

BACKGROUND

See attached staff report.

DISCUSSION

See attached staff report.

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 July 27, 2004

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



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee
August 19, 2004

TO: Heritage Advisory Committee

SUBMITTED BY:



Jim Donovan, Manager, Planning Applications


Maggie Holm, Heritage Planner

DATE: July 27, 2004

SUBJECT: Heritage Case H00140 - Review of proposed alterations to 95 King Street (a municipal heritage property), Dartmouth, NS

STAFF REPORT

ORIGIN:

A permit application made by Mr. Paul McVicar requesting approval for rear and side facade alterations to a municipally registered heritage property located at 95 King Street, Dartmouth.

RECOMMENDATION:

It is recommended that the Heritage Advisory Committee recommend approval of alterations to 95 King Street, as proposed in this report.

BACKGROUND:

Mr. Paul McVicar has made an application to obtain a permit for proposed alterations to 95 King Street, Dartmouth, a municipally registered heritage property. The proposal includes:

1. the addition of an 11' x 3.5' rear shed dormer. This shed dormer will complete an existing smaller shed dormer, and once complete will extend the full length of the building. No new openings are proposed in this portion of the proposal.
2. a one storey addition measuring 8' x 12', on the south side to create an additional bedroom. This addition will see two existing windows removed, and three new window openings and a new exterior door created. This addition will also see a deck measuring 8' x 12' extend off this bedroom atop an existing one storey, flat roofed existing portion of the house.
3. a 12' x 4' two storey rear addition on an existing wine cellar foundation which protrudes from the north-west rear corner of the building. This addition will remove two existing windows and introduce a new window on the King Street facade.
4. The proposal also includes removal the existing vinyl siding from the rear facade and re-introduce traditional wood shingles which will be painted white to match the house.

Under the Heritage Property Program, all applications for an alteration for large 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 A).

95 King Street

Built c 1945, this 1&1/2 storey wood frame building has a simple gable roof with two Scottish dormers on the front facade. The front entrance (2 &1/2 storey in height) is a focal point of the building with its decorative surround including side lites and a curved transom window above. The house is well sited, though it does not address King Street in the normal fashion.

In 1846, Dr. John McDonald, who boarded with the Thorpes in this house, disappeared giving rise to one of Dartmouth's more interesting pieces of folk lore, and giving the house its nickname "Mystery House". A later resident, George Paw, lived here in the 1860's and the area became known as Paw's Hill. In the 1830's the Paw's were very involved in boating regattas in Dartmouth.

DISCUSSION:

Alteration Proposal

The proposed alterations will see three proposed additions to the rear and south side facade of this registered heritage property (Attachment B).

1. The rear shed dormer (11' x 3.5') will extend an existing shed dormer the full length of the building. There are no windows proposed for this shed dormer, and it will have the same roof pitch as what is on the existing dormer.
2. The one storey side addition (8' x 12') on the southern facade will create an additional bedroom, and will include a second storey deck measuring 8' x 12'. The bedroom and the deck will run almost the full length of the south side of the building. This bedroom addition will include 4 new exterior windows and one new exterior door. The windows will be 18" x 70" fixed vinyl windows matching existing windows on the first floor sunroom directly below this proposed addition. The proposed door will be a white steel door with a large, fixed window measuring approximately 21"x36". The roof line for the bedroom addition will be a peaked roof, similar to what is presently there. The deck will be located on top of an existing one storey, flat roofed portion of the house.
3. The two storey rear addition (12' x 4') will be located on an existing wine cellar foundation which presently protrudes from the north-west corner of the building. This addition will provide a pantry off the kitchen on the first floor, and a larger bedroom on the second storey. There are no new windows proposed on the first floor of this addition. The second storey bedroom has two existing windows in the bedroom which will be removed, and one of the former windows (vinyl, one over one hung) will be placed on the north facade. The roof line of this addition will extend the slope of the existing shed dormer.

The proposal will see the vinyl siding removed from the entire rear facade and replaced with traditional wood shingles to be painted white to match the colour of the siding on the other three sides of the building. In the future the home owner intends to re-shingle the entire building as time and money permit. The proposal has been evaluated against the *Building Conservation Standards* (Attachment A), and summarized in the following table.

