

Heritage Advisory Committee
February 25, 2026

Item 9.1.1
HALIFAX

HRTG-2025-00886
Substantial Alteration to
5820 Spring Garden Road, Halifax

Request to make substantial alterations to a registered heritage property.

Location

Applicant:

DSRA Architecture

Location:

5820 Spring Garden Road,
Halifax



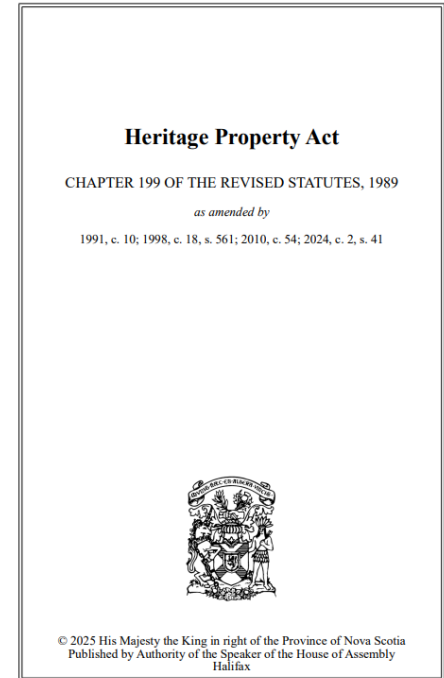
Substantial Alteration Legislation

The *Heritage Property Act* defines a **substantial alteration** as:

“any action that affects or alters the character-defining elements of a property”

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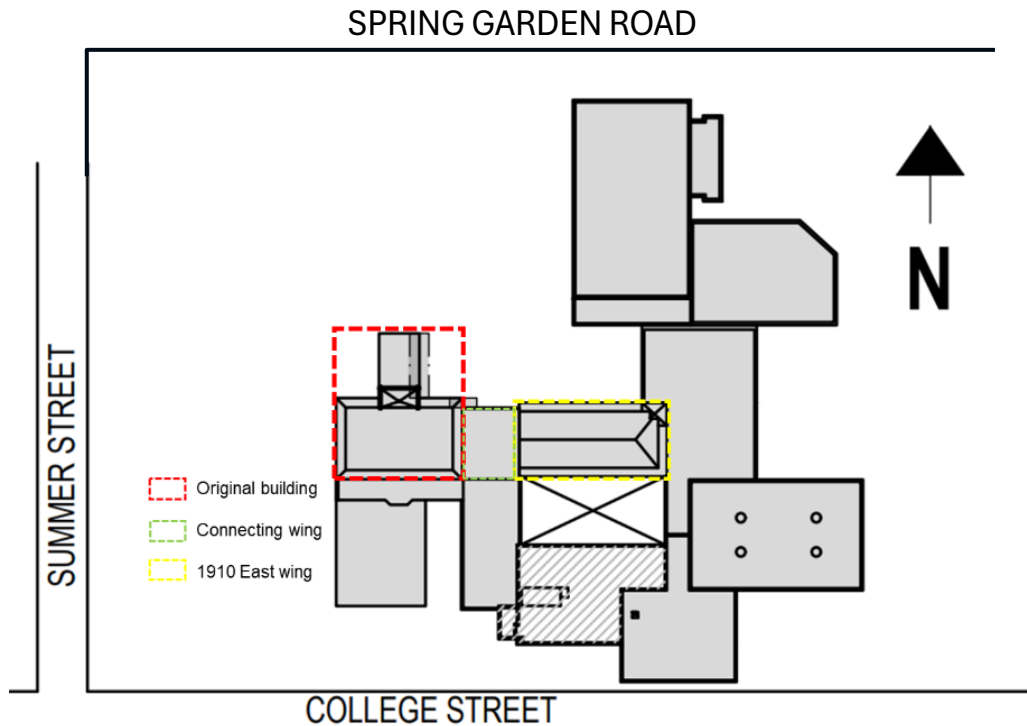
“the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value”



Site Context

- The subject property was registered in 1982
- Associated with The Society of the Sacred Heart in France in 1800
- Built in 1851, expanded several times.
- The original building, the 1910 easting wing, and the connecting wing contain most of the character-defining elements (CDEs)

