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P.O. Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

Halifax Regional Council  
September 6, 2005

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:** *Sherrill Murphy*  
Tom Creighton, Chair  
*for* Heritage Advisory Committee

**DATE:** August 29, 2005

**SUBJECT:** Case H00170 - Alterations to 2323 Princess Place, Halifax

**ORIGIN**

Heritage Advisory Committee Meeting of August 24, 2005.

**RECOMMENDATION**

The Heritage Advisory Committee recommends that Regional Council approve application H00170, alterations to 2323 Princess Place, Halifax, as proposed in the staff report dated July 27, 2005.

**BACKGROUND**

See staff report to Heritage Advisory Committee dated July 27, 2005

**BUDGET IMPLICATIONS**

See Heritage Advisory Committee Staff Report dated July 27, 2005.

**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. Regional Council could approve portions of the proposal.
2. Regional Council could approve the proposal with conditions.
3. Regional Council could refuse the proposal.

These alternatives are not recommended for the reasons outlined in the July 27, 2005 Staff Report.

**ATTACHMENTS**

1. Heritage Advisory Committee Staff Report dated July 27, 2005.
2. Minute Extract Heritage Advisory Committee Meeting August 24, 2005.

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: Stephanie Parsons, Legislative Assistant, 490-6519.



PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

Heritage Advisory Committee  
August 24, 2005

TO: Heritage Advisory Committee

SUBMITTED BY: Sharon Bond for  
Paul Dunphy, Director of Planning & Development Services

DATE: July 27, 2005

SUBJECT: **Heritage Case H00170 - Review of proposed alterations to 2323 Princess Place,  
(a municipal heritage property), Halifax, NS.**

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**ORIGIN:**

An application by Mr. Garry Neill Kennedy requesting approval for alterations to a municipally registered heritage property at 2323 Princess Place, Halifax.

**RECOMMENDATION:**

**It is recommended that the Heritage Advisory Committee recommend approval of the alterations to 2323 Princess Place, as proposed in this report.**

## **BACKGROUND**

Mr. Garry Neill Kennedy has made an application to obtain approval for a rear addition on his municipally registered heritage building located at 2323 Princess Place, Halifax. The proposal requests approval to create a one storey rear addition with a flat roof designed to accommodate a second storey deck (accessed via the second floor only), and four skylights which will light the new addition. Additionally, there will be a new at-grade deck created measuring 10' x 10' accessed directly off the proposed new kitchen (Attachment A)

### ***2323 Princess Place***

The Princess Place row housing, renamed from Chestnut Place in 1890, was built between 1873 and 1875 by an enterprising mason named Andrew Mooney for the heirs of John Duffus, a Halifax “merchant prince”. The Princess Place development illustrated the growing importance of the Northern Halifax Suburb as a residential and commercial area in the last quarter of the 19<sup>th</sup> century. The concept of a cul-de-sac development off a principal thoroughfare seems to have been unique in the City of Halifax at that time, and it was considered a brilliant use for an oddly shaped lot.

The Princess Place project consisted of 14 brick houses with “all the latest improvements” conceived “for persons of moderate means”. The purchasers were sea captains, mariners, businessmen, and professionals who lived and worked in the surrounding area.

All of the houses were built to the same design. Presently, all but 8 of the buildings have been demolished, and many of the remaining buildings have undergone various degrees of modernization which fortunately do not affect their basic features. The houses are a good example of two storey flat-roofed town residences of the last quarter of the 19<sup>th</sup> century. The Princess Place streetscape has a high degree of cohesiveness in terms of its architecture, scale, rhythm and building materials. The 8 Princess Place buildings have been registered since July 30, 1987.

## **DISCUSSION**

### ***Alteration Proposal***

The proposed one storey addition, meant to accommodate a new kitchen, will extend the full 20 foot width of the building, and project out 14 feet from the existing back wall. The flat roof of the addition has been designed to include a deck, which can only be accessed from the second floor of the building, and a series of four skylights intended to illuminate the interior of the addition. Additionally, there is proposed a new at-grade deck measuring 10' x 10' accessed from a door in the addition (Attachment A).

- a) Rear addition: The addition will extend directly out from the south wall 14' and will be in line with the wall of the existing building. There are no window openings on the north and south walls, due in part to the proximity to the lot lines. The east elevation has a combination of patio doors and 2 large windows - all with large transom windows above. The exterior cladding is a non-combustible material required under the National Building Code.

- b) Rooftop deck and skylights: The roof of the addition proposes a deck which can only be accessed from the second storey of the building. An existing window will be removed, and a single door will be used to access this deck. The deck will be enclosed with a 3 ½ foot wall rather than traditional balustrades. The east elevation of the deck proposes the use of glazed guards. While more traditional balustrades may better suit the building, the design of the deck with four skylights set into the deck will not accommodate a more period correct railing system. The glazed guards are placed directly atop the door and window on the first floor, and will give a better balance of solid to voids to the addition.
- c) At grade deck: The at-grade wooden deck, measuring 10' x 10', will extend directly out from the south wall of the building, and is low enough so as not to require handrails.

### ***Building Conservation Standards***

The Building Conservation Standards were created to assist staff, HAC and Council in assessing applications for alterations to 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.*

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

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.*

The proposal does not alter the current residential use, and therefore staff feel this standard has been met.

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.*

The brick exterior sheathing and four small windows will be covered by the addition. Additionally, the first floor window will be removed to accommodate an interior door, and the second floor window will be removed to allow for an exterior door for access to the second storey deck. The proposal does remove a small amount of historic material, but the historic character of the property will still be retained, therefore staff feel this standard has been met.

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.*

The proposed addition will clearly differentiate from the original building, and will not create a false sense of historical development. Some changes are necessary over the life of an historic building, and the proposal at the rear of the property is done in a manner which minimizes the negative impacts to the building. Staff feel this standard has been met.

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.*

The proposed alterations will not affect any important historical changes of the building, and therefore staff feel this standard has been met.

5. ***Preservation of distinctive features, finishes and techniques.*** *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved.*

The masonry on the first floor will be covered with the addition, and no longer visible. The two windows which are to be removed to accommodate doors are likely the only two original windows on the rear facade. While, all other distinctive features, finishes and techniques associated with the original building have been preserved, staff must conclude that this standard has not been met.

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.*

This proposal does not anticipate the removal of original materials or details, and therefore staff feel this standard has been met.

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.*

There is no surface cleaning planned for this proposal, and therefore this standard has been met.

8. ***Significant archaeological resources.*** *Significant archaeological resources affected by the project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

No such resources have been identified, but appropriate measures will be taken should such resources be encountered during construction. This standard has been met.

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.*

The proposed alteration will remove two windows, cover two foundation windows, and recover the first floor brick on the rear of the building. The addition has been designed to be clearly differentiated from the original portion of the building. The proposal does not negatively affect the massing or scale of the building, and its location at the rear is compatible with the massing, size and scale of the original building. Therefore, staff feel this standard has been met.

