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Case: H00482

Substantial Alterations to 2438
Gottingen Street, Halifax -
Supplementary Report

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Proposal

Applicant: Fathom Studios 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 13 storey multi-unit building (Planning Case #22115)



Note: A previous iteration of this proposal was the subject of a negative recommendation by this committee and was deferred by Regional Council with the request that the design be altered due to its conflict with the *Standards and Guidelines*.

Site Context

2438 Gottingen Street, Halifax



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Front (Gottingen Street)



Rear (Creighton Street)

Victoria Hall – Heritage Value



- Constructed in 1885, with 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

Standards and Guidelines

Standard 11

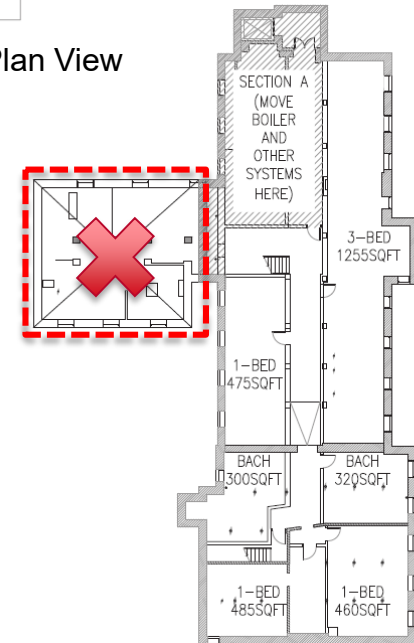
Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

Proposed Substantial Alterations

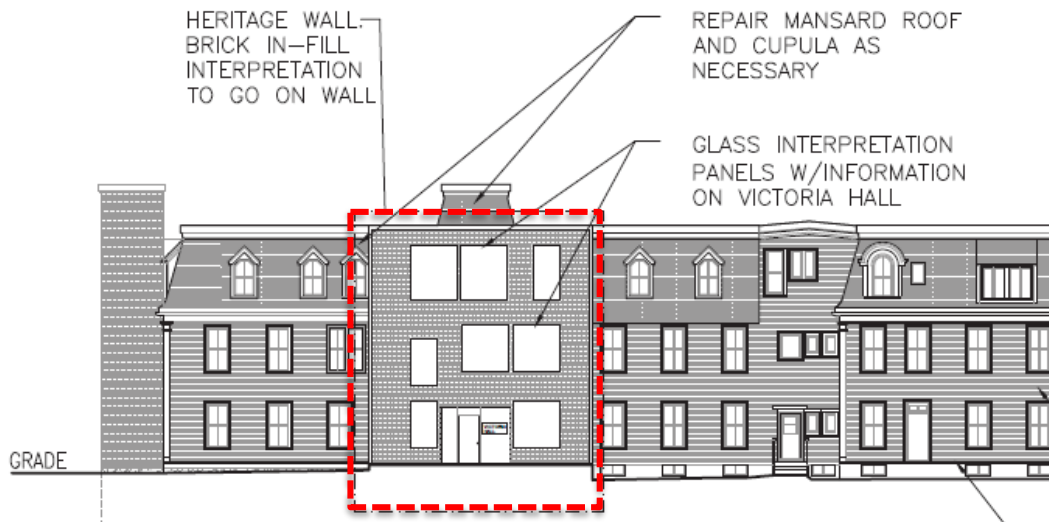
South (side) Elevation



Plan View



Rear Elevation



Details

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

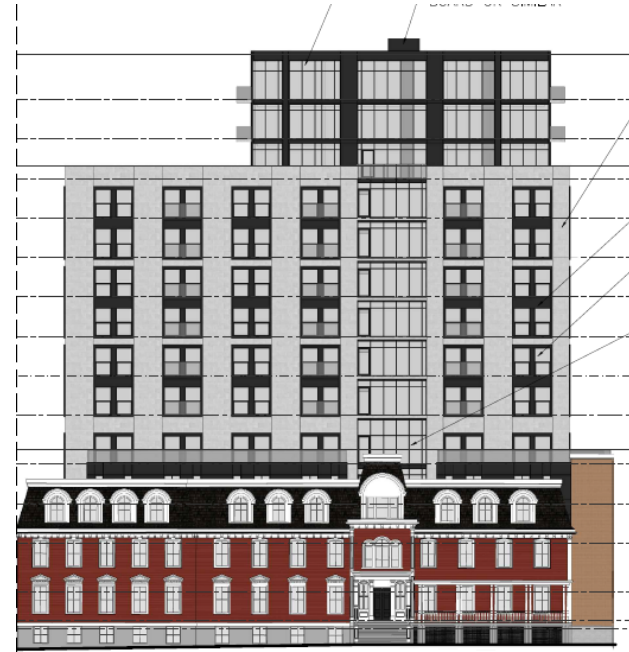
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Proposed Substantial Alterations

Front Elevation (Previous Design)



Front Elevation (New Design)



