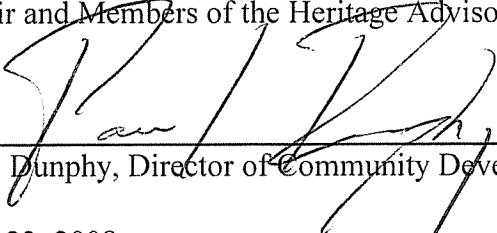




PO Box 1749
Halifax, Nova Scotia
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Heritage Advisory Committee
August 27, 2008

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: July 23, 2008

SUBJECT: **Case H00224: Substantial alterations to 287 Portland Street,
Dartmouth, a municipally registered heritage property**

ORIGIN

Tamara Perlmutter, owner of 287 Portland Street, has made a request for approval of substantial alterations to 287 Portland Street, Dartmouth.

RECOMMENDATION

It is recommended that the Heritage Advisory Committee approve the alterations as outlined in this report.

BACKGROUND

The owners have requested approval to replace all of the existing windows with non traditional window materials. Additionally, due to the large size of the bay windows on the main floor modification of the style and operating system is required.

287 Portland Street (James Austen House) - Heritage Value

The building is valued both for its architectural style (Gothic), and its association with its early occupants who were among Dartmouth's most prominent citizens:

- The James Austin house is a large, two storey, wood framed Gothic styled house with Eclectic Victorian attributes. The building has a complex roof with intersecting steeply pitched gable roofs, peaked dormers, and flat roof sections, all with slightly overhanging eaves (Attachment B).
- James Austin, a surveyor and Commissioner of Crown Lands, built the house in 1872. Austin sold the building in 1878 to J. Walter Allison, a well-known merchant. Allison served as a Commissioner for the Dartmouth Commons and the Dartmouth Ferry Commission for many years, as well as a business associate of chocolate and soap maker John Mott. In 1887 Allison sold the house to John Payzant who at the time was the president of the Bank of Nova Scotia and former Mayor of Dartmouth. In 1898 Frederick Ward, co-owner of John P. Mott & Co., purchased the building. Members of the Ward family resided in the building until 1957.

DISCUSSION

Proposed Alterations

Due to the deteriorated state of the windows, the owner is preparing to replace all of the existing windows on the building, with the exception of the front door system. The proposal will see the use of Kohler vinyl window products.

The bay windows on the main floor are just over 87" in height, and the largest sash window available today measure 84". For this reason the owner has chosen to introduce a large fixed window with a smaller operating transom above it to allow air circulation. The transom window will open as an awning window.

The remainder of the windows will be replaced in the same style (single hung windows), and there is no change proposed to the dimensions of any of the windows.

Heritage Advisory Committee (Level 2) approval is required for window replacements which use non traditional building material, and for the modification to the style of the main floor bay windows.

Building Conservation Standards

The proposal must be evaluated against HRM's Building Conservation Standards for Heritage Properties (Attachment C), and staff offer the following comments relative to applicable standards:

- There is no change proposed to the historic purpose of the building, and the window alterations will not affect the historic character of the building. A minimal amount of historic materials will be removed, but there will be no alterations to the features or spaces which characterize the property.
- The change in window style will not create a false sense of historical development, and should be clearly visible as new work. All distinctive features, finishes and construction techniques will be preserved.

Summary

The proposed new windows are appropriate for the building in terms of style and dimensions. The modification to the bay windows is required as replacement windows can not be found of the same size. Staff feel the proposal meets the Building Conservation Standards for Heritage Properties, and based on these considerations staff are of the opinion that the proposal be approved.

BUDGET IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved operating budget for C310.

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

- 1) The Heritage Advisory Committee may approve the proposed alterations to 287 Portland Street, with conditions or suggested changes.
- 2) The Heritage Advisory Committee may refuse the proposed alterations to 287 Portland Street, but this is not recommended.

