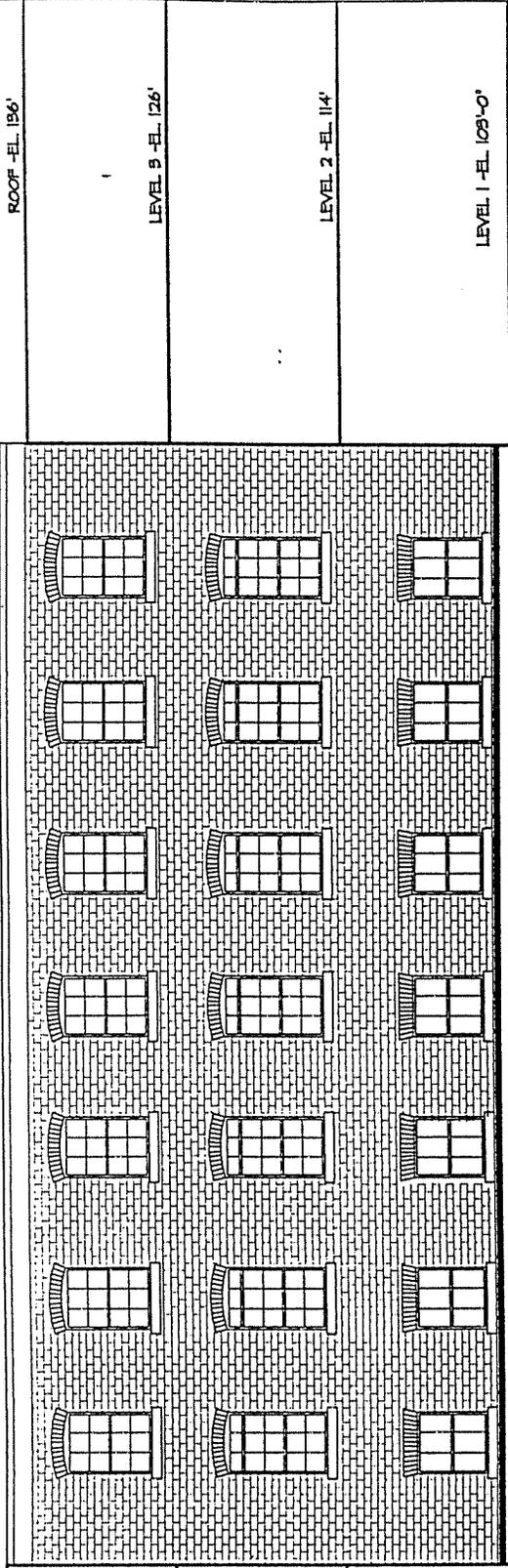
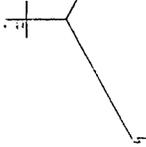
SOUTH ELEVATION (COLLEGE STREET)
N.T.S.

PROPOSED ADDITION SACRED HEART SCHOOL
AUGUST 16, 2002
Duffus Romans Kundzins Rounsefell

1963 ADDITION

NEW ADDITION

1962
ADDITION
(BEHIND)

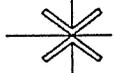


ROOF -EL. 136'

LEVEL 3 -EL. 126'

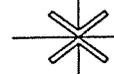
LEVEL 2 -EL. 114'

LEVEL 1 -EL. 109'-0"