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 proposed rear addition will be undertaken in a manner which, should it be removed in the future, will maintain the essential form and building integrity. The addition is at the rear of the building, removes minimal material from the building, and is subordinate to the original building. This standard has been met.

### ***Summary***

The addition has been designed to be clearly distinct from the original building in its materials and design, but this will not negatively affect the historic character of the original building. The addition will create a kitchen, and is designed in such a way so as to incorporate four skylights in the roof to allow better lighting. These skylights will not be visible, excepting from the second storey deck area.

The rear window openings will be altered to become doors, and the brick exterior cladding will be covered, but is in scale and proportion with the building. All of the proposed changes are at the rear of the building, and once the proposed development on Cunard Street occurs it will not be visible from the street. The proposal meets the Building Conservation Guidelines, and based on these considerations, staff support the application.

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### **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 Regional Council for the proposed alterations to 2323 Princess Place as outlined in this report. However, the Heritage Advisory Committee could approve portions of the proposal, or give a positive recommendation with conditions. These alternatives are not recommended for the reason outlined in this report.

### **ATTACHMENTS**

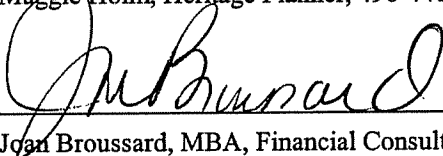
- Map 1: Location Map - 2323 Princess Place, Halifax
- Attachment A: Location Certification and Addition Drawings
- Attachment B: "Building Conservation Standards"
- Attachment C: Photographs of 2323 Princess Place

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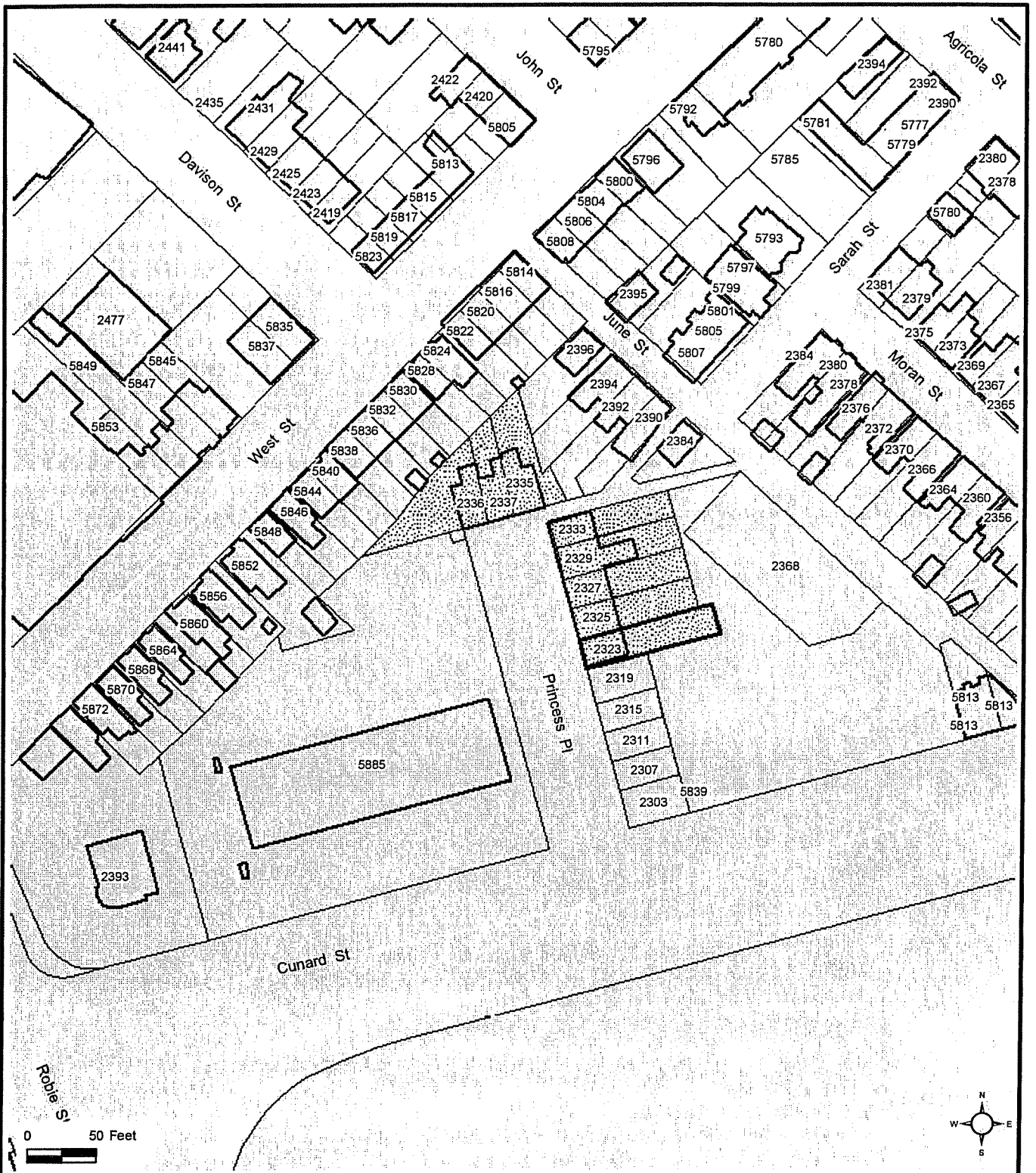
A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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

Financial Review:


  
Joan Broussard, MBA, Financial Consultant, 490-6267





Map 1 - Location Map

**2323 Princess Place  
Halifax**

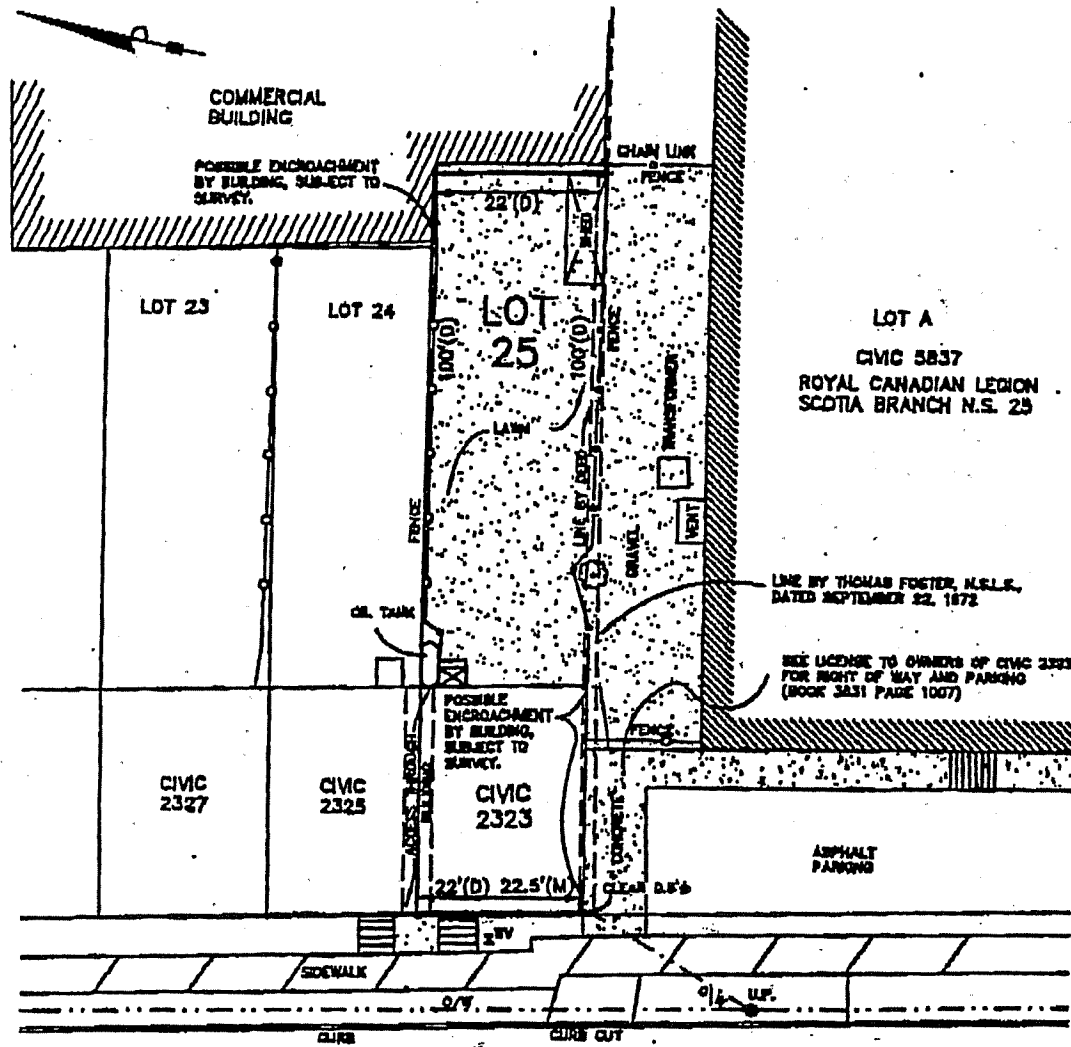
 Subject property

 Municipally registered heritage property

**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING AND  
DEVELOPMENT SERVICES

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

# SURVEYOR'S LOCATION CERTIFICATE



## P R I N C E S S P L A C E

SCALE: 1" = 20'  
 ● = SURVEY MARKER FOUND ○ = IRON BAR/PIPE FOUND  
 (D) = DEED DISTANCE (P) = PLAN DISTANCE (M) = MEASURED DISTANCE O/W = OVERHEAD WIRE U.P. = UTILITY POLE

CERTIFIED TO: **SHAWN MORGAN MacDONALD**

RE: CIVIC 2323 PRINCESS PLACE, LOT 25 DUFFUS-FIELD SUBDIVISION, HALIFAX, HALIFAX COUNTY, NOVA SCOTIA

- (1) THE DWELLING SHOWN HEREON IS LOCATED ENTIRELY WITHIN THE BOUNDARIES OF THE SUBJECT LANDS AS SAID BOUNDARIES ARE DEFINED BY DEED RECORDED AT BOOK 8442 PAGE 887 AND BOOK 3580 PAGE 1171.
- (2) APPARENT ENCROACHMENTS SEE SKETCH
- (3) CULTURAL FEATURES SHOWN HEREON ARE LOCATED TO PLOTTING ACCURACY UNLESS SPECIFICALLY DIMENSIONED.
- (4) ONLY EASEMENTS DOCUMENTED IN THE DEED RECORDED AT BOOK 8442 PAGE 887 AND BOOK 3580 PAGE 1171 IN THE COUNTY OF HALIFAX ARE REFLECTED HEREIN.
- (5) CLEARANCES ARE DEFINED TO A TOLERANCE OF 1/2" AND ARE TO THE CLOSEST CORNERS OF THE STRUCTURE (STUCCO)
- (6) THIS SURVEYOR'S LOCATION CERTIFICATE SHALL NOT BE USED FOR BOUNDARY DEFINITION OR AS A REFERENCE DOCUMENT FOR THE PREPARATION OF LEGAL DESCRIPTIONS.

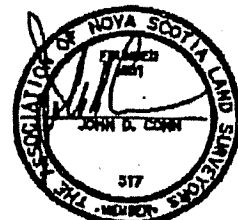
**THOMPSON CONN LIMITED**  
 NOVA SCOTIA LAND SURVEYORS  
 HALIFAX, NOVA SCOTIA  
 SUITE 201 QUIMPOL CENTRE  
 HALIFAX, NOVA SCOTIA  
 PHONE NO. 422-4800 FAX NO. 454-4700  
 E-MAIL: thompson.conn@ns.sympatico.ca  
 MAP: 5N11-955W  
 P.I.D.: 150524  
 FILE: 11657  
 DATE OF FIELD SURVEY: MARCH 17, 2003