1. Historic purpose and changes to characteristics, site and environment.	The current use (residential) will be maintained. The alterations being proposed will provide more living space.
2. Historic character and alteration of features and spaces.	The alterations are to the rear and southern facades of the building. The additions do not preserve or compliment the historic character of the building, but their locations are not highly visible - with the exception of the two storey addition on the north-west corner which is visible from the street.
3. Sense of historical development.	The historical record of this buildings time, place and use will still be apparent. The proposed alterations will not be confused with the original portion of this building. The original roof lines will still be discernable.
4. Preservation of historical changes.	This building has been much altered over the years. The changes are clearly distinguished from the original section of the building.
5. Preservation of distinctive features, finishes and techniques.	The replacement of the existing vinyl siding with wood shingles will bring back a more original look to the exterior appearance.
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 proposed alterations will not destroy materials that characterize the building, and includes the replacement of the lost wood shingle. These alterations are differentiated from the old, and are in scale with the building.
10. Reversibility to essential form and protection of historic integrity.	With the exception of the north-west two storey addition, the proposed additions maintain the essential form and historic integrity of this historic building. If the additions were removed, the integrity of the building would remain.

Summary

The proposal involves three alterations to the rear and south facades of this building. These are:

1. an 11' x 3.5' rear shed dormer to complete an existing smaller shed dormer to extend the full length of the building. This addition will give the rear facade a better sense of balance, and does not change the buildings footprint.
2. a one storey south side addition measuring 8' x 12' to create an additional bedroom. This addition includes a 8' x 12' deck off the proposed bedroom. This addition does not change the footprint of the building as the construction is directly above an existing one storey portion of the building.
3. a 12' x 4' two storey rear addition on an existing wine cellar foundation which protrudes from the north-west rear corner of the building.

The proposed alterations, excepting the new north side window, are on the rear and south facades which are the least visible facades of the building. The shed dormer, new bedroom and deck are all building above existing portions of the building and are not on visible portions of the building.

The addition on the north-west corner is visible from King Street. It is not in keeping with the proportions of the building, and the new window opening is not balanced with the existing windows on the north facade. This window is necessary to meet building code requirements, and its placement cannot be altered due to roof lines and the configuration of the bedroom. This building has been altered with several different additions over time that are not in keeping with the style and scale of the building.

This proposal has been evaluated against the "Building Conservation Standards" and staff are of the opinion they meet the majority of the standards. Based on these considerations, staff recommend approval of the proposal.

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 95 King Street as outlined in this report. The Heritage Advisory Committee can recommend for all or parts of this proposal. Should the Heritage Advisory Committee not recommend the proposal, the Report will still be forwarded to Regional Council for review.

ATTACHMENTS:

Map 1: Location Map - 95 King Street, Dartmouth

Attachment A: "Building Conservation Standards"

Attachment B: Legal survey of 95 King Street

Attachment C: Building plans for the proposed alterations

Attachment D: Sketches of the elevations

Attachment E: Photos of 95 King 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



