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7.1.2

Heritage Advisory Committee

January 18, 2012

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TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY:

A handwritten signature in cursive script, appearing to read "Phil Townsend".

Phil Townsend, Director of Planning & Infrastructure

DATE: December 15, 2011

SUBJECT: Case H00362 – Substantial Alteration to 85 Fairbanks Street,
Dartmouth, a Municipally Registered Heritage Property

ORIGIN

Application by Geoff Keddy Architects for a substantial alteration to 85 Fairbanks Street, Dartmouth, a Municipally Registered Heritage Property, to permit renovations to the front facade and an addition to the rear of the building.

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the substantial alteration to 85 Fairbanks Street, Dartmouth, a registered heritage property, as outlined in Attachments A to D of this report.

BACKGROUND

A building permit application (#120529) was submitted to the Heritage Property Program on November 21, 2011, for alterations to 85 Fairbanks Street, Dartmouth, a Municipally Registered Heritage Property. Staff determined that the scope of the work proposed constituted a substantial alteration to the heritage property. Therefore, the application must be approved by Regional Council.

Proposal:

Geoff Keddy Architects, on behalf of the property owners, has submitted an application for:

- i) a second storey rear addition with a small cantilevered section on the west elevation; and
- ii) the removal of a modern 'storm porch' on the front façade, which is not in keeping with the building design, in order to return the façade to a more period correct condition.

The proposed work is presently under way without first securing all necessary approvals from HRM (Attachment E). Staff has placed a stop work order on the property until such time as the necessary permits have been approved.

Heritage Values

In 1841, part of the Dartmouth Common, from what is now Geary Street to Lyle Street, was subdivided into 41 building lots. The new streets were named for the trustees of the Common: Fairbanks, Hare, Mott, Best and Lyle.

Carpenter Joseph Williams bought the land in 1878 and is believed to have built this Second Empire home for himself. In 1890, it was sold to ship builder Edward Williams, whose business was located at the foot of Church Street. Edward Williams resided in the house until 1930 and the building has had numerous owners since then.

The building was registered by the former City of Dartmouth on April 16, 1985. While the home has had some modifications to both the front and rear façades, it is in good repair and maintains its architectural style.

Character Defining Elements

The building, designed in the Second Empire style, illustrates many of the classic design elements of that style such as a mansard roof with dormers and heavy brackets at the eaves. The front façade has a projecting one storey bay window with fretwork and brackets at the eaves. The building has also retained its traditional wood cladding and trim work.

DISCUSSION

Photographs taken at the time of registration show that the building had a one storey rear addition with a low pitched roof and wood cladding (Attachment F). In 1997, the rear addition was replaced with a more modern, one storey addition in an 'octagonal' shape. Additionally, an

enclosed 'storm porch' was added to the front of the building. These two previous alterations are now being altered as follows:

Rear Façade Alterations

The current proposed 2nd storey rear addition will be built above the 1997 addition and measures approximately 18 ft. x 24 ft., with an additional 4 ft. x 10 ft. cantilevered projection on the west elevation overhanging the driveway (Attachments A, B, C & D). Additionally, a new second storey deck measuring approximately 10 ft. x 20 ft. will be created which will be located directly over the existing first floor rear deck. The railings on the rear deck will be of traditional design with both upper and lower rails and balusters.

The proposed addition will continue the mansard roof and brackets at the eaves, and will create one new dormer on the east elevation and one on the west elevation which will match the existing dormers in size, shape and materials. The addition will be clad to match the existing wood cladding and trims. The cantilevered projection on the west elevation is a new element to the building; however, there are similar examples found in other heritage buildings, specifically 5669 and 5683 Inglis Street, Halifax (Attachment G).

The rear façade will incorporate a set of patio doors (with a transom above) flanked by new single windows on either side (Attachment A). There will be portions of the second storey addition that overhang the existing first floor rear addition due to the octagonal shape.

Front Façade Alterations

Additionally, the owners would like to remove the 1997 'storm porch' addition and reinstate the front entry system to a more period correct condition (Attachments A & F). A wooden door with transom is proposed to replace the existing door. The wooden cladding will be reinstated around the area currently covered by the storm porch, and new columns will be introduced to support the existing hood moulding.