**SURVEYOR'S CERTIFICATE**

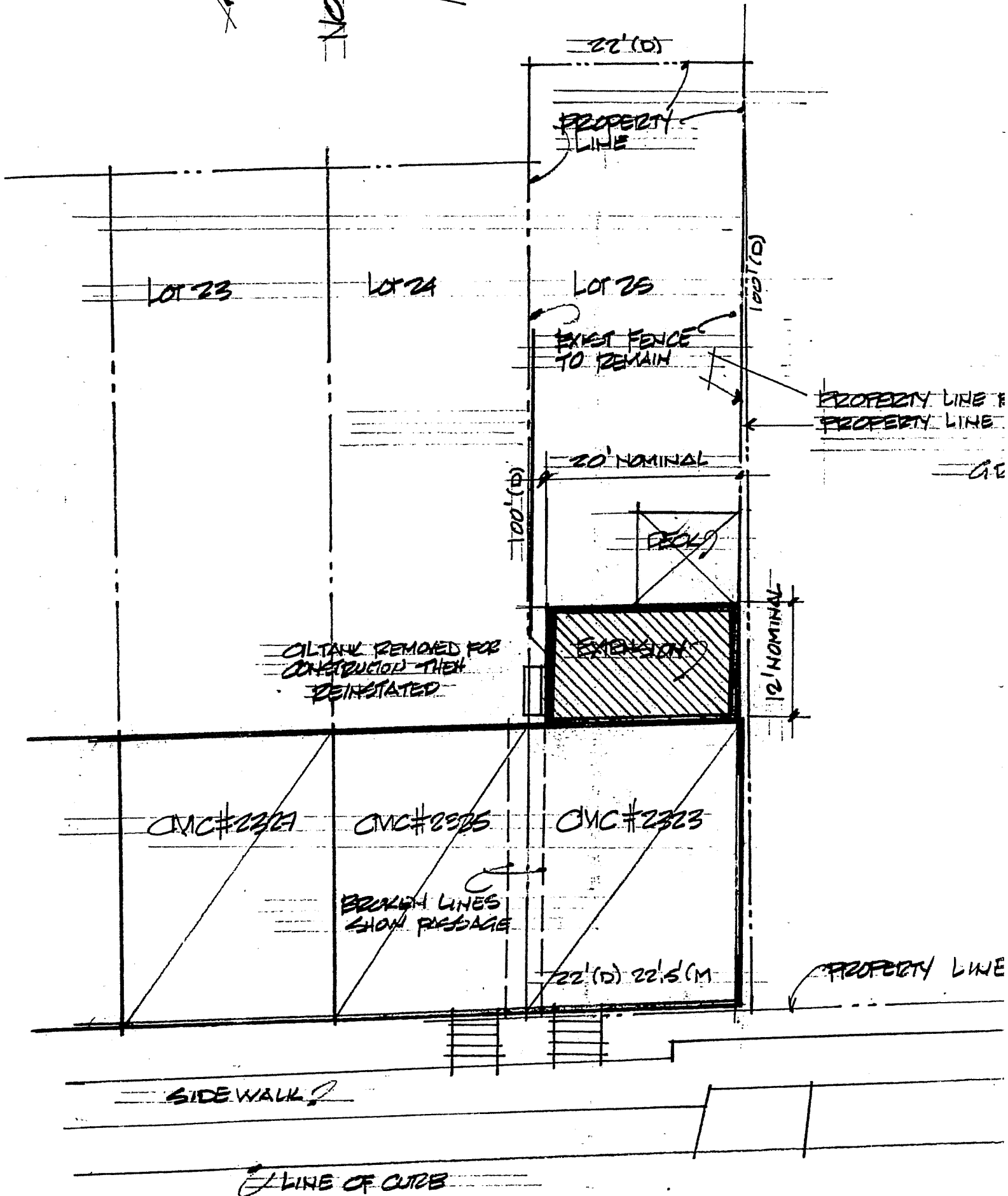
I JOHN D. COHN, NOVA SCOTIA LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEYOR'S LOCATION CERTIFICATE WAS PREPARED UNDER MY SUPERVISION AND IN ACCORDANCE WITH PART VI OF THE NOVA SCOTIA LAND SURVEYORS REGULATIONS MADE PURSUANT TO SECTION 8 OF THE LAND SURVEYORS ACT.

DATED THIS 17TH DAY OF MARCH 2003

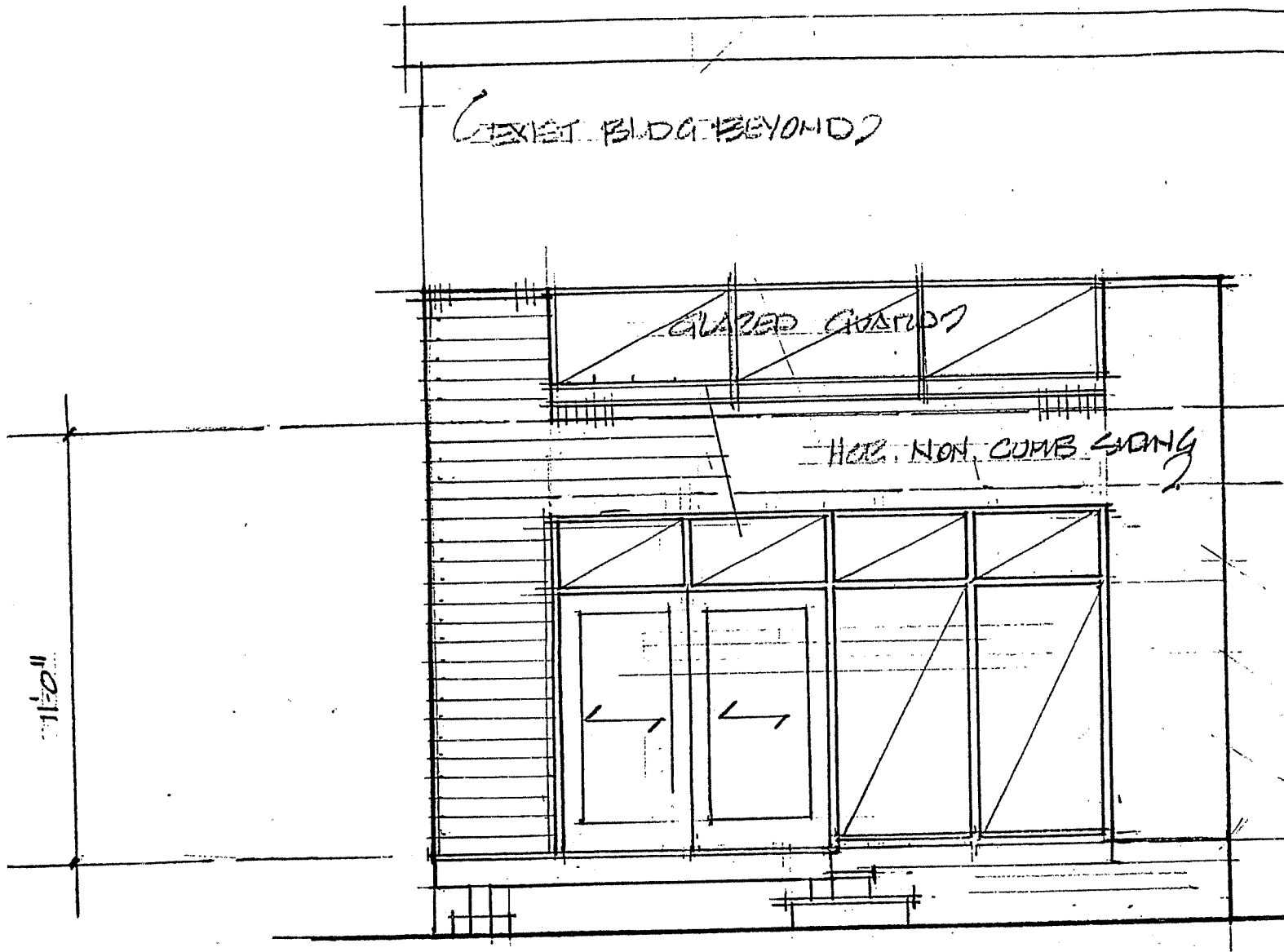
*John D. Cohn*  
 M.S.L.S.