Map 1 - Location Map

**95 King Street
Dartmouth**

 Property under consideration
for heritage de-registration



HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES

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

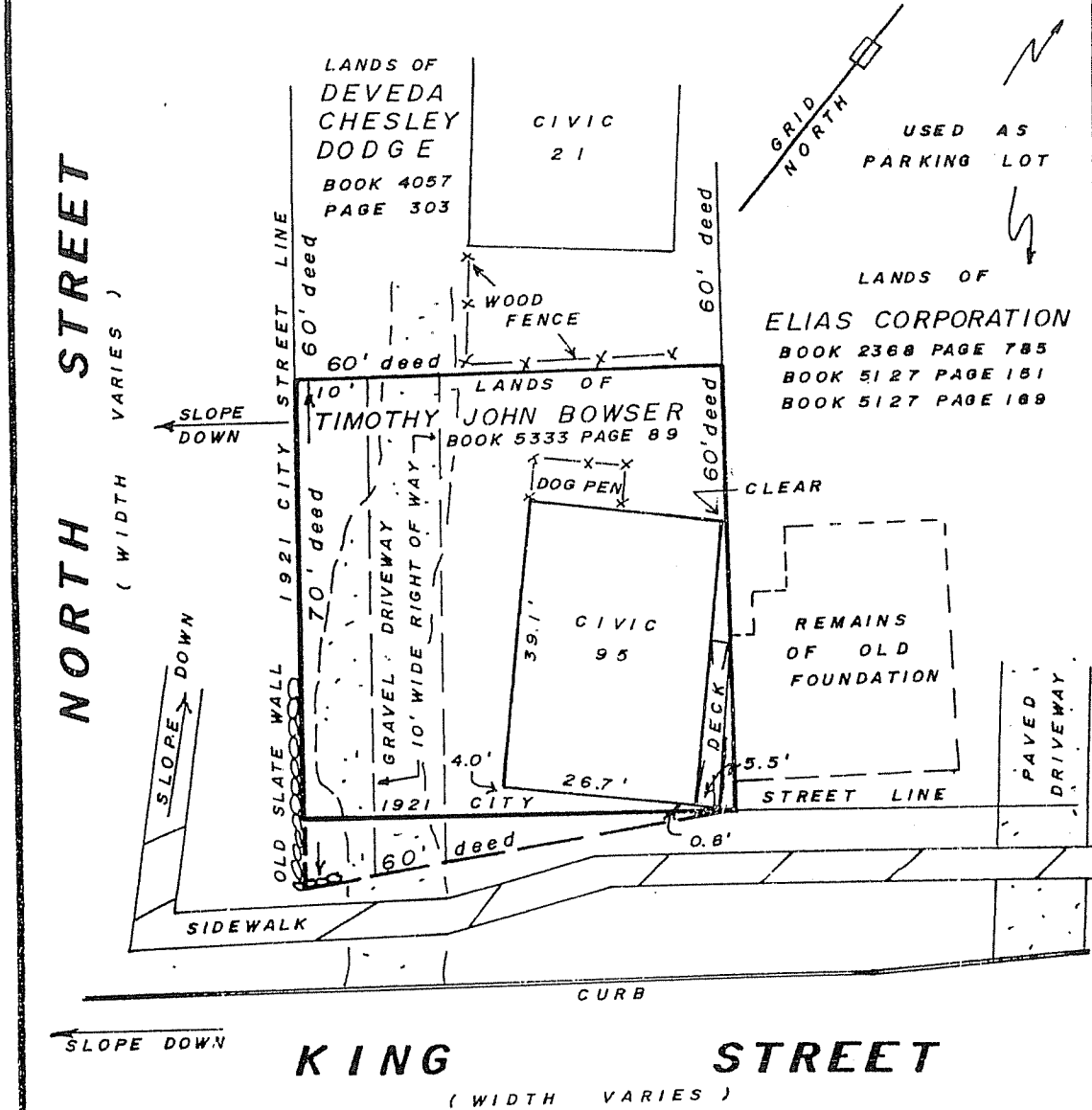
BUILDING CONSERVATION STANDARDS

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.

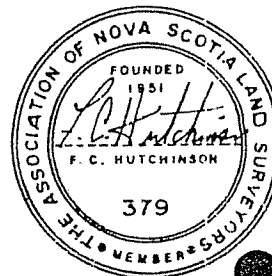
The above-noted standards are based on the Conservation Standards used by the United States Secretary of the Interior (36 CFR 67) (1991). They are generally in keeping with most Conservation principles, including the Venice Charter (1964).

SURVEYOR'S REAL PROPERTY REPORT



I CERTIFY TO PAUL MICHAEL McVICAR and CINDY ANN McVICAR THAT THE EXISTING WOOD FRAME DWELLING, BUILT ON LANDS OF TIMOTHY JOHN BOWSER OF THE OLD DOWNTOWN DARTMOUTH SUBDIVISION, CITY OF DARTMOUTH, IN THE COUNTY OF HALIFAX IS SITUATED AS SHOWN IN ABOVE PLOT.