Building Conservation Standards

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

- There is no change proposed to the historic purpose of the building, and the historic character of the property will be unaffected by the rear addition and will be positively affected by the reinstatement of a period correct front entrance;
- The proposed second storey addition will continue the key elements of the second empire style such as the mansard roof, dormer windows on the east and west elevation, bracketed eaves and traditional window materials and proportions (with the exception of the patio doors);

- A small amount of historic material will be removed on the rear of the building. Specifically, two original dormer windows and the rear portion of the existing mansard roof will be removed to tie the addition into the building. The addition is compatible in terms of massing, size and scale; and
- The addition will not create a false sense of historical development and should be clearly distinguishable as new work, in terms of the new patio doors. All other distinctive features, finishes and construction techniques will be preserved.

Staff is of the opinion that the proposed alterations generally meet the Building Conservation Standards for Heritage Properties and, based upon these considerations, staff recommend that the proposed alterations 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, Project and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Project and Operating reserves, as well as any relevant legislation.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing, achieved through the HRM website and public accessibility to the required Heritage Advisory Committee meeting.

ALTERNATIVES

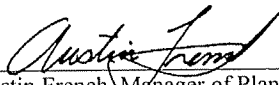
1. Council could approve the request for approval of the substantial alteration as outlined in this report.
2. Council could refuse the request for approval of the substantial alteration to the heritage property as outlined in this report. The Heritage Property Act does not include appeal provisions for decisions of Council regarding substantial alterations, and the owners would be permitted to proceed with their proposal three years from the date of the application (November 21, 2014).


ATTACHMENTS

- Map 1: Location Map – 85 Fairbanks Street, Dartmouth
- Attachment A: Front and Rear Elevations
- Attachment B: West Elevation
- Attachment C: East Elevation
- Attachment D: Floor Plans
- Attachment E: Recent Photographs
- Attachment F: Photograph from Heritage File, c.1983
- Attachment G: Photos of 5669 Inglis Street, and 5683 Inglis Street, Halifax
- Attachment H: HRM's Heritage Building Conservation Standards

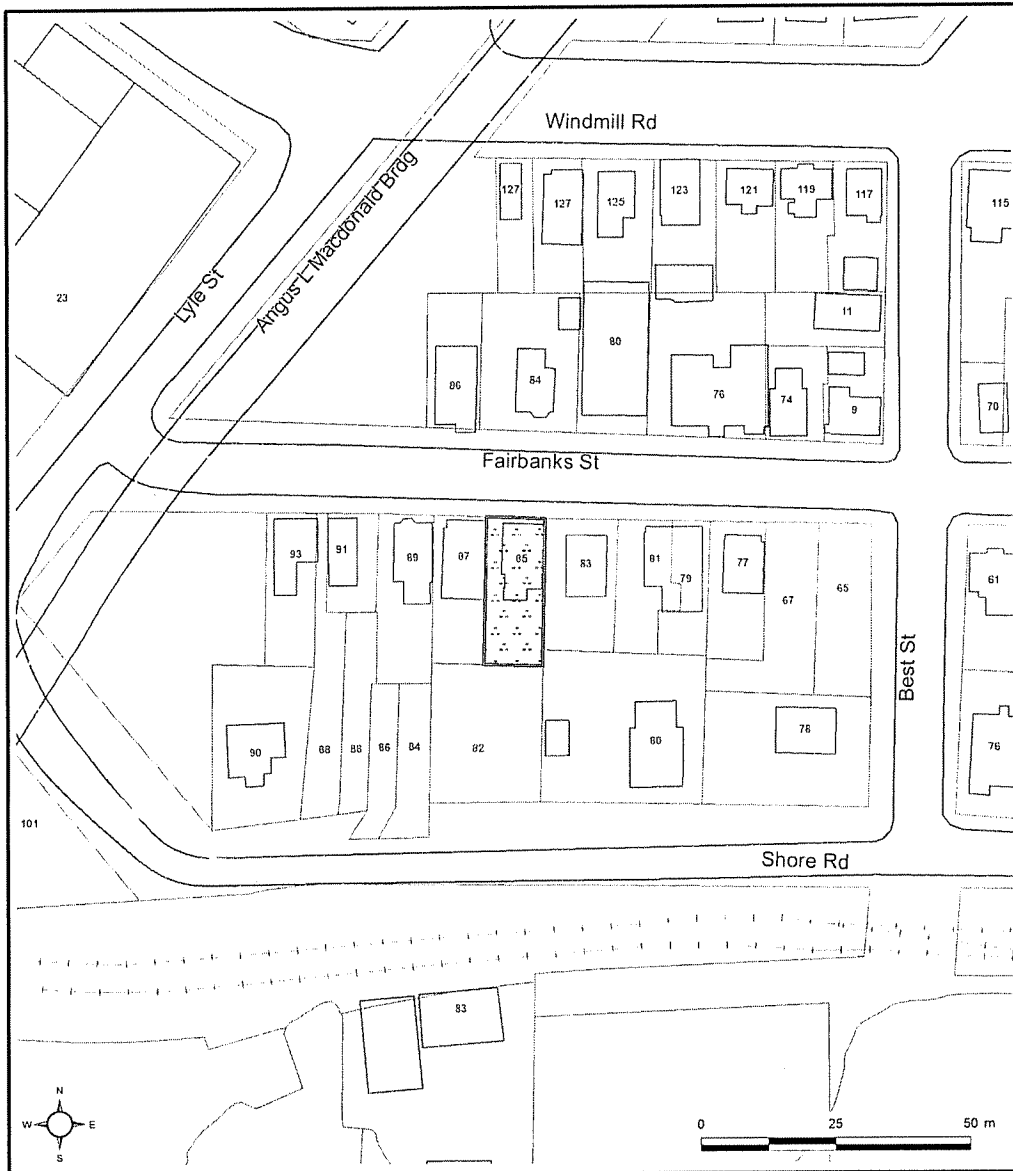
A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Maggie Holm, Heritage Planner/Heritage Officer - 490-4419