Heritage Value

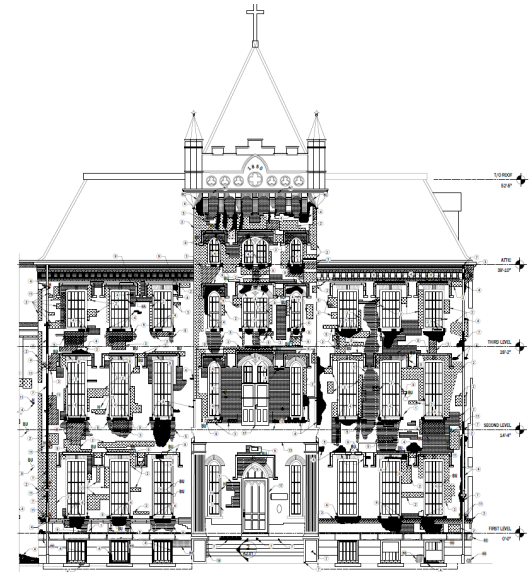


Original building	Connecting Wing
1910 East wing	

Conservation Context

The applicant's conservation project includes several non-substantial alterations that are not subject to consideration by the Heritage Advisory Committee (HAC).

- Repair deteriorating masonry on the north façade;
- Restore gutters and their copper elements;
- Repair the 1850s portico; and
- Repair wooden entrance doors and stained-glass windows.



Restoration plan for the original building

Application

Proposal:

The applicant proposes the following substantial alterations to existing windows on the north façade of the original building and the 1910 wing, which the applicant states are deteriorating:

- Remove the existing wood window inserts on the original building (c.1851) and 1910 east wing and replace them with aluminum-clad wood windows with simulated divided lites (SDL); and
- Remove the existing wood basement (single hung) windows on the original building (c.1851) and replace them with aluminum-clad wood (hopper) windows, to improve ventilation and moisture control.

Application

 Aluminum-clad wood window replacement

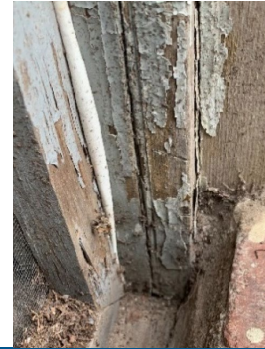
 Basement window replacement



Existing Window Conditions

The applicant's window condition assessment indicates existing wood windows show noticeable signs of deterioration:

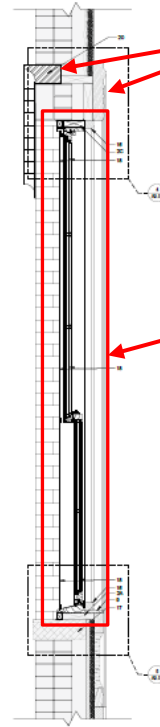
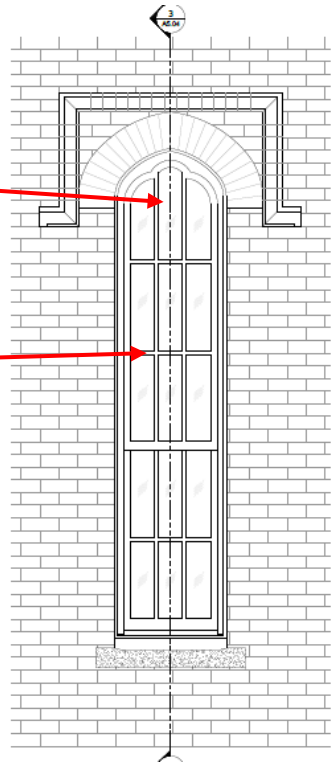
- Extensive water damage, sealant failure, and wood frame degradation.
- Previous inappropriate panels obscured the original arch-top designs.
- Basement-level windows on the original building have experienced more severe deterioration due to partial burial by rising soil.



