

HALIFAX

Case: H00482

Substantial Alterations to 2438
Gottingen Street, Halifax

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Proposal

Applicant: Fathom Studios
(formerly Ekistics) on behalf of
the Property Owner

Location: 2438 Gottingen Street,
Halifax (Victoria Hall)

Proposal: Substantial Alteration
to a heritage property to allow a
development agreement for
a 16 storey multi-unit apartment
building (Planning Case #22115)



Site Context

2438 Gottingen Street, Halifax

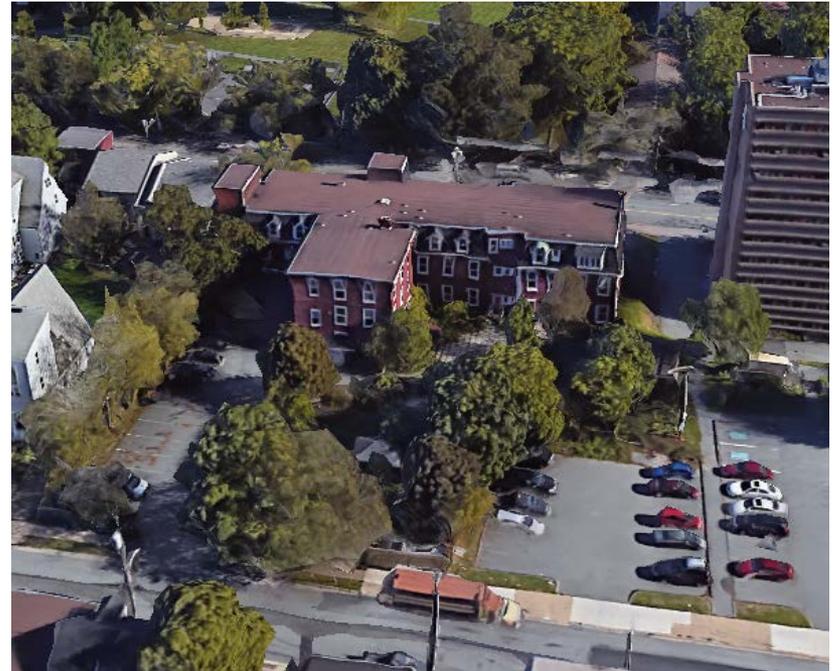


Site Context

2438 Gottingen Street, Halifax



Front (Gottingen Street)



Rear (Creighton Street)

Victoria Hall – Heritage Value



- Constructed in 1885, with significant additions dating to 1904 and 1914
- Main building designed by Henry Busch, with the 1914 wing (left) designed by Sydney Dumaresq, both notable Nova Scotian Architects
- Strong historical associations with the Victorian Era Social Welfare Movement
- All character defining elements* relate to the Second Empire architectural elements on the building façade and mansard roof with the exception of the granite retaining wall.

*See attachment B of staff report for full list of character defining elements

Definitions – Heritage Property Act

"substantial alteration" means any action that affects or alters the character-defining elements of a property.

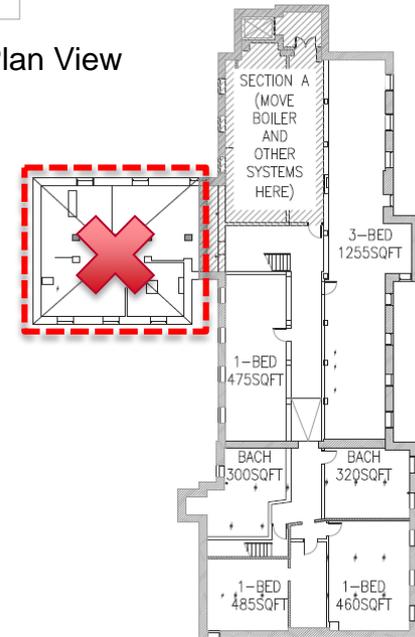
"character-defining elements" means the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value