- SUBDIVISION PLAN DATED NON FOUND
- EASEMENTS 10' WIDE FOR DRIVEWAY
- ENCROACHMENTS PORTION OF REAR DECK ON LINE AND A PORTION OF THE TITLE DOCUMENT PROJECTS BEYOND THE 1921 STREET LINE OF KING STREET



THIS DOCUMENT IS NOT TO BE USED TO ESTABLISH BOUNDARY LINES.

DATE: MAY 14, 1994

SCALE: 1" = 20'

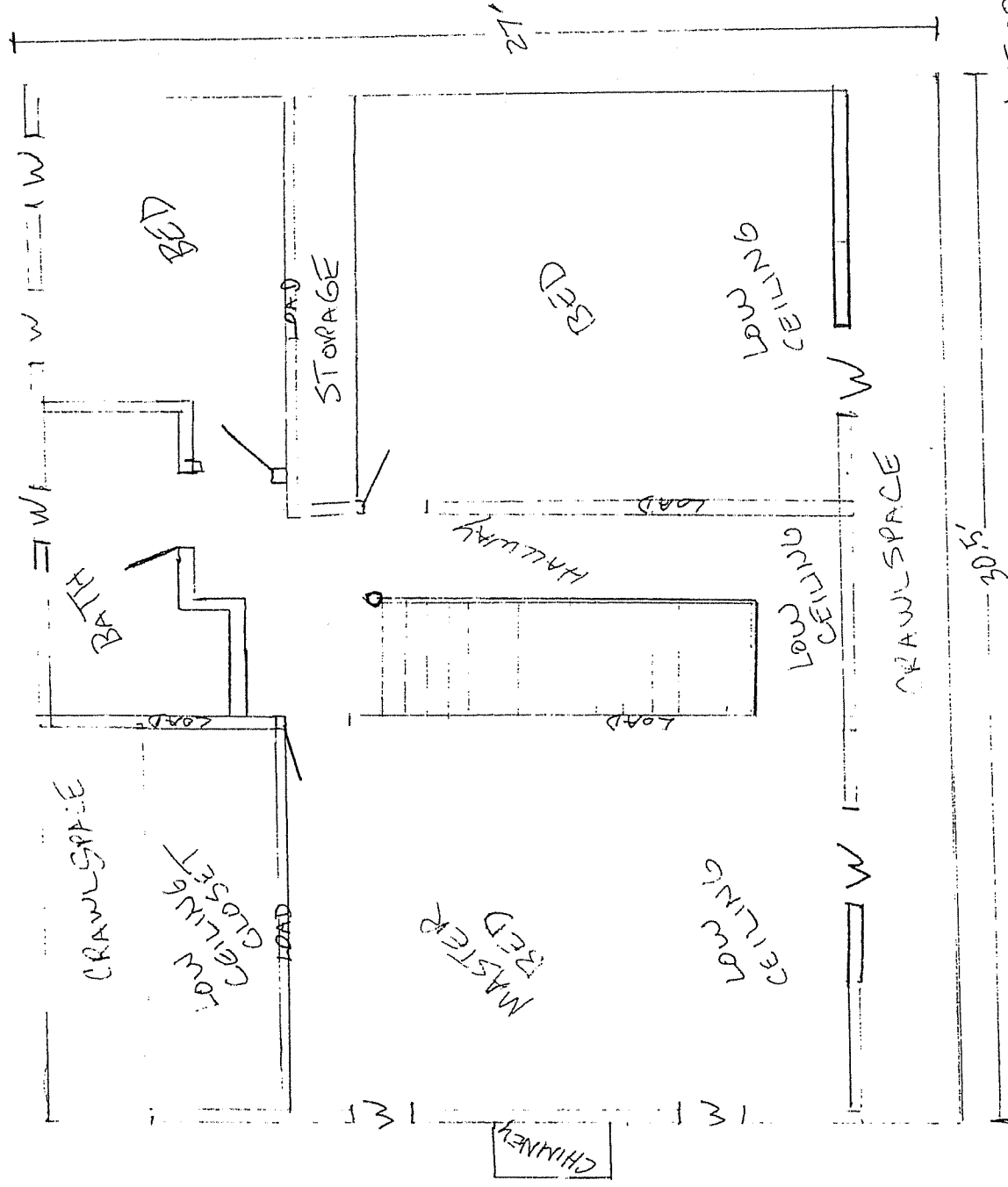
ENCLOSURE: 20087-84-1-G

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F. C. HUTCHINSON SURVEYING LIMITED