Application - Plan for Upper Windows

Reveal the arch-top transom and keep the original shape

Simulated Divided Lites reflect the original sash patterns



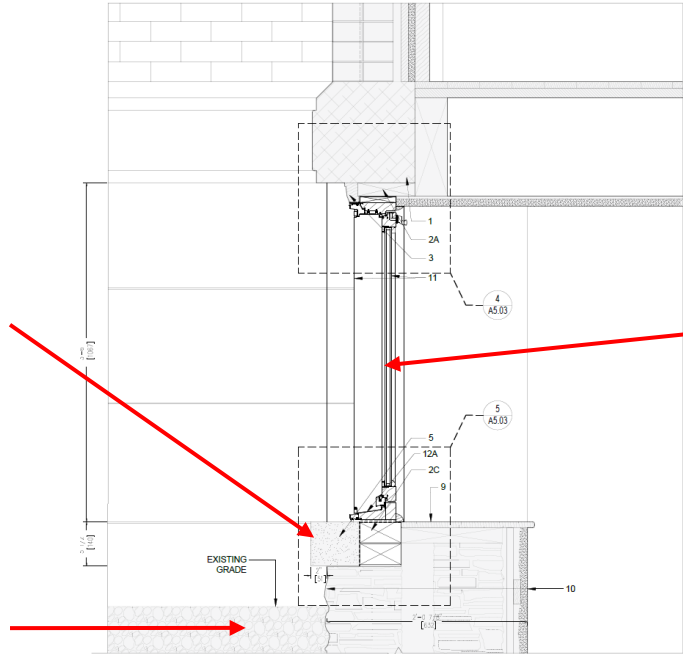
Exterior details and interior trim will be preserved or restored with in-kind materials

Aluminum-clad wood window insert replacement. Made primarily of pine, clad with a 0.05-inch-thick extruded aluminum finishing

Application - Plan for Basement Windows

Preserve the stone sill or restore it with in-kind material

Regrade the soil to expose the window



Changed from single hung to hopper windows

Simulated Divided Lites reflect the original sash patterns

Standards and Guidelines

Standard 1: Conserving heritage value

- The proposed alteration conserves the property's heritage value by altering as few CDEs as possible, with minimal intervention.
- The location and spatial relationships of window fenestration is retained, preserving the integrity of the north façade and its CDEs.

Standards and Guidelines

Standard 3: Minimal intervention

- Applicant assessed replacement material options and followed window replacement guidelines. In this instance, aluminum-clad wood windows:
 - Balance durability, energy efficiency, and heritage compatibility.
 - Respond to technical limitations and deterioration.
 - Protect heritage value by replicating the original window design (i.e., proportions, divisions, and finish).

Standards and Guidelines

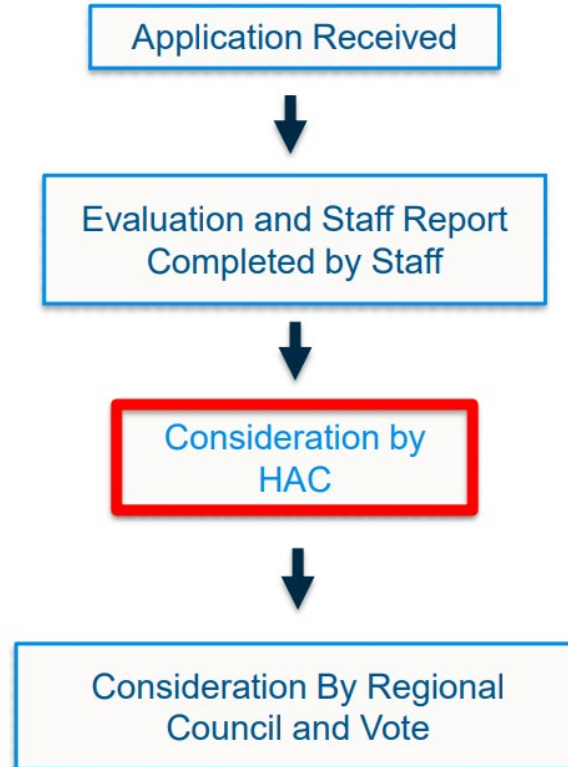
Standard 7: Intervening by the gentlest means possible

- Window replacement was pursued due to condition assessment findings.
- The intervention uses the gentlest approach feasible, achieved by:
 - Avoiding unnecessary removal / destruction of wood window frames.
 - Replicating window profiles.
 - Using materials that are visually consistent with the building's historic character.
- Proposed work is reversible.

Conclusion

- The proposed alterations are consistent with the Standards and Guidelines.
- Minimal intervention proposed to property's CDEs.
- Aluminum-clad wood window inserts will replicate the historic appearance while improving durability.
- Basement window modifications will resolve ventilation issues without compromising heritage value.

Process



Recommendation

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the proposed substantial alteration to the municipally registered heritage property at 5820 Spring Garden Road, Halifax as set out in this report.

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HALIFAX

Thank You