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Item No. 2
Halifax Regional Council

TO: Mayor Savage and Members of Regional Council

SUBMITTED BY: Original Signed

Emma Sampson, Chair, Heritage Advisory Committee

DATE: October 5, 2015

SUBJECT: **Case H00408: Substantial Alteration to Benjamin Wier House, 1459 Hollis Street, a Municipally Registered Heritage Property**

INFORMATION REPORT

ORIGIN

Staff report and presentation to the September 23, 2015 meeting of the Heritage Advisory Committee.

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.

BACKGROUND

Staff presented the application by W.M. Fares Group on behalf of the property owners of 1459 Hollis Street, Halifax for a substantial alteration to the Heritage Advisory Committee at a meeting held on September 23, 2015. The proposal is for a six storey addition to the rear of the existing two and a half storey building, which is a registered heritage property. The main portion of the building fronting on Hollis Street will remain intact.

DISCUSSION

Following the presentation and discussion the Committee was divided in its decision on this matter. As a result, the Committee was unable to put forward a recommendation to Regional Council.

The following observations of the Committee were requested to be forwarded to Regional Council:

The Committee members that were in support of the application expressed the view they were in support of the staff recommendation, and that the addition, with its glass façade and modern style, would complement the original structure and provide an effective contrast to the front of the Benjamin Weir House which has substantial heritage value.

The Committee members expressing concern with the application put forward the following comments: that the addition was not compatible and subordinate to the original structure; that snow and ice loads on the cantilevered section could have a negative impact on the heritage building; and that the addition was not aesthetically pleasing or holistic. When evaluating the proposal against the *Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd edition*, the concern was that the proposal did not conform with a number of the standards and guidelines specifically Standards 3, 11, and 12:

- Standard 3—Conserve Heritage value by adopting an approach calling for minimal intervention.
- Standard 11—Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place;
- Standard 12—Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

FINANCIAL IMPLICATIONS

There were no financial implications with this report.

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.

ATTACHMENTS

Staff report dated September 4, 2015.

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

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