


Halifax Regional Council
December 9, 2003

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
 Allan MacLellan, Chair
Heritage Advisory Committee

DATE: December 3, 2003

SUBJECT: Case H00123 - Review of Proposed Addition to 149 Prince Albert
Road, Dartmouth

ORIGIN

November 26, 2003 Heritage Advisory Committee meeting.

RECOMMENDATION

The Heritage Advisory Committee **recommends** that Regional Council approve the addition to 149 Prince Albert Road, as proposed in the staff report dated November 10, 2003.

BACKGROUND

See attached staff report dated November 10, 2003.

DISCUSSION

This matter was before the Heritage Advisory Committee on November 26, 2003. The Committee concurred with the staff recommendation as per the attached staff report dated November 10, 2003.

BUDGET IMPLICATIONS

None.

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:

None proposed.

ATTACHMENTS

- 1) Staff report to the HAC dated November 10, 2003

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: Patti Halliday, Legislative Assistant

Report Approved by: Allan MacLellan, Chair, Heritage Advisory Committee

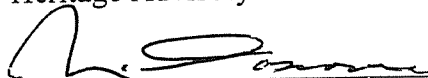
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HALIFAX
REGIONAL MUNICIPALITY
PO Box 1749
Halifax, Nova Scotia
B3J3A5 Canada

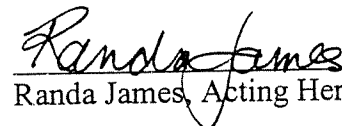
Heritage Advisory Committee
November 26, 2003

TO: Heritage Advisory Committee

SUBMITTED BY:



Jim Donovan, Manager, Planning Applications



Randa James, Acting Heritage Planner

DATE: November 10, 2003

SUBJECT: **Heritage Case H00123 - Review of proposed addition to 149 Prince Albert Road, Dartmouth.**

STAFF REPORT

ORIGIN:

A permit application by Ms. Carolyn Broderick requesting an addition to a registered heritage property at 149 Prince Albert Road (known as Johnstone Chittick).

RECOMMENDATION:

It is recommended that the Heritage Advisory Committee recommend to Regional Council the addition to 149 Prince Albert Road, as proposed in this report, be approved.

BACKGROUND:

Ms. Carolyn Broderick has made an application to obtain a permit for an addition to 149 Prince Albert Road. The purpose of this addition is to provide an additional washroom and a mud room. The property is a municipal registered heritage property. Under the Heritage Property Program, all applications for additions to heritage properties are to follow the Level 3 Design Review Process. This process requires the proposal be reviewed by both staff and the Heritage Advisory Committee (HAC), with final approval by Regional Council. To provide a basis for the review, a staff report is developed that evaluates the proposal and provides a recommendation to the HAC. The evaluation for these applications is based on the "*Building Conservation Standards*" (See Attachment 1).

149 Prince Albert Road

Built circa 1875, this one and one half storey wood frame structure was constructed in the Second Empire Style. This house was built by Johnston Chittick who was involved in the local ice business.

DISCUSSION:

Addition Proposal

The proposal will see a one storey addition (7.5' x 15') made to the side facade of this registered building. The addition will match the existing building with wood shingles, wooden windows and doors, detailed wood mouldings and a roof in the same style as the front porch roof.

Also, the adjacent single window is to be removed and replaced with two windows and centred in the wall. A cantilevered roof overhang is also proposed in this location, designed to appear similar to the front porch roof.

The addition's scale, design and placement and the proposed window change have been evaluated against the *Building Conservation Standards* (see Attachment 1), and summarized in the following table.

1. Historic purpose and changes to characteristics, site and environment.	The current use (residential) will be maintained. Proposed addition will be made to the side facade. Materials will match the existing building, and its design and detail is consistent.
2. Historic character and alteration of features and spaces.	The detailing of the addition and proposed window change will be similar to the existing (wooden shingles, windows and doors, architectural details and roof).
3. Sense of historical development.	The repeated use of the existing porch roof feature across the front building facade will help to incorporate the changes.
4. Preservation of historical changes.	The scale and placement of the addition, with its consistent design, will not detract from the home's historic presence.
5. Preservation of distinctive features, finishes and techniques.	The addition will add more windows and associated wood moulding detail. The detailing and finishing is to be consistent with the original building.
6. Repair of deteriorated and missing features.	Any incidental repairs will minimize removal of original material.
7. Surface cleaning.	No surface cleaning is planned.
8. Significant archaeological resources.	No such resources have been identified. Appropriate measures will be taken should such resources be encountered during construction.
9. Retention of characterizing materials, differentiation from historic structure and compatibility of massing, size, scale and features.	The addition will be of lesser height than the existing building. This approach will distinguish it from earlier construction. The proposed works will utilize comparable materials, colours and details.
10. Reversibility to essential form and protection of historic integrity.	The proposed window change to the front facade and the addition window will replicate the wood moulding detail as it exists on the original windows. If the addition were to be removed at a later date, the facade would appear consistent.

