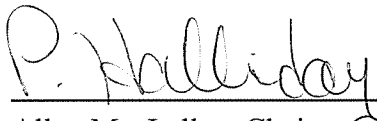

Halifax Regional Council
January 14, 2003

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


for Allan MacLellan, Chair
Regional Heritage Advisory Committee

DATE: January 2, 2003

SUBJECT: Case H00099 - Review of Proposed Addition to 1690 Bell Road, Halifax

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

The Heritage Advisory Committee **recommends** that Regional Council approve the addition to 1690 Bell Road, as proposed in the staff report dated December 2, 2002.

S.1.9

BACKGROUND

See attached staff report dated December 2, 2002.

DISCUSSION

This application was reviewed by the Heritage Advisory Committee at its meeting of December 11, 2002 (draft minute extract attached).

ATTACHMENTS

- 1) Staff report to the Heritage Advisory Committee dated December 2, 2002.
- 2) Extract from draft December 11, 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



**EXTRACT FROM DRAFT DECEMBER 11, 2002 HERITAGE ADVISORY
COMMITTEE MINUTES:**

3.2 Case H00099 - Review of Proposed Addition to 1690 Bell Road, Halifax

- A staff report prepared for Jim Donovan, Manager, Planning Applications, regarding the above, was before the Committee for its consideration.

With the use of Corel Presentations, Mr. Barrett presented the staff report to the Committee noting Mr. Wes Burton, applicant, and the architect were available to respond to questions.

Following a brief discussion, the following motion was placed on the floor:

**MOVED by Dr. Toby Balch, seconded by Councillor Sue Uteck, that the Heritage Advisory Committee recommend to Regional Council that the addition to 1690 Bell Road, as proposed in the staff report dated December 2, 2002, be approved.
MOTION PUT AND PASSED UNANIMOUSLY.**

Heritage Advisory Committee
December 11, 2002

TO: Heritage Advisory Committee

SUBMITTED BY:



Jim Donovan, Manager, Planning Applications



Kevin Barrett, Heritage Planner

DATE: December 2, 2002

SUBJECT: **Heritage Case H00099 - 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 additional stable space within the existing historic building. 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).

It is noted that Regional Council reviewed and approved an addition for this same property on February 12, 2002. Since that time, the applicant has made changes to the design of the proposed addition. This revised addition is the subject of this report.

1690 Bell Road

Built in 1908, this two storey concrete structure was constructed for the Halifax Riding and Driving Club (now 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 the stables. While it has been demolished, the profile of this former structure is still visible on the west facade (see Attachment 2).

DISCUSSION:

Addition Proposal

The proposal will see a one storey addition (42' x 60') made to the rear facade of this registered building. The addition will match the existing building with a stucco skin, wooden windows and doors and a curved roof.

The addition's 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 (stables) will be maintained. Proposed addition will be made to the rear facade where a former addition once stood. Materials will match existing stables, and its design and detail is utilitarian.
2. Historic character and alteration of features and spaces.	The detailing of the addition will be similar to the existing (wooden windows and doors, pilaster elements and curved roof).
3. Sense of historical development.	There was an addition made to the rear (west) facade. While the proposal will not match its design, it will return a feature with similar massing and detail (ie pilaster elements)
4. Preservation of historical changes.	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.
5. Preservation of distinctive features, finishes and techniques.	The addition 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.	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 colours.
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 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.
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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 and is sympathetic to the overall design. 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:

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:

The following alternatives are identified for consideration:

1. Heritage Advisory Committee could provide a positive recommendation to Regional Council for the proposed addition to 1690 Bell Road. This is the recommendation outlined in this report.
2. Heritage Advisory Committee could decide to not recommend the proposal and the report will be forwarded to Regional Council for review. This is not recommended for reasons identified in this report.