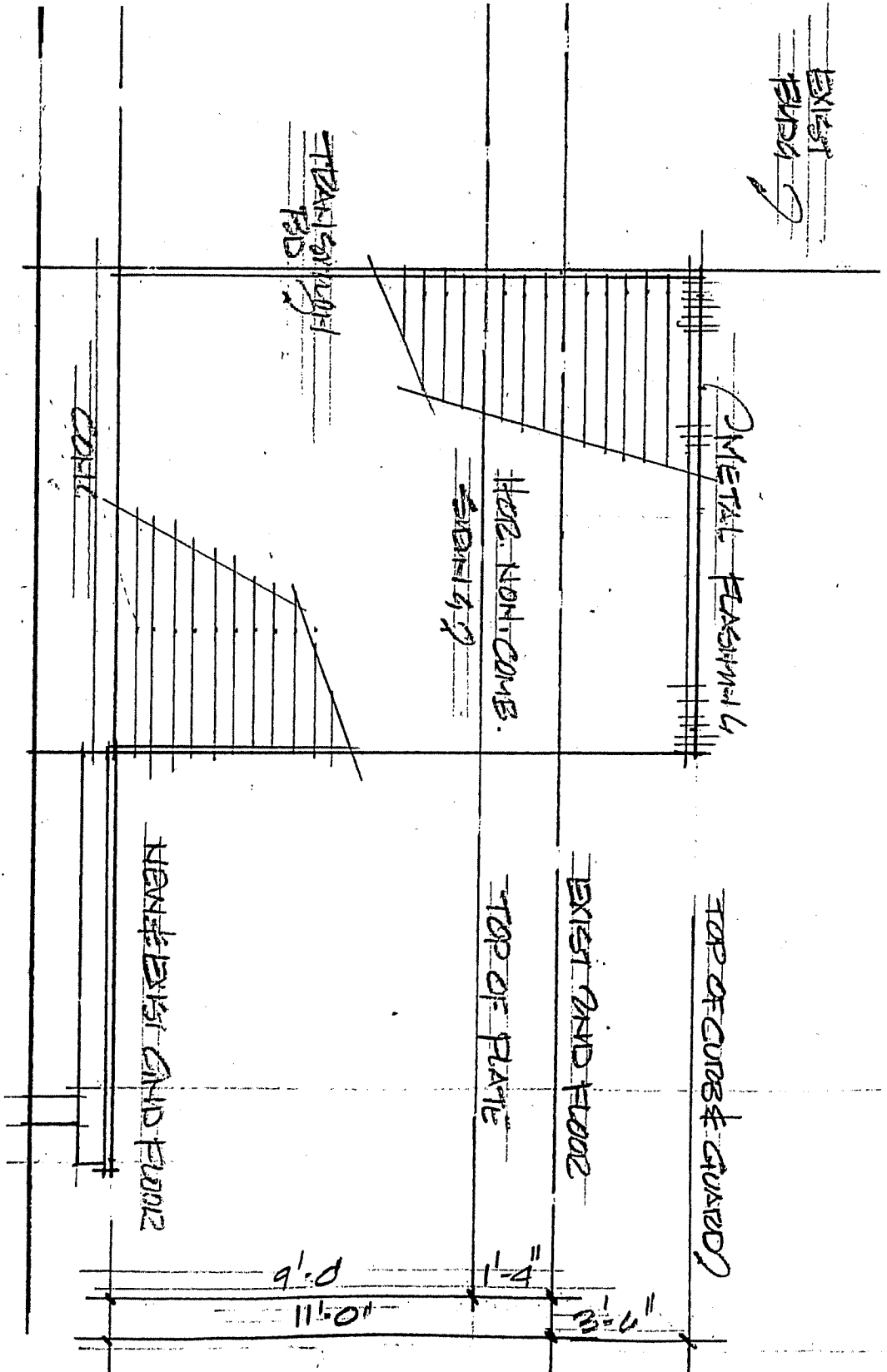
THOMPSON CONN LIMITED  
 COPYRIGHT © 2003



NEW SITE PLAN



REAR (EAST) ELEVATION  
SCALE 1/4"=1'0"