Summary

This proposal has been evaluated against the "Building Conservation Standards." The proposal involves new construction rather than significant removal or demolition. The planned addition will be made to the side facade of the historic home and is sympathetic to the original design and construction. The scale of the addition, with its consistent design, placement, and detail will ensure the prominence of the original structure. The proposed window change will reflect existing wood details and roof treatment so as to be consistent with the existing building. 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 Regional Council for the proposed addition to 149 Prince Albert Road as outlined in this report. However, should the Heritage Advisory Committee not recommend the proposal, the Report will be forwarded to Regional Council for review.

ATTACHMENTS:

Attachment 1: "Building Conservation Standards".

Attachment 2: Photos - 149 Prince Albert Road.

Attachment 3: Specification for the Proposed Addition (4 pages)

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: Randa James , Acting Heritage Planner, 490-4499

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).

149 Prince Albert Road



Existing Front Porch



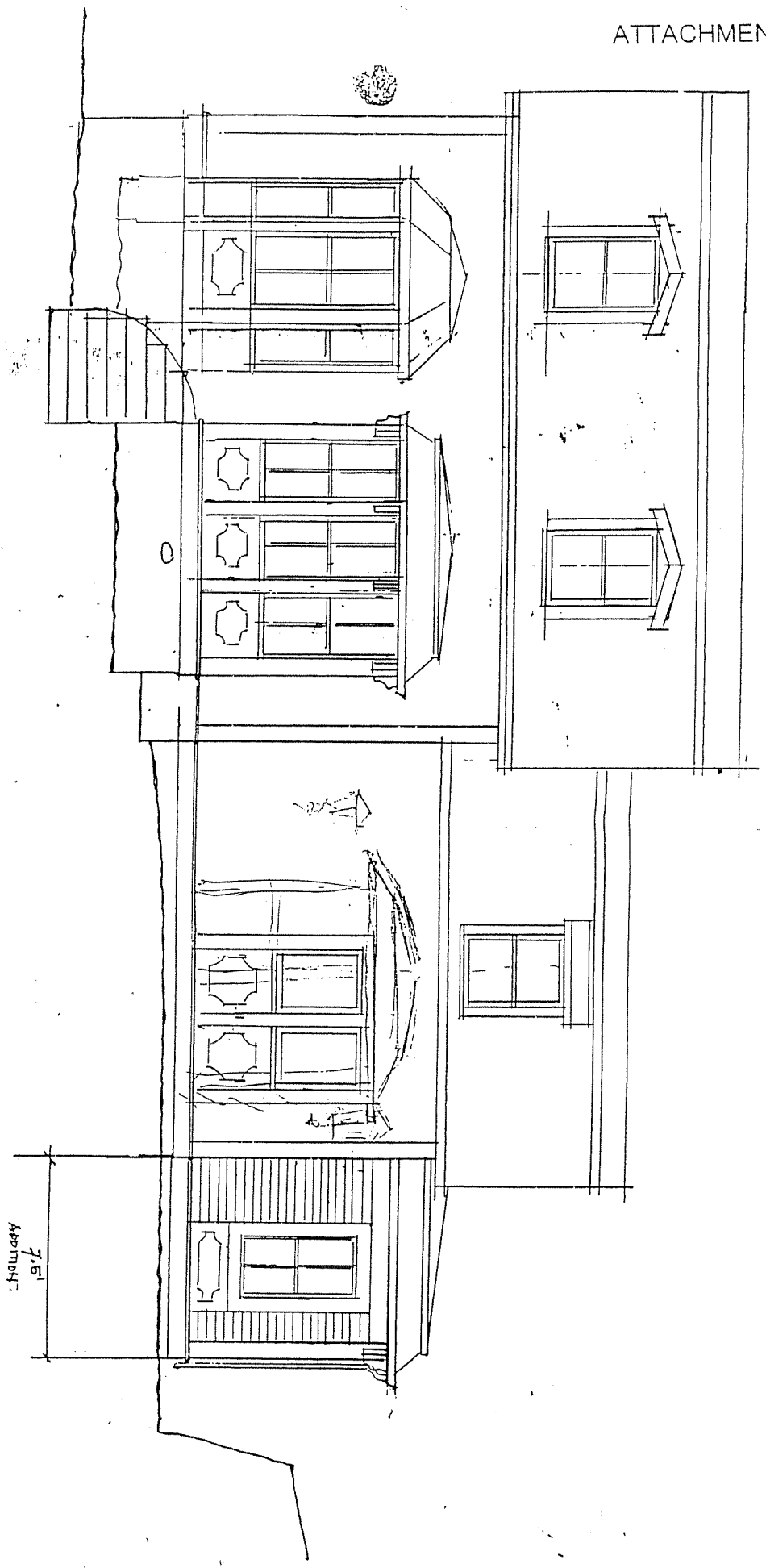
Location of Window Change



Location of Proposed Addition (side facade) and Rear Facade

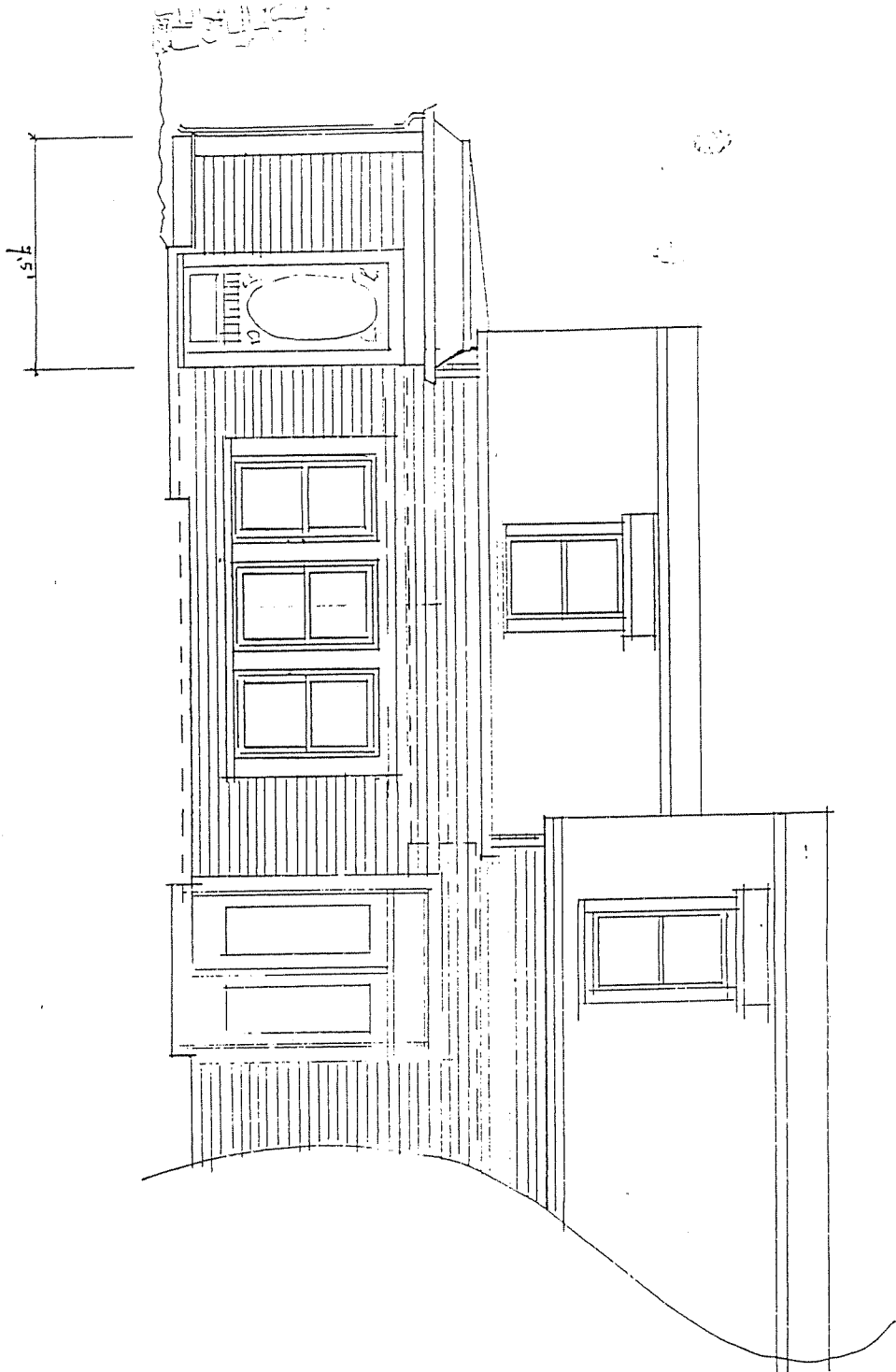
149 Prince Albert Rd., Dartmouth
Owners: Paul + Carolyn Broderick
463-1435