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, Heritage Planner, 490-4419

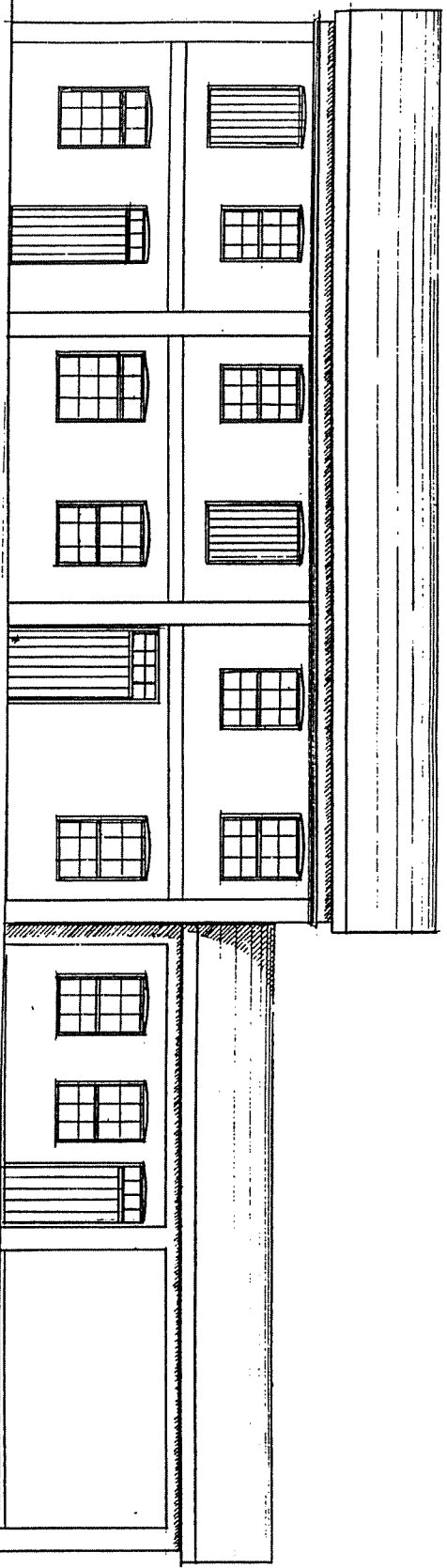
BUILDING CONSERVATION STANDARDS

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).

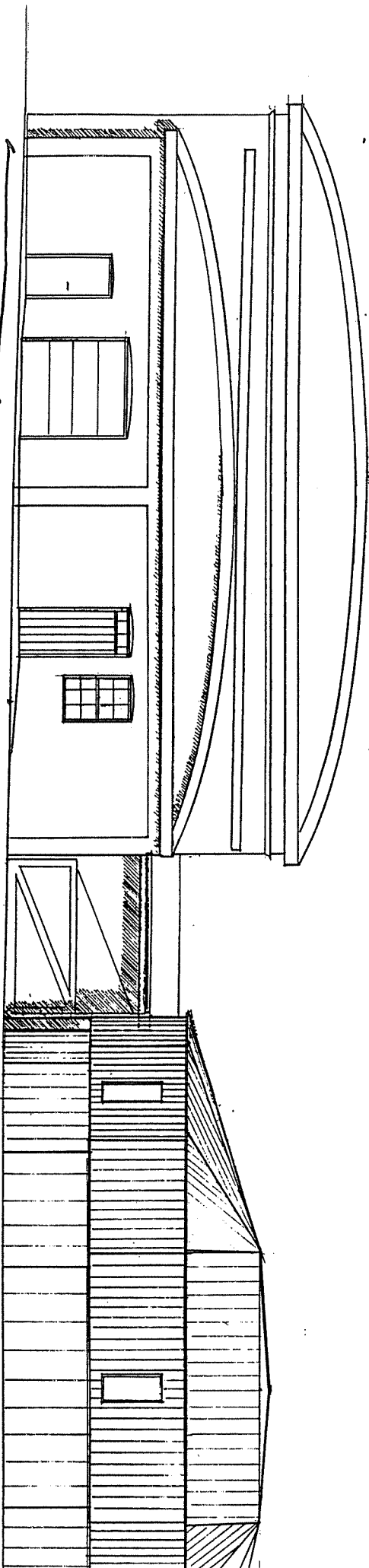




NORTH ELEVATION 'A' 1/8

BEDNARSKI COSTH ARCHITECTS LTD.
6229 CEDAR STREET
HALIFAX, NOVA SCOTIA B3H 2K1

BENGAL LANCERS
15 NOV. 2002



WEST ELEVATION

1/8

Proposed Addition

BENJAMIN L. ... LTD.
6229 CEDAR STREET
HALIFAX, NOVA SCOTIA B3H 2K1

BENGAL LANCERS
15 NOV. 2002