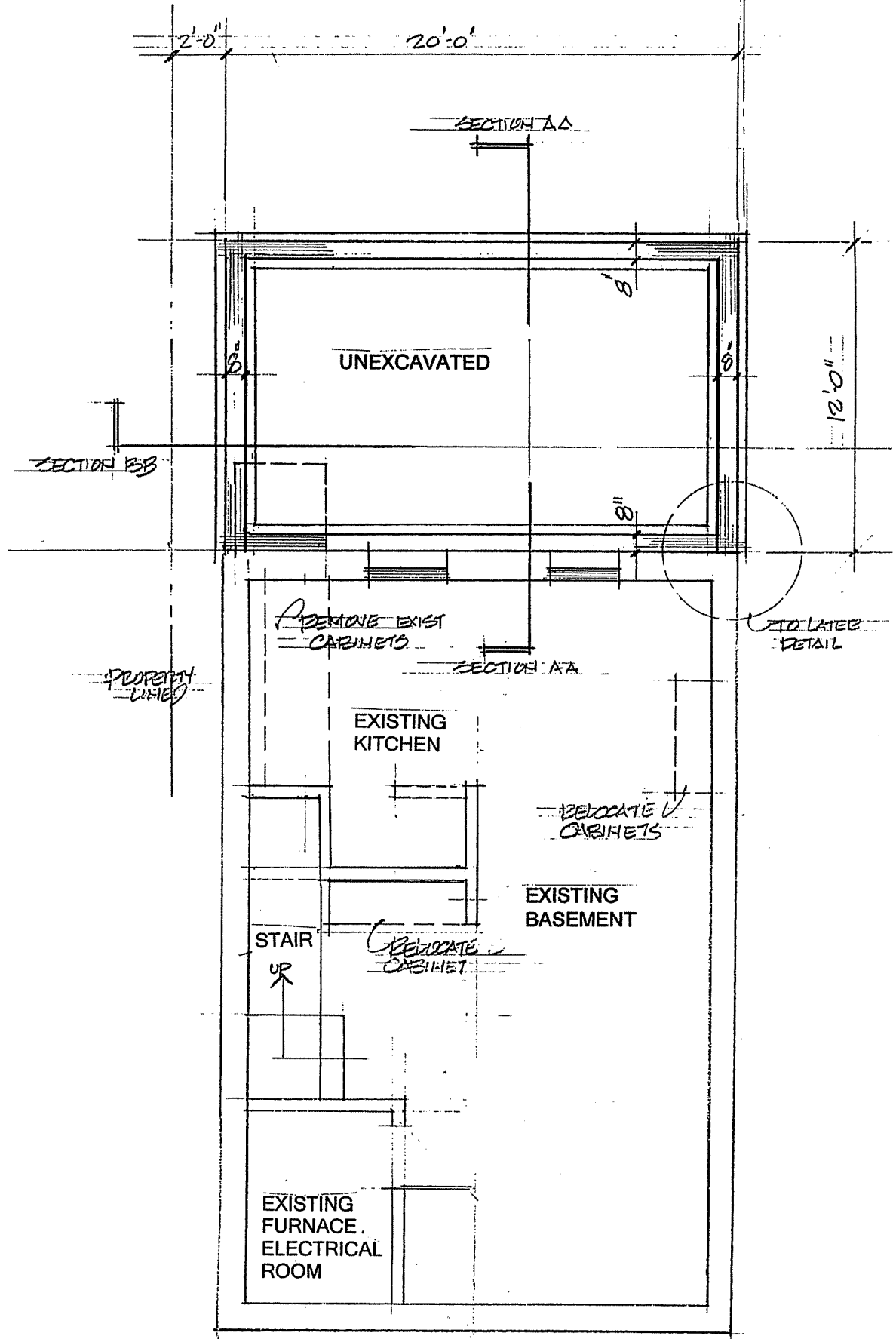


**SIDE (SOUTH) ELEVATION**  
 (NORTH) SIMILAR  
 SCALE 1/4"=1'0"

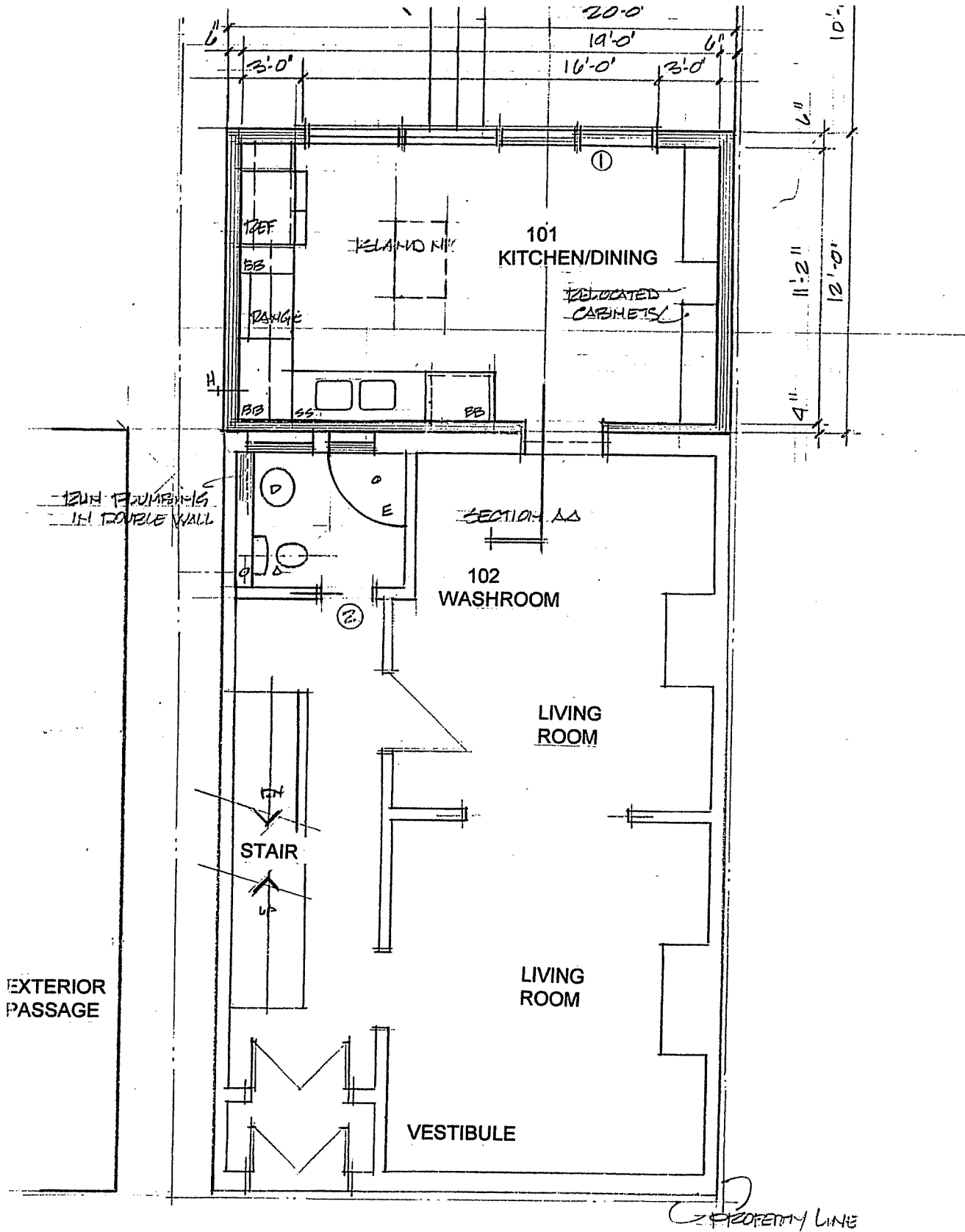
**KENNEDY/BUSBY RESIDENCE EXTENSION**  
**2323 PRINCESS PLACE**  
**HALIFAX, NOVA SCOTIA**