NEW ADDITION

1963
ADDITION



1962
ADDITION

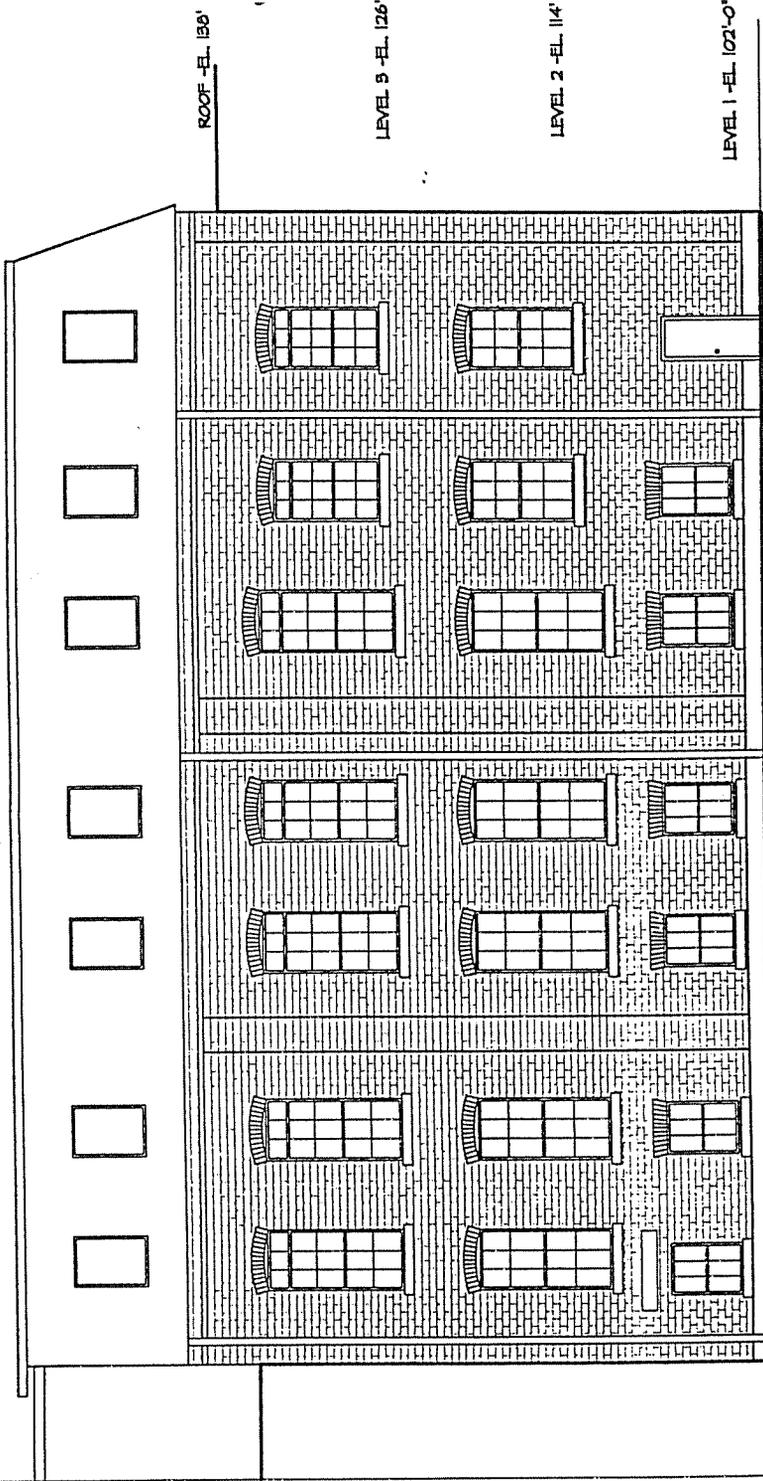
NORTH ELEVATION (COURTYARD)

1/8" = 1'-0"

PROPOSED ADDITION SACRED HEART SCHOOL

AUGUST 12, 2002

Duffus Romans Kundzins/Rounsefell



ROOF - EL. 136'

LEVEL 3 - EL. 126'

LEVEL 2 - EL. 114'

LEVEL 1 - EL. 102'-0"

