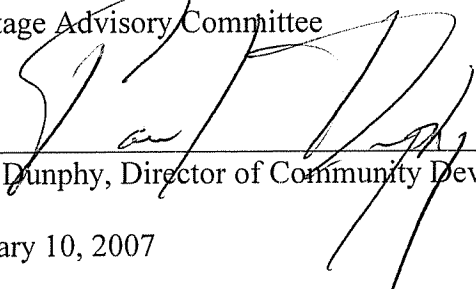




PO Box 1749
Halifax, Nova Scotia
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Heritage Advisory Committee
January 24, 2007

TO: Heritage Advisory Committee

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: January 10, 2007

SUBJECT: **Heritage Case H00196 - Review of proposed alterations to 1491 Carlton Street, (a municipal heritage property), Halifax, NS.**

STAFF REPORT

ORIGIN

An application by Mr. Geoff Keddy requesting approval to install four new windows using traditional materials on a registered heritage property at 1491 Carlton Street, Halifax.

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend approval of the alterations to 1491 Carlton Street, as proposed in this report.

BACKGROUND

Mr. Geoff Keddy, representing the owner Sandy Rutledge and the new tenant (Just Us Coffee), is requesting approval to create four new windows on the ground level of the south side of the building (facing Spring Garden Road) with traditional wood windows (Attachment A).

1491 Carlton Street - Heritage Value

This double house is believed to have been built in c. 1868, and most closely resembles the Late Victorian Plain style of architecture described by Allan Penny in his book Houses of Nova Scotia. The simple box form of the building, with its nearly flat roof and internal chimneys, clearly exemplify this style. The windows are large in dimension, but relatively simple. The bay windows have some decoration in the form of window hoods with brackets above, and panelling below. Laid out in a side hall plan, the main doors are double, panelled doors with a transom window above, and a narrow window (a form of sidelight) to the side.

1491 Carlton Street is part of the Carlton Street Victorian Streetscape, and is valued both for its style of architecture, and its place within a historic streetscape. The streetscape is a good example of a Victorian era residential street, which reflects the variety of Victorian styles built between 1860 and 1906, and was registered by the former City of Halifax on May 30, 1985.

DISCUSSION

Alteration Proposal

The owner would like to introduce four new windows on the south side of the building facing Spring Garden Road. Presently there are no windows on this facade, but the new tenant would like to introduce new, period-correct windows which will allow more natural light into the building.

The proposed windows will be wooden, single hung, two over two, of the same dimensions (3' x 4.6') as the existing windows on the front of the building. Additionally, detailing such as the window cap and brackets found on the bay windows will be incorporated into the design. The placement of the windows is dictated by the fireplaces inside the building (Attachment A).

The signage shown on Attachment A of this report may be approved by the Heritage Planner as a Level One Design Review, but may be brought back to the HAC if staff do not believe the signage meets the *Signage Guidelines for Heritage Properties*. Heritage staff are presently working with the applicant on finalizing the design of the signs.

Building Conservation Standards

The proposal has been evaluated against the Building Conservation Standards (Attachment B), and staff can provide the following comments:

- The proposed windows will not alter the historic sense of development associated with the building. Some changes are necessary over the life of an historic building, and the proposed

windows will have a minimal impact on the historic character of the building or the streetscape.

- The proposal does not alter the massing or scale of the building, and the proposed windows will be appropriate for the building in terms of materials, style and dimensions. A minimal amount of historic materials will be removed, but this should not impact the historic character of the building.
- Distinctive features, finishes and techniques associated with the original building have been preserved. Additionally, the distinctive window detailing (window cap with decorative brackets) will be incorporated into the new windows, and further strengthen this distinctive element of the building.

Summary

The proposed new windows are appropriate for the building in terms of materials, style and dimensions. The placement of the windows can not be altered due to the internal fireplaces. A minimal amount of historic materials will be removed, but the historic character of the building will not be altered. 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

Staff recommend the Heritage Advisory Committee provide a positive recommendation to staff regarding the alterations to 1491 Carlton Street as outlined in this report.