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



Financial Approval by: 
James Cooke, Director of Finance, 490-6308

Map 1: Location Map



Map 1 - Location Map

85 Fairbanks St
Dartmouth, Nova Scotia

-  Subject Property
-  Registered Heritage Property

HALIFAX
REGIONAL MUNICIPALITY
COMMUNITY DEVELOPMENT
HERITAGE AND DESIGN SERVICES

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

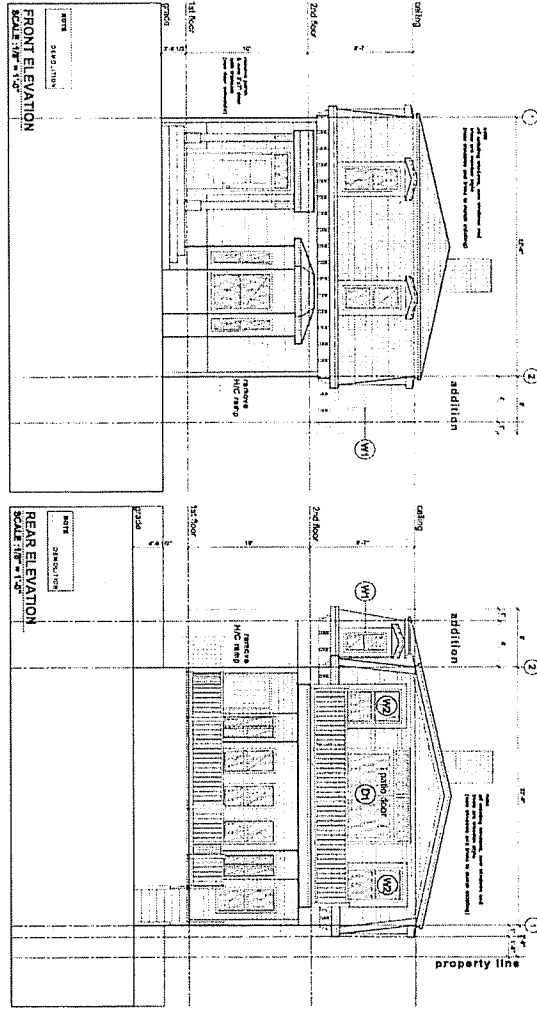
Application for Heritage Registration

25 November 2011

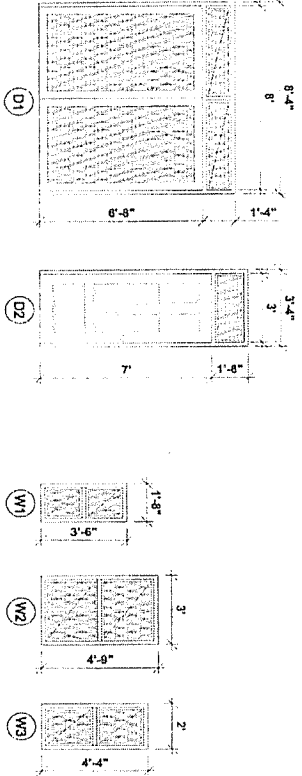
Case H00362

T:\work\planning\Sharon\11_Heritage and Design\Heritage Case Maps\H00362 (SMP)