Heritage Comm Fee's Copy




Broderick Residence
North (Front) Elevation - Not proposed
Oct 22, Sept 2003
4:31'0"

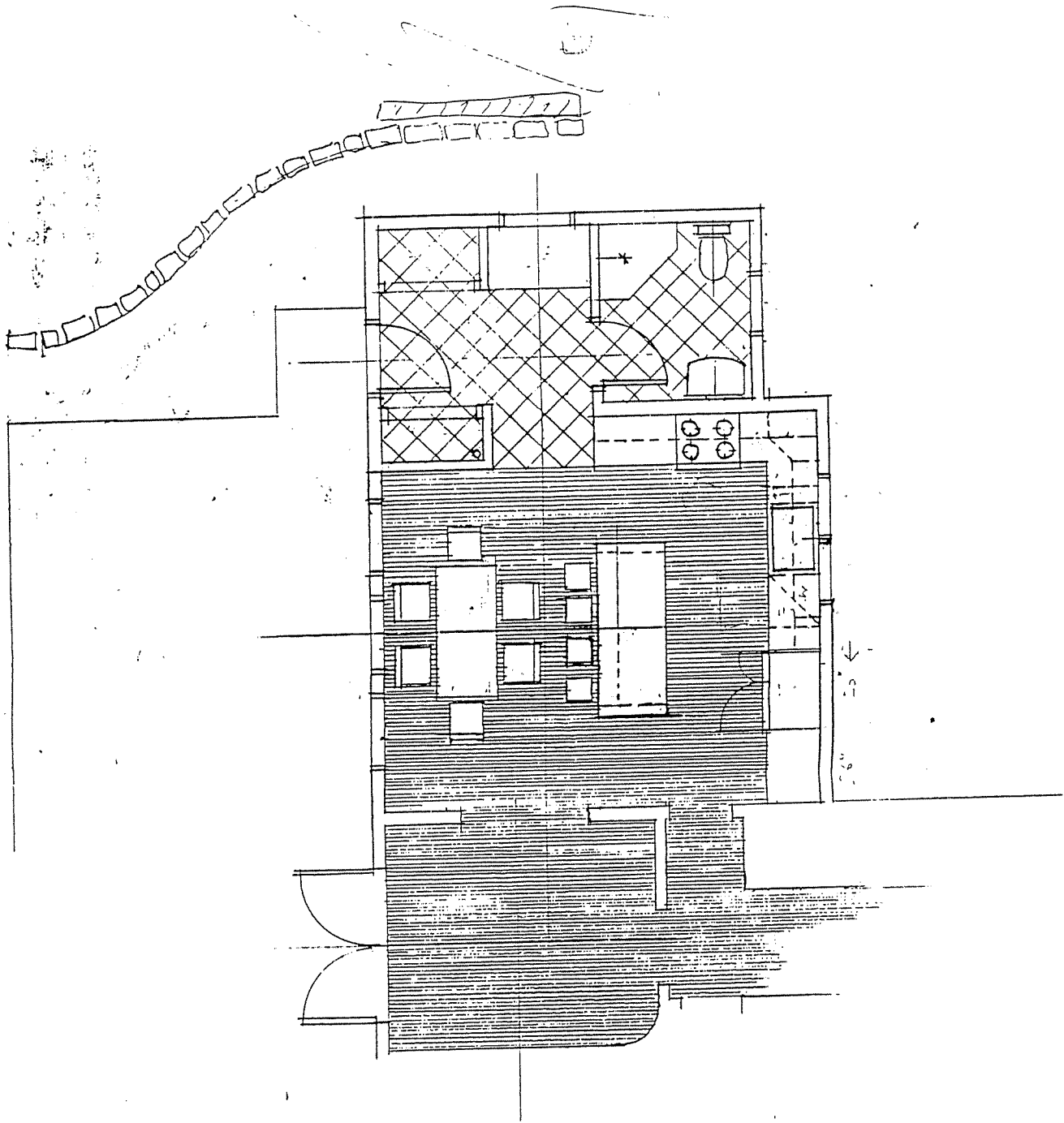
Jr. Roeland Leones b.l. M. Arch.
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Prudential Residences
South Elevations - As Proposed
add 16 pp. 8/03
4-11-04