However, the Heritage Advisory Committee could chose to recommend only portions of the proposal, or provide a negative recommendation. Should the Heritage Advisory Committee provide a negative recommendation staff will forward this report to Regional Council.

ATTACHMENTS

Map 1: Location Map - 1491 Carlton Street

Attachment A: Architectural drawings

Attachment B: "Building Conservation Standards"

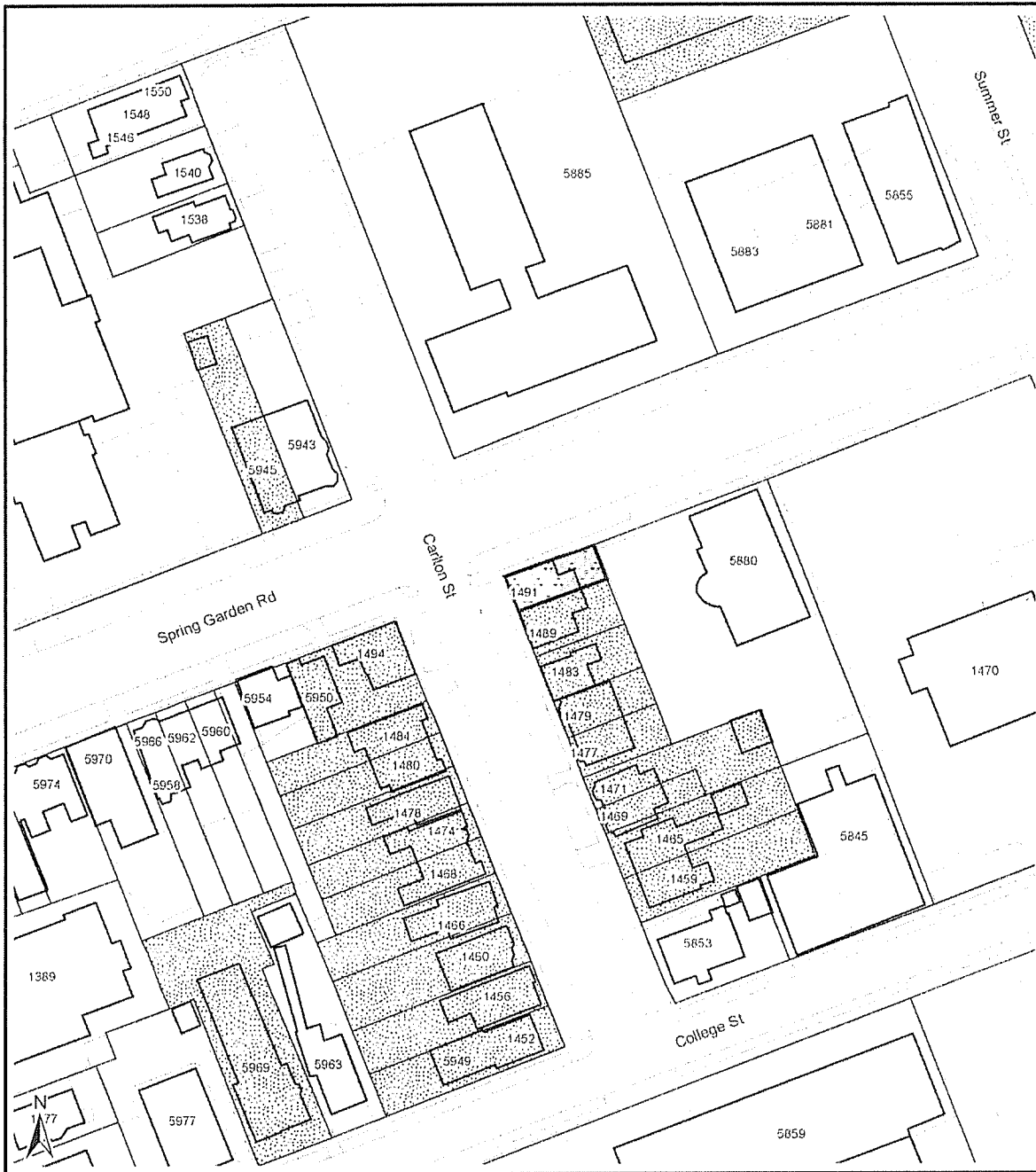
Attachment C: Photos - 1491 Carlton Street