WM. HYDE, MRAIC, MNSAA  
 ARCHITECT

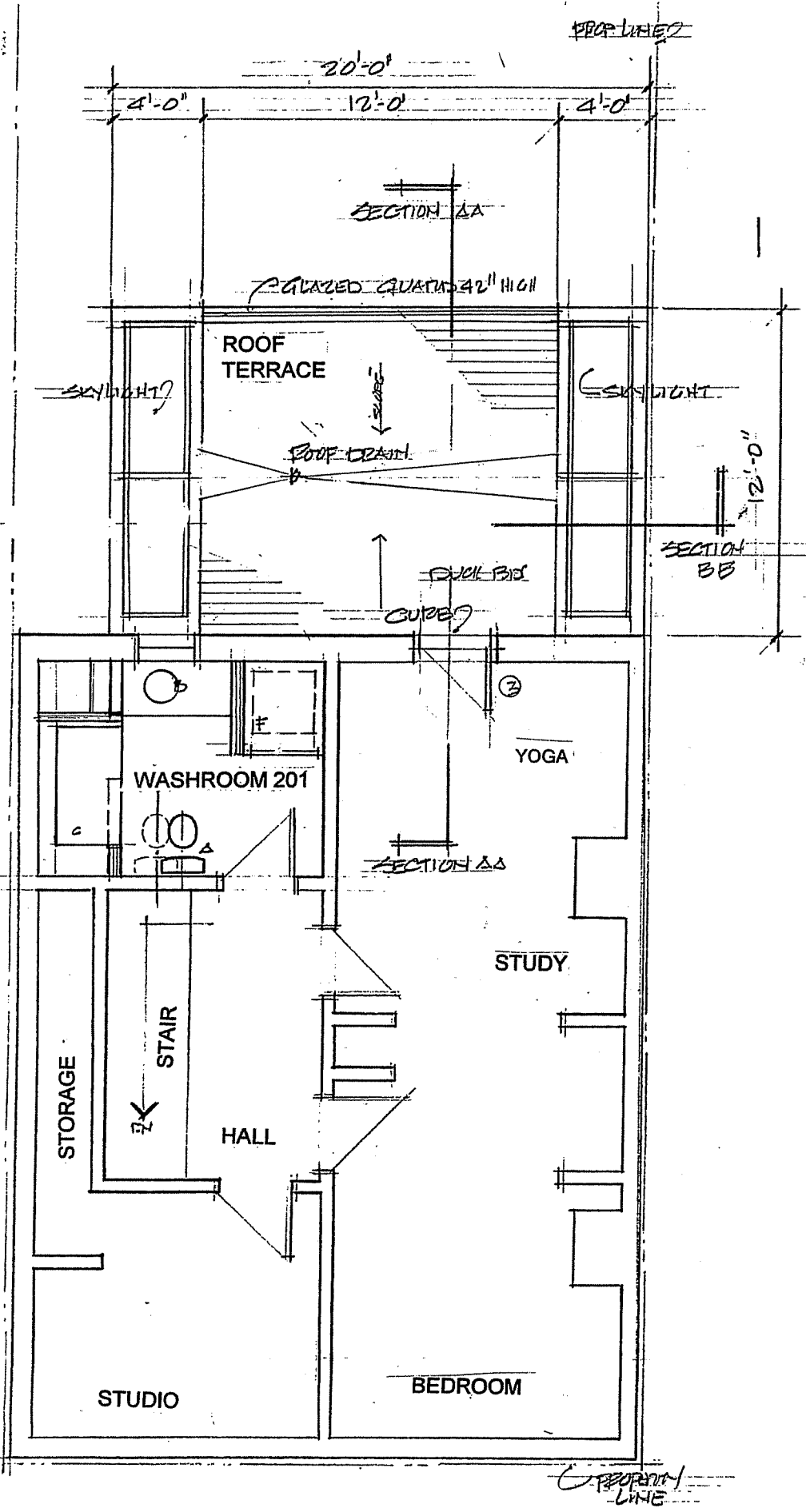
JUNE 30, 2005



**BASEMENT PLAN**  
SCALE 1/4"=1'0"

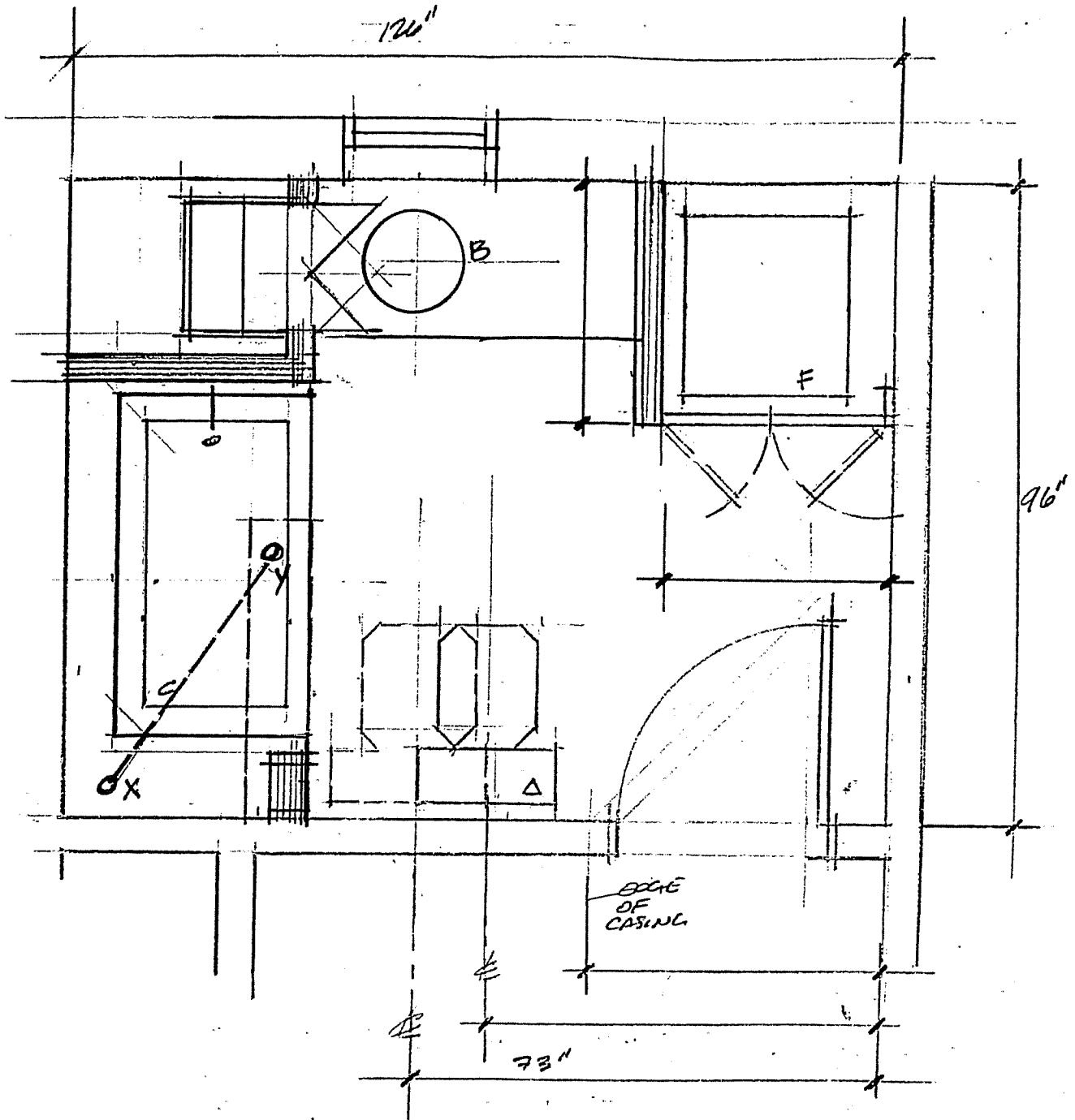


GROUND FLOOR PLAN



SECOND FLOOR PLAN  
SCALE 1/4"=1'0"