ATTACHMENT A: Front and Rear Elevations



NEW DOOR & WINDOW SCHEDULE
SCALE: 1/8" = 1'-0"



NOTE:
- New windows & doors must meet Part 10 of the NS Building Code

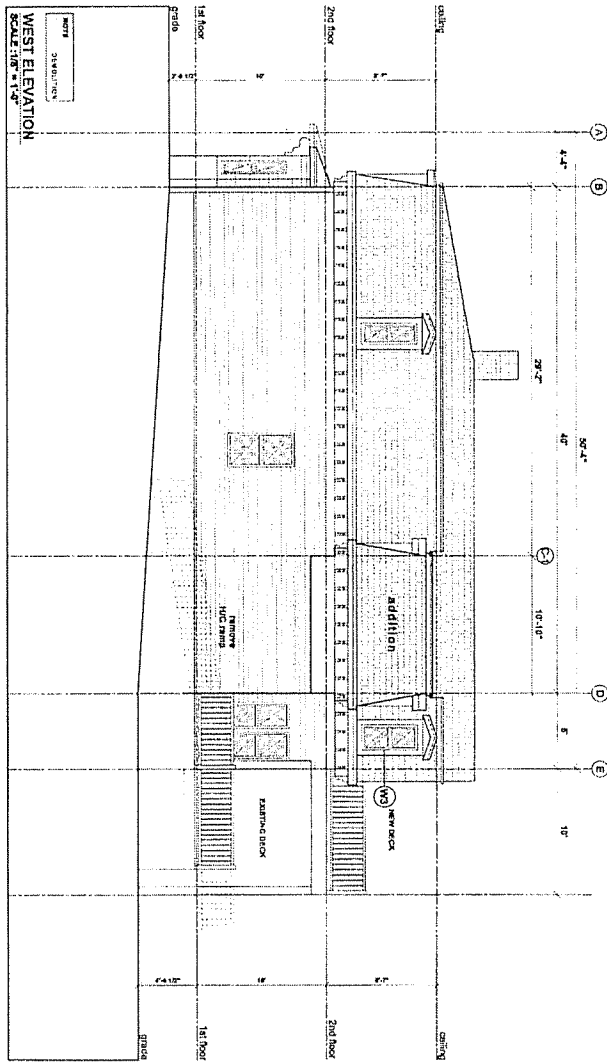
Houses Renovations
85 Fairbanks Street
Dorchester, NS

David Kelly Ltd.
1111 - 12th Street
Dorchester, NS
902-443-1444
902-443-2888

NOTES:
1. All work shall be in accordance with the Building Code of Nova Scotia.
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10. All work shall be in accordance with the Building Code of Nova Scotia.

NO.	DESCRIPTION	DATE
1	Issue for Review	11/14/2011
2	Issue for Review	11/14/2011
3	Issue for Review	11/14/2011
4	Issue for Review	11/14/2011
5	Issue for Review	11/14/2011
6	Issue for Review	11/14/2011
7	Issue for Review	11/14/2011
8	Issue for Review	11/14/2011
9	Issue for Review	11/14/2011
10	Issue for Review	11/14/2011