Proposed Substantial Alterations

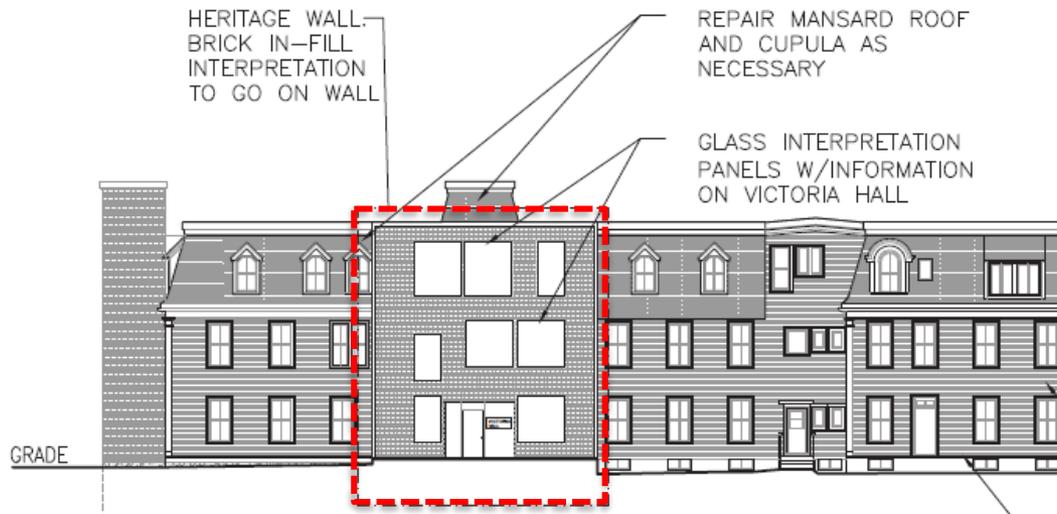
South (side) Elevation



Plan View



Rear Elevation



Details

- Removal of 90% of rear 1904 addition
- Re-instated rear wall in brick with interpretive panels

Proposed Substantial Alterations



Proposed rear yard and "heritage wall"

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Proposed Substantial Alterations

Front Elevation



South (side) Elevation



Details

- Construction of a 16 storey (50m) residential building behind the existing structure

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Proposed Substantial Alterations