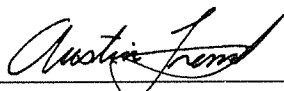
ATTACHMENTS

Map 1	Location Map
Attachment A	Illustration of the proposed Kholer windows
Attachment B	Photographs of 287 Portland Street, Dartmouth
Attachment C	Building Conservation Standards for Heritage Properties in HRM

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or 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:

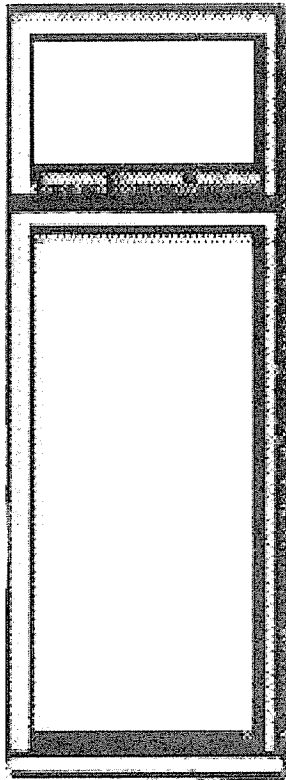


Austin French, Manager, Planning Services, 490-6717

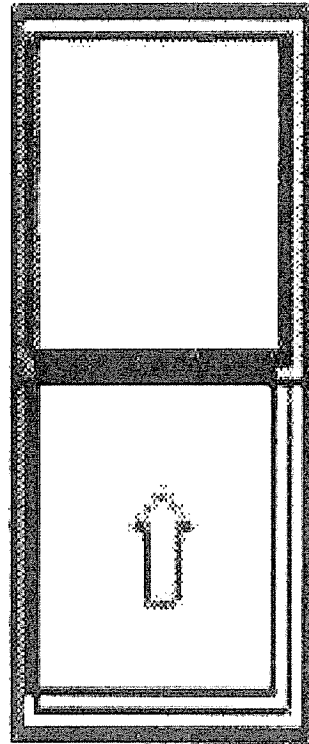
MAP 1



Attachment A - Images of proposed window replacements



Sample of the bay window with fixed main window and awning styled transom above.

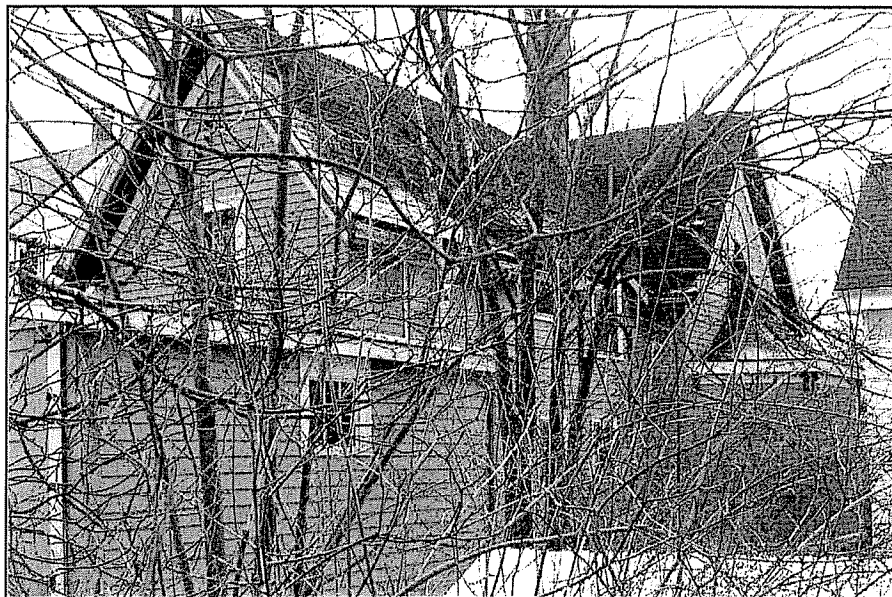


Sample replacement window: single hung, vinyl window.

Attachment B - Photographs



Front elevation of 287 Portland Street, Dartmouth.



Rear elevation of 287 Portland Street, Dartmouth.

Attachment C: Building Conservation Standards for Heritage Properties in HRM

The following standards will be used to assess all applications for property alteration and financial assistance. The historic character of a heritage resource is based on the assumptions that (a) the historic materials and features and their unique craftsmanship are of primary importance and that (b) in consequence, they are to be retained, and restored to the greatest extent possible, not removed and replaced with materials and features which appear to be historic, but which are in fact new.

- 1) 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) 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) 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) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved.
- 6) 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) 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 affected by the project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9) 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 based 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)