ATTACHMENT B: West Elevation



House Renovations
 85 Fairbanks Street
 Durham, NC

8137 NORTH BRIDGE
 DURHAM, NC 27704
 919 488 8888
 919 488 8888

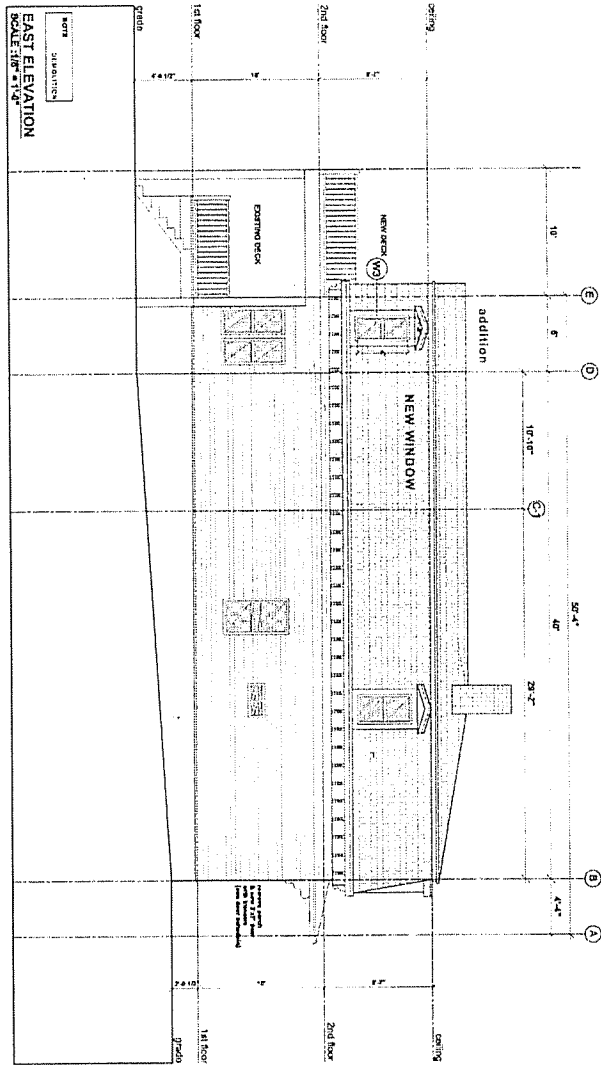
NOTES:
 CONTRACT RELATED TO THE USE OF THIS DRAWING

The client has approved this drawing for construction. The contractor is responsible for obtaining all necessary permits and ensuring that the work is completed in accordance with the approved plans and applicable building codes.

1. All work shall be in accordance with the approved plans and specifications.
 2. The contractor shall be responsible for obtaining all necessary permits and ensuring that the work is completed in accordance with the approved plans and applicable building codes.
 3. The contractor shall be responsible for obtaining all necessary permits and ensuring that the work is completed in accordance with the approved plans and applicable building codes.
 4. The contractor shall be responsible for obtaining all necessary permits and ensuring that the work is completed in accordance with the approved plans and applicable building codes.
 5. The contractor shall be responsible for obtaining all necessary permits and ensuring that the work is completed in accordance with the approved plans and applicable building codes.

DATE: 12/14/2017
 DRAWING NO: 2103

ATTACHMENT C: East Elevation



House Renovations
85 Fairbank Street
Dartmouth, NS

9022 6642, 6111
9022 6642, 6111
9022 6642, 6111

1	1st Floor	1st Floor	1st Floor
2	2nd Floor	2nd Floor	2nd Floor

NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL WORK IS TO BE ACCORDING TO THE 2011 CANADIAN NATIONAL BUILDING CODE.
 3. ALL MATERIALS ARE TO BE APPROVED BY THE ARCHITECT.
 4. ALL WORK IS TO BE COMPLETED BY THE DATE SPECIFIED.
 5. ALL WORK IS TO BE COMPLETED BY THE DATE SPECIFIED.

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Attachment E: Recent Photographs



Photo 1: 85 Fairbanks – Front and west elevation: the cantilevered addition is visible.