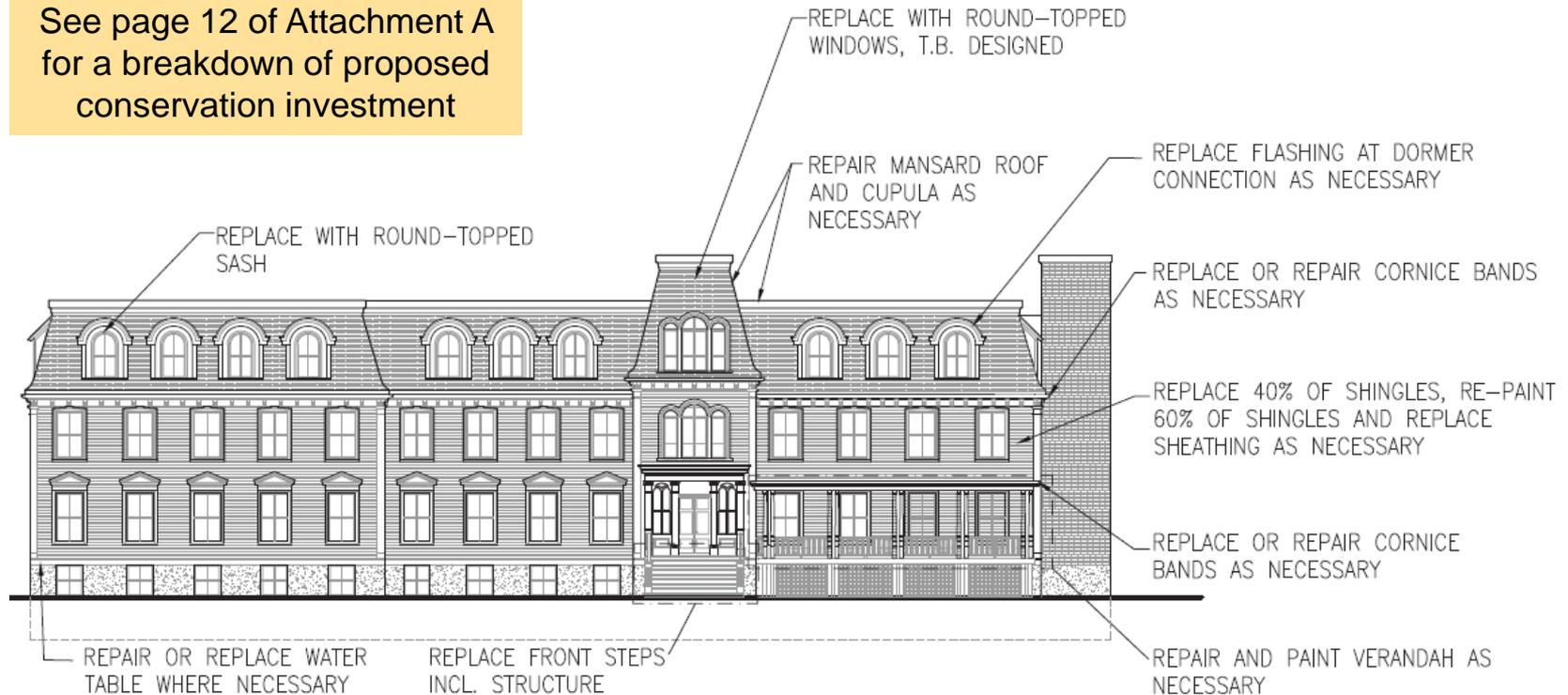


Proposed new construction as seen from Gottingen Street

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Proposed Rehabilitation Work

See page 12 of Attachment A for a breakdown of proposed conservation investment



Details

- Replacement or rehabilitation of all windows
 - Repair of all trim and siding
 - Restore dormers
 - Re-pointing of all masonry
 - Repair or roof and replacement of eaves-trough
- (See attachment A of Staff Report for more detail)

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Staff Evaluation of Proposal

Removal of Rear 1904 Addition

- The rear wing is not considered character defining and does not match the architectural style of the rest of the building. As such, its removal is considered Acceptable.
- The re-instated rear wall is proposed to be compatible, yet distinguishable from the existing structure, and will not affect the heritage value of the property.

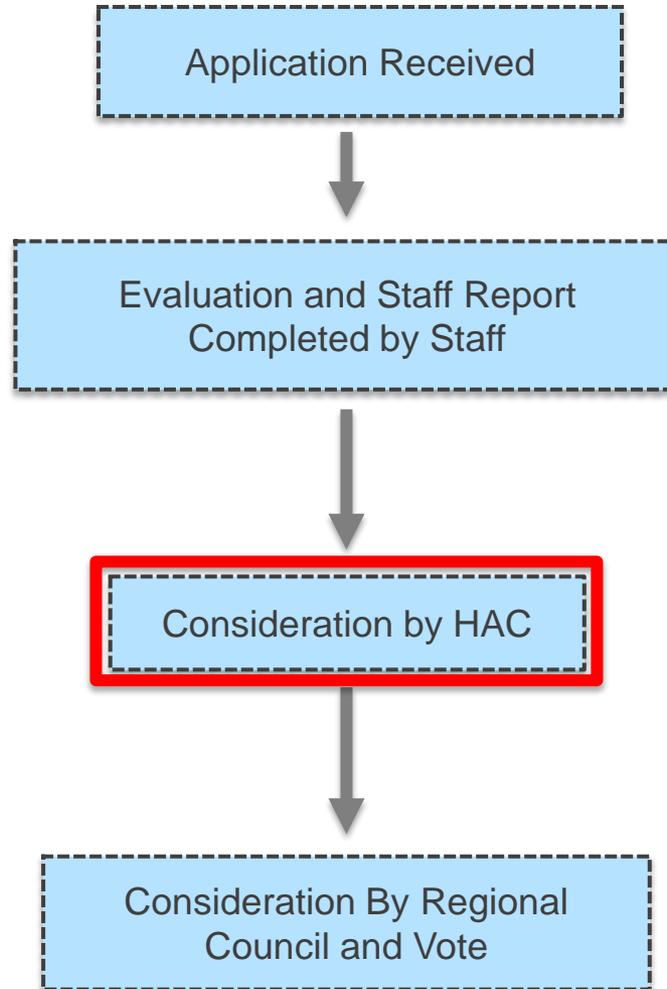
Construction of 16 Storey (50m) Residential Building

- Staff have found the proposed 16 storey residential building to be inconsistent with Standard 11 as it's mass and design are not subordinate to the existing structure and overshadow its character defining elements.

*See Attachment C for the complete Evaluation

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Heritage – Substantial Alteration Process



Recommendation

The Heritage Advisory Committee recommends that
Regional Council:

Deny the substantial alteration of 2438 Gottingen Street,
Halifax known as Victoria Hall, as proposed in this report
and its attachments.