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: Maggie Holm, Heritage Planner, 490-4419



Report approved by: Austin French, Manager of Planning Services, 490-6717

Map 1 Location Map

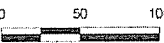



Map 1 - Location Map

1491 Carlton Street
Halifax

 Subject property
 Municipally registered heritage property

0 50 100 Feet




 HALIFAX
 REGIONAL MUNICIPALITY
 PLANNING AND
 DEVELOPMENT SERVICES

HRM does not guarantee the accuracy of any representation on this plan.

Attachment A
Architectural Drawings



ELEVATION - SPRING GARDEN ROAD
SCALE: 1/4" = 1'-0"

Attachment B

Building Conservation Standards for Registered Heritage Properties

The historic character of a heritage property is based on the assumption that (a) the historic materials and features and their unique craftsmanship are of primary importance, and (b) in consequence, these materials and elements are to be retained and restored to the greatest extent possible, not removed or replaced with materials and features which appear to be historic, but which are in fact new.

1. **Historic purpose and changes to characteristics, site and environment** - 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. **Historic character and alteration of features and spaces** - 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. **Sense of historical development** - 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. **Preservation of historical changes** - Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. **Preservation of distinctive features, finishes and techniques** - Distinctive features, finishes, and construction techniques or craftsmanship that characterize the property shall be preserved.
6. **Repair of deteriorated and missing features** - 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. **Surface cleaning** - 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** - Significant archaeological resources affected by the project shall be protected and preserved. If resources must be disturbed, mitigation measures shall be undertaken.

9. **Retention of characterizing materials** - differentiation from historic structure and compatibility of massing, size, scale and features - 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 base 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).

Attachment C



Figure 1: Front elevation facing Carlton Street.

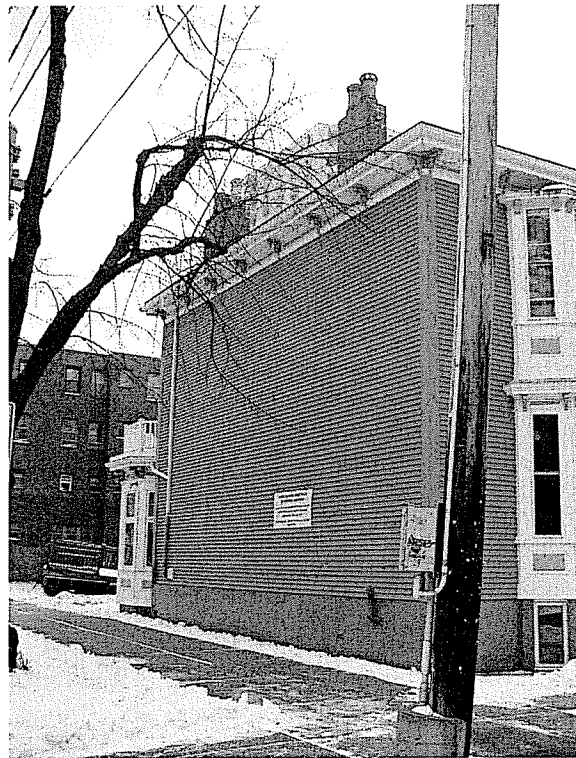


Figure 2: Side elevation facing Spring Garden Road.