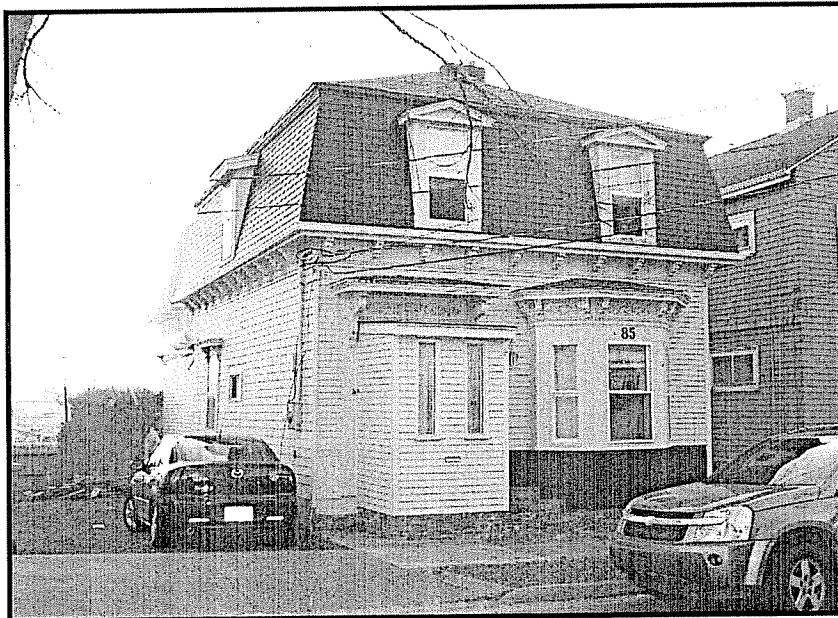


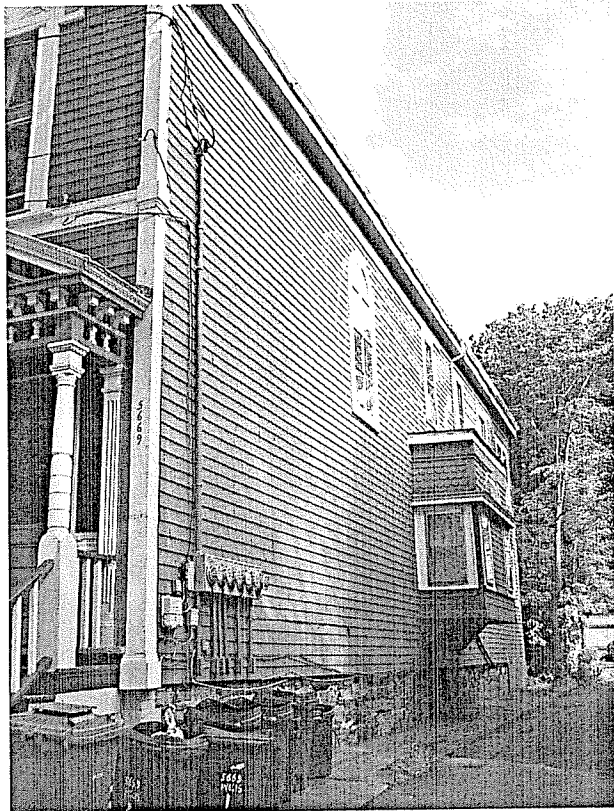
Photo 2: 85 Fairbanks – Front and East elevation

Attachment F

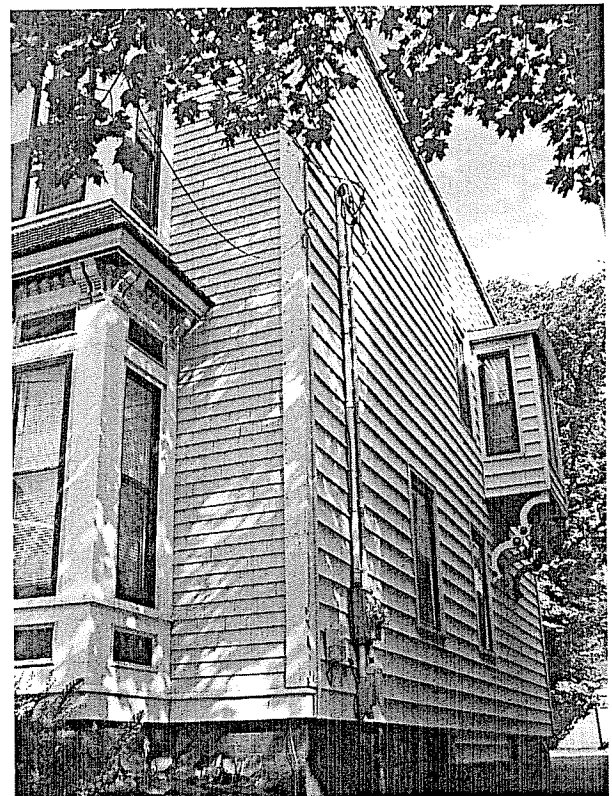


Photo 3: Photograph from Heritage Property File, c. 1983.

Attachment G: Photos of 5669 Inglis Street, and 5683 Inglis Street, Halifax



Example: 5669 Inglis Street, Halifax



Example: 5683 Inglis Street, Halifax

Attachment H: HRM's Heritage Building Conservation Standards

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.