jc Roeland Leenes b.l. M. Arch.
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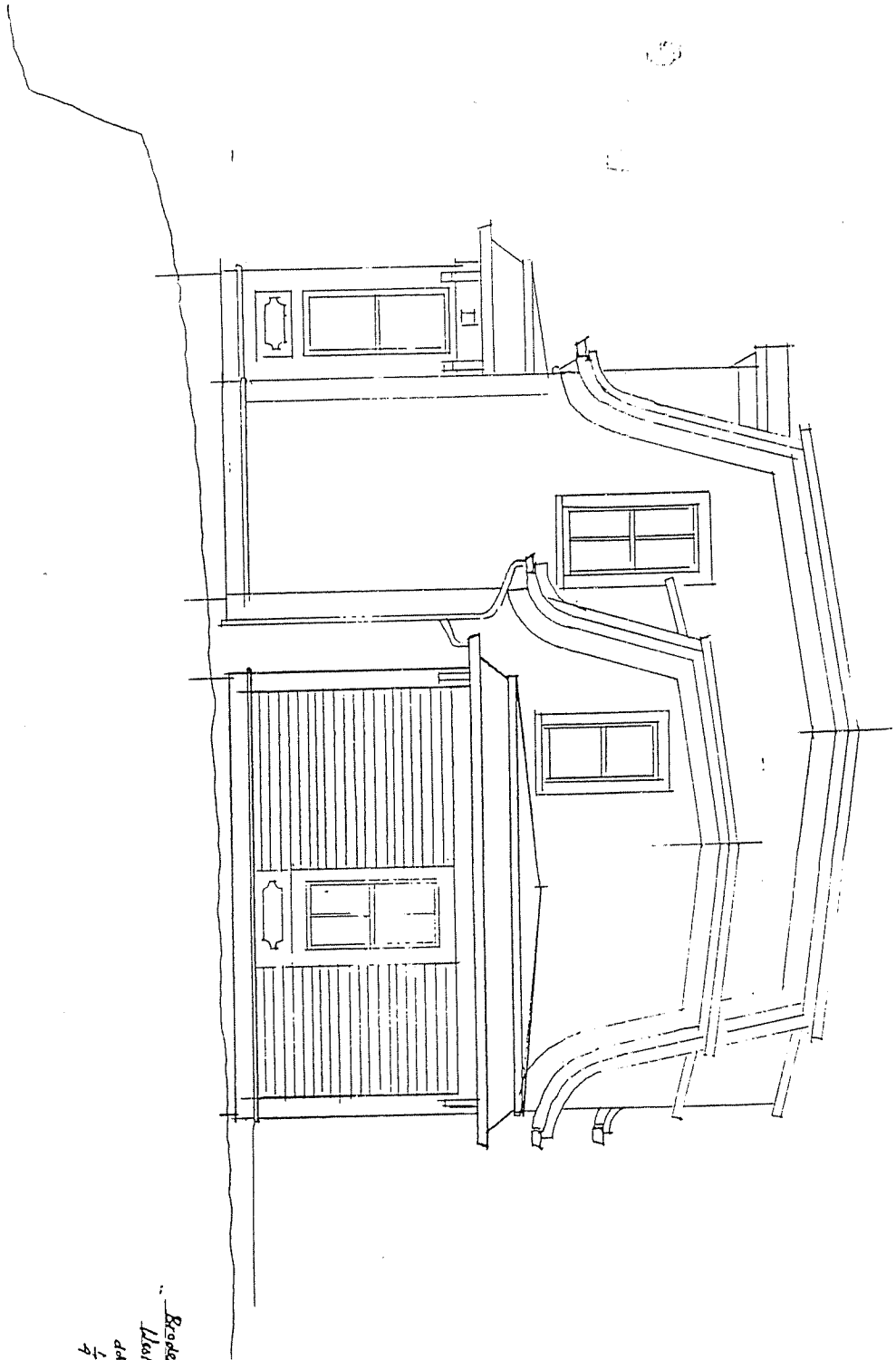




Brentley Residence
 proposed kitchen & mudroom plan

dd. 15 Sep 2003
 1/4" = 1'-0"

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Roeland Leenes - Ar. Project

dat 16 sep 2008

1/2" = 1'0"

ir Roeland Leenes b.i., M. Arch.
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