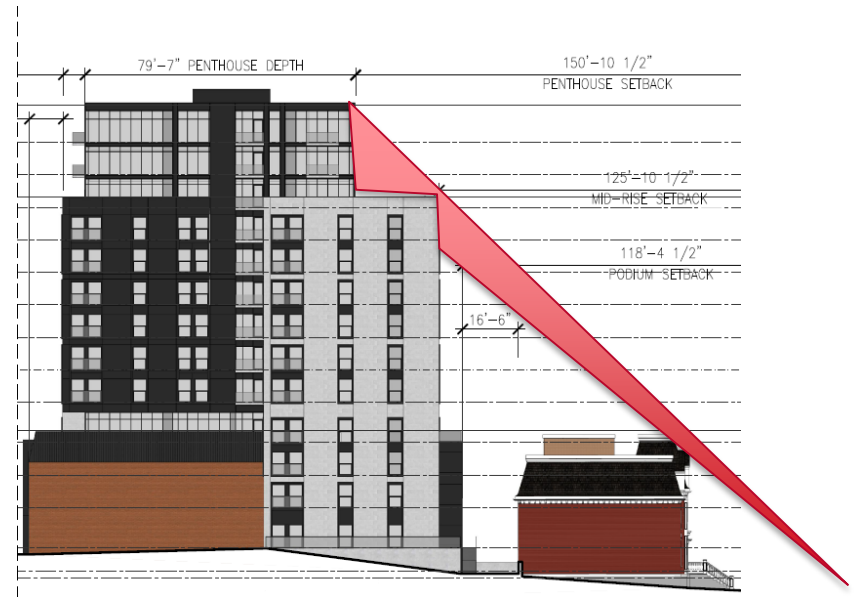
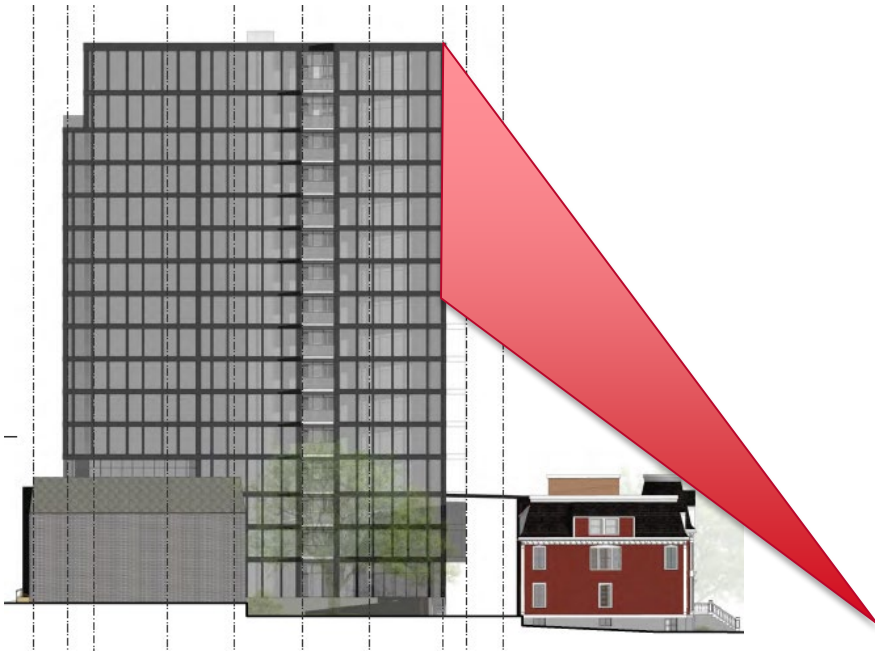
Details

- Construction of a 13 storey (40m) residential building behind the existing structure.

Proposed Substantial Alterations

South Elevation (Previous Design)

South Elevation (New Design)