ATTACHMENT C

1/4" = 1'00"

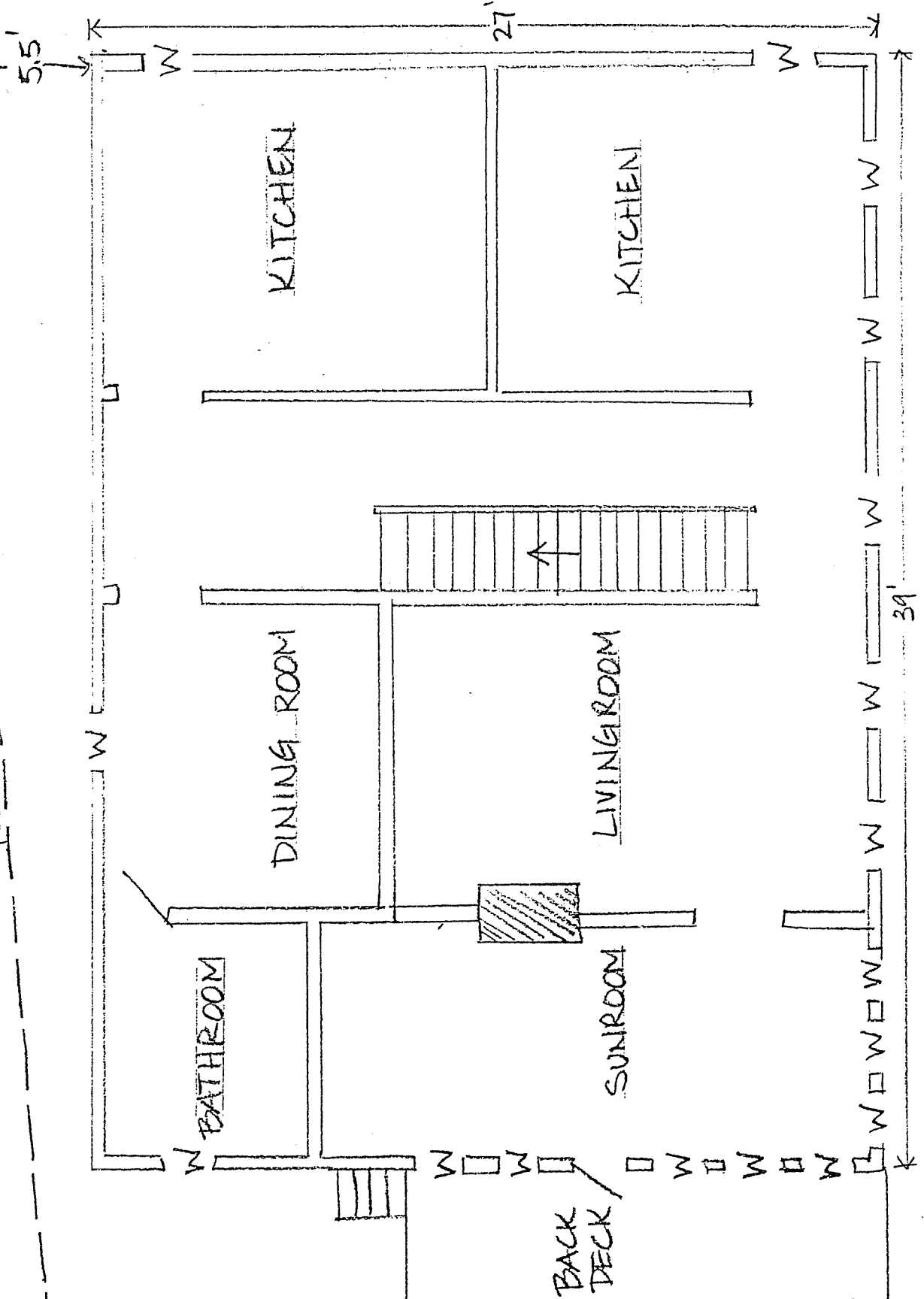


2nd FLOOR ST
915 KING
DARTMOUTH

EXISTING

ATTACHMENT C