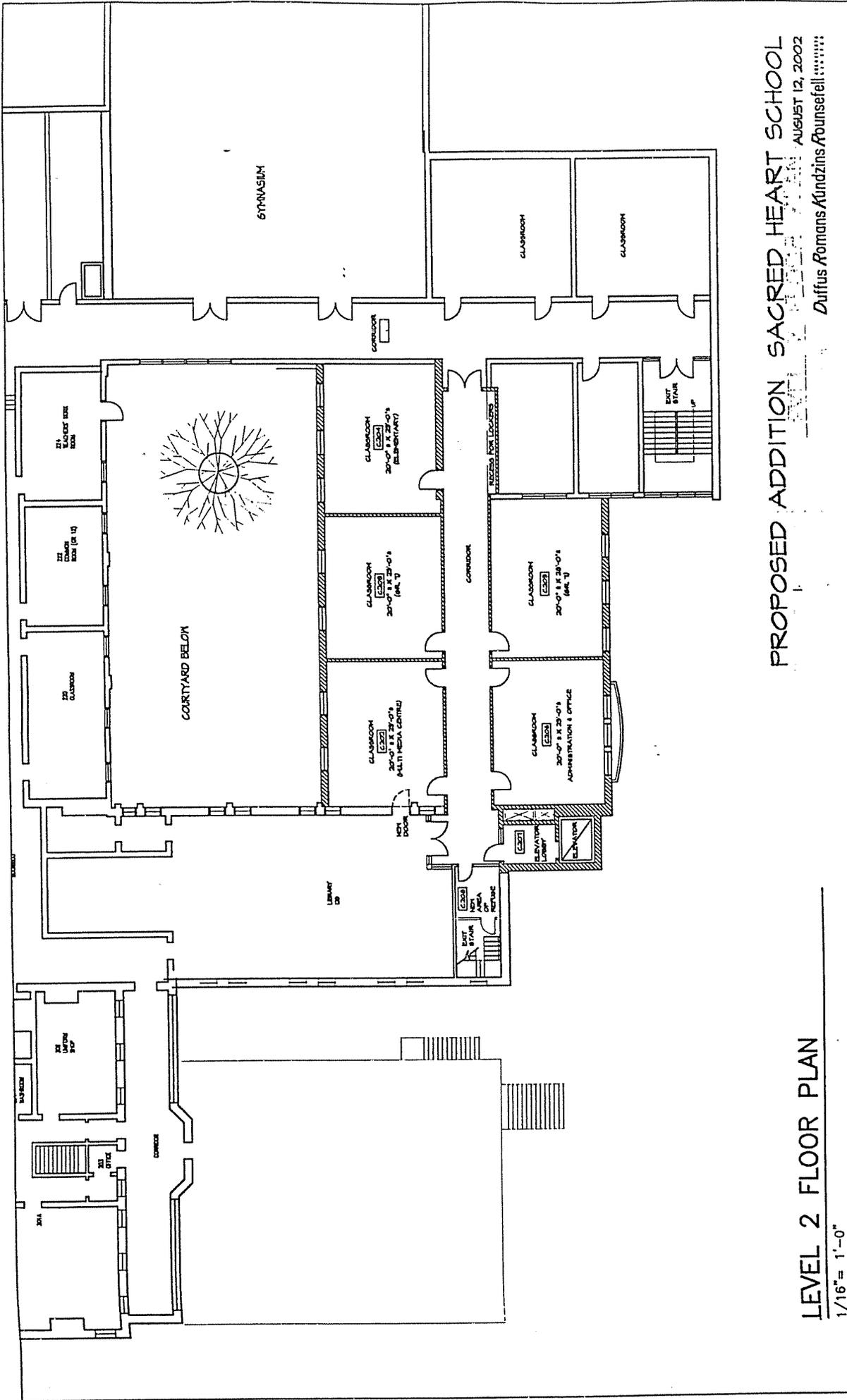
1962
ADDITION

ORIGINAL BUILDING

1963
ADDITION

PROPOSED ADDITION SACRED HEART SCHOOL
 AUGUST 12, 2002
 Duffus Romans Kundzins Pounsefall

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



PROPOSED ADDITION SACRED HEART SCHOOL
 AUGUST 12, 2002
 Duffus Romans Kundzins Rounsetell

LEVEL 2 FLOOR PLAN
 1/16" = 1'-0"