**DETAIL PLAN, WASHROOM**

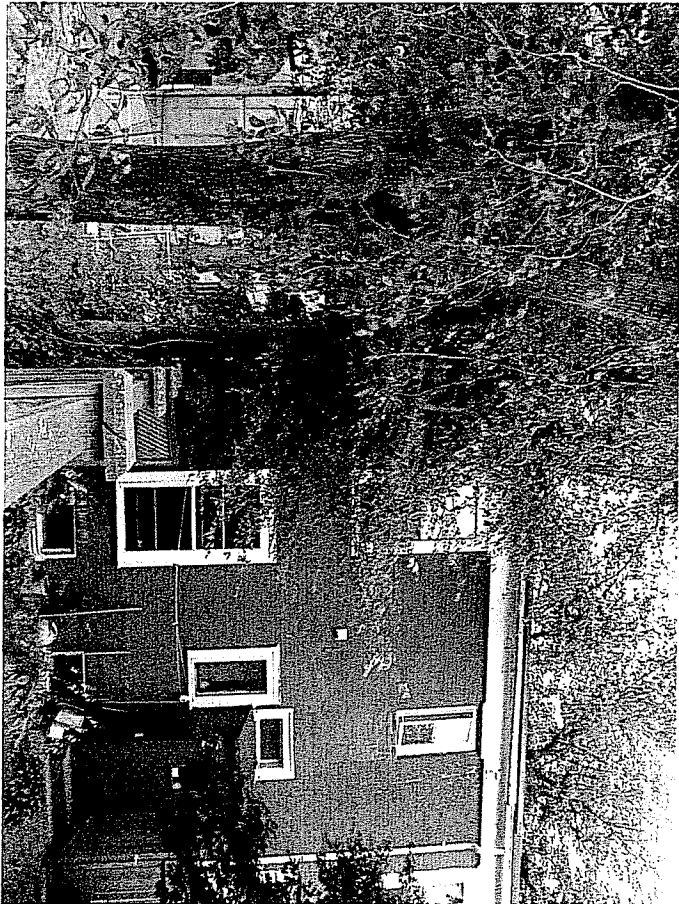
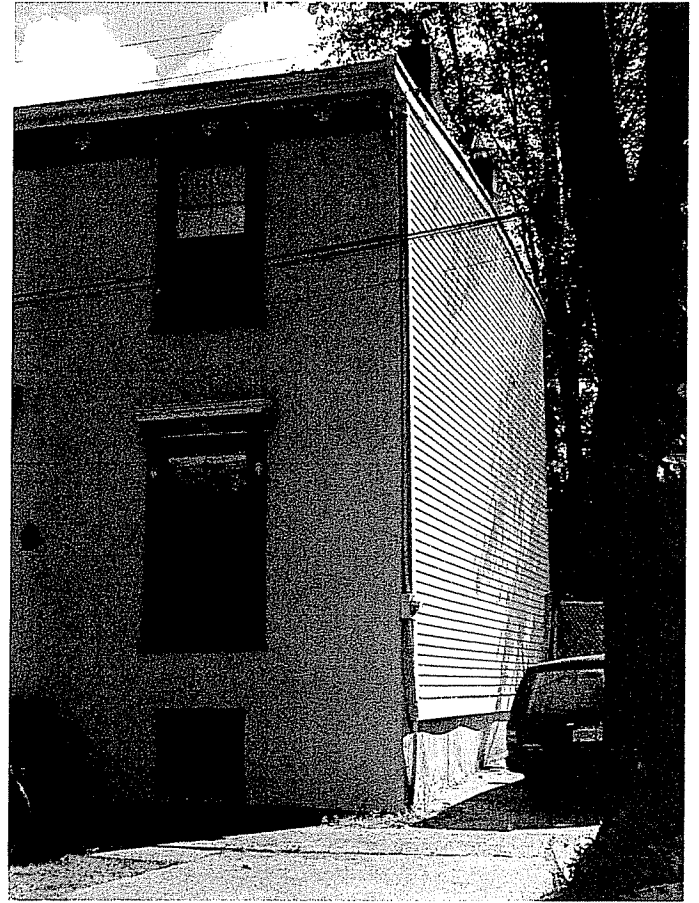
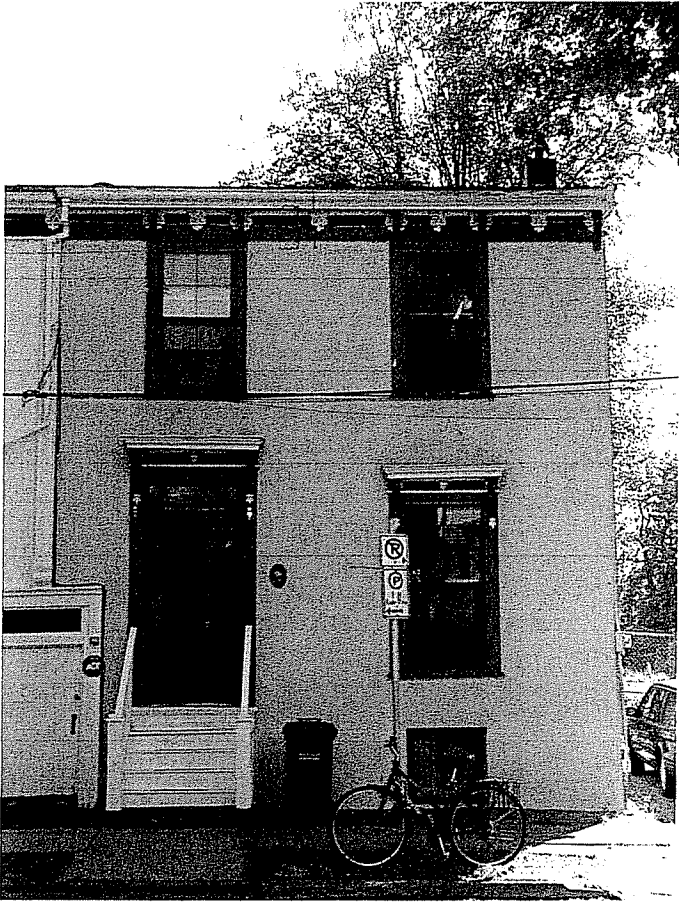
SCALE 1/2"=1'0"

# 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.

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).



**EXTRACT - DRAFT MINUTE - HERITAGE ADVISORY COMMITTEE  
AUGUST 24, 2005**

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**5.1 H00170 - Application for alterations to 2323 Princess Place, Halifax**

- A staff report dated July 27, 2005 was before the Committee for discussion.

Ms. Holm reviewed the staff report and noted that the extension will be 20 x 14 feet and that the addition will be clearly distinct from the original building in its materials and design, but will not negatively affect the historic character of the original building.

In response to Ms. Arbic the applicant advised that the exterior cladding is a non-combustible material required under the National Building Code. Stucco cannot be used as it does not meet the National Building Code Standards.

In response to questions from Committee Members Ms. Holm advised of the following:

- all the windows on the back of the properties have been changed, there is no continuity
- the properties have been registered as a Streetcape, the fronts of the buildings have remained intact
- every second house has a carriageway which dates back to 1875
- the carriageways extend to the back of the house, which used to be open at one time, but doors were added for security

**MOVED by Mr. Mark Pothier, seconded by Mr. Elias Metlej the Heritage Advisory Committee recommend that Regional Council approve application H00170, alterations to 2323 Princess Place, Halifax, as proposed in the staff report dated July 27, 2005. MOTION PUT AND PASSED UNANIMOUSLY.**