Details

- Construction of a 13 storey residential building behind the existing structure

Proposed Substantial Alterations

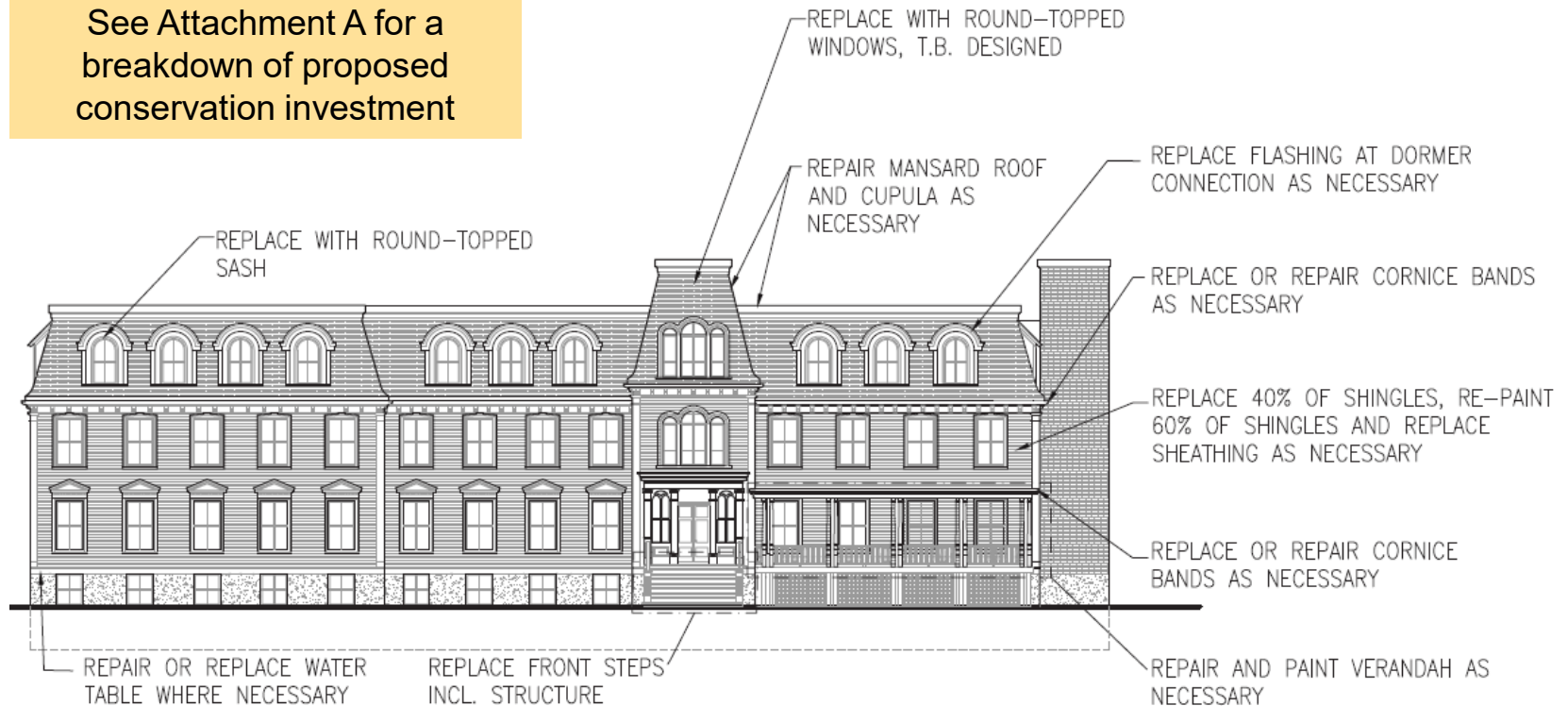


Proposed new construction as seen from Gottingen Street

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Proposed Rehabilitation Work

See 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

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Staff Evaluation of Proposal

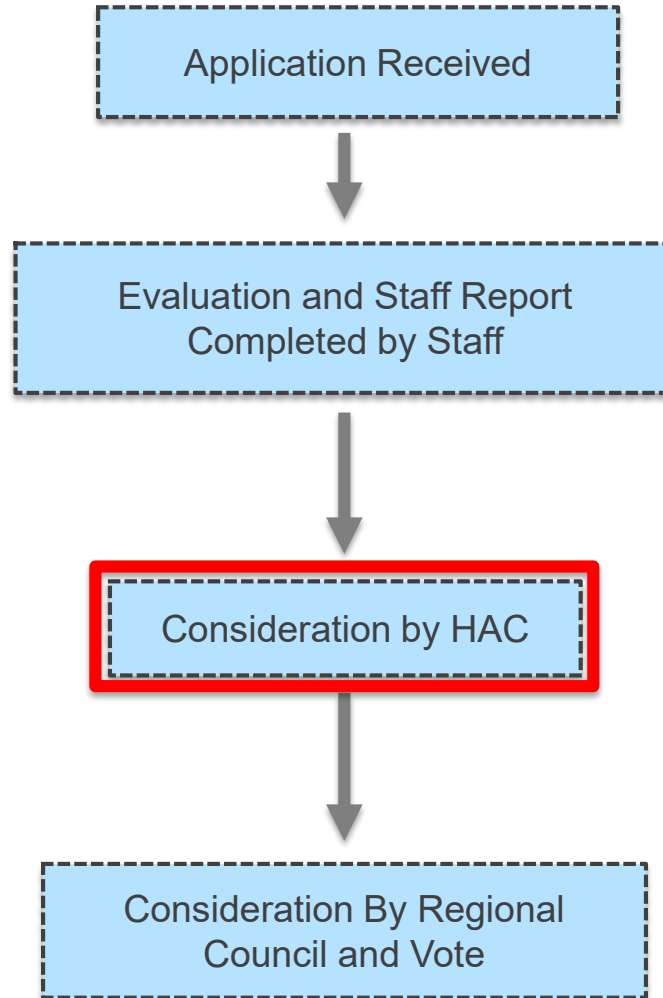
Removal of Rear 1904 Addition

- 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 13 Storey Residential Building

- Staff have found the revisions to the proposed 13 storey residential building to be consistent with Standard 11 due to the reduction in overall height, the introduction of setbacks for upper stories, and the use of colours and materials that will provide Prominence to the heritage building.

Heritage – Substantial Alteration Process



Recommendation

The Heritage Advisory Committee recommends that Regional Council:

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