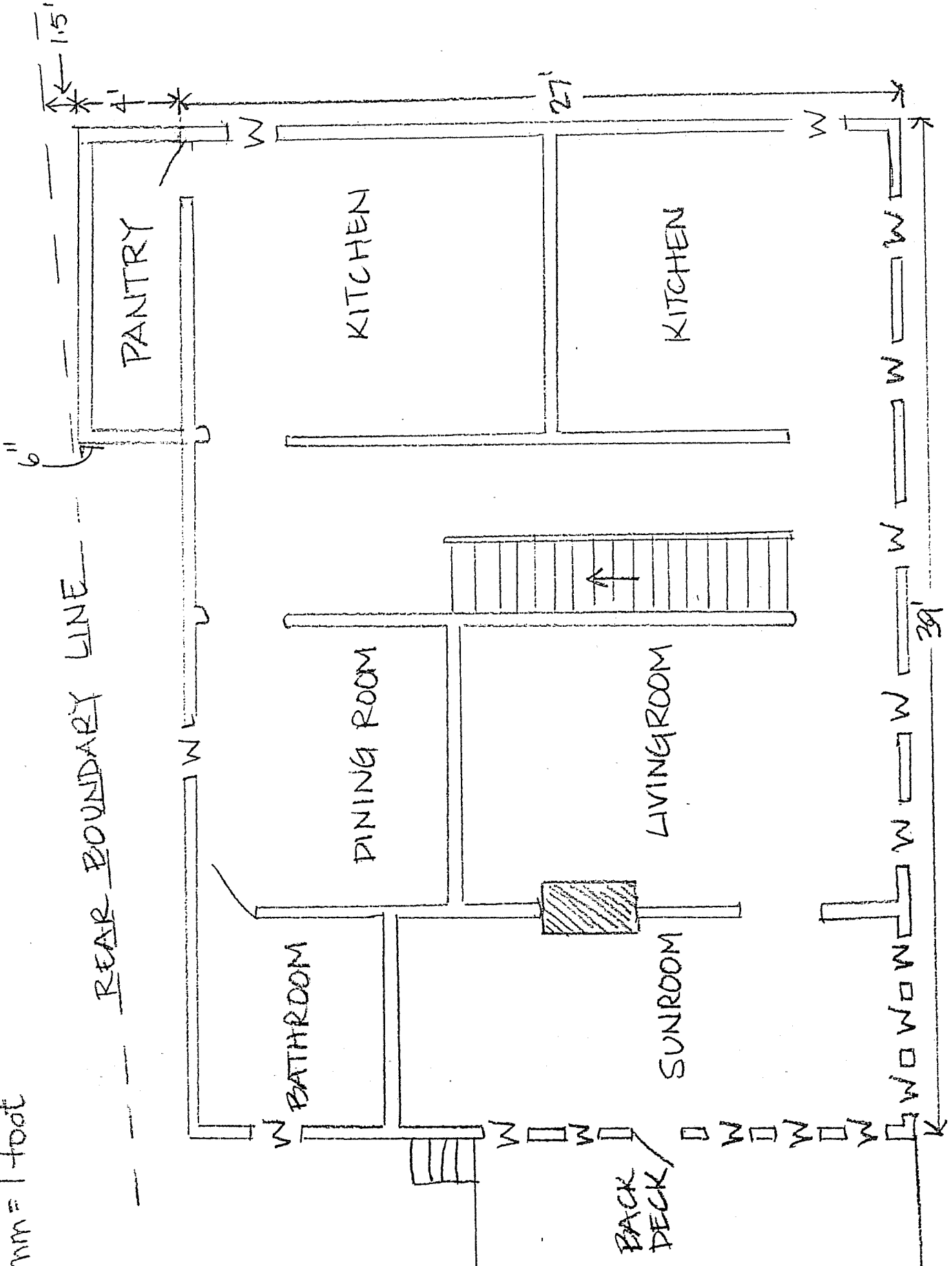
REAR BOUNDARY LINE



EXISTING 1ST FLOOR 95 KING STREET

ATTACHMENT C

mm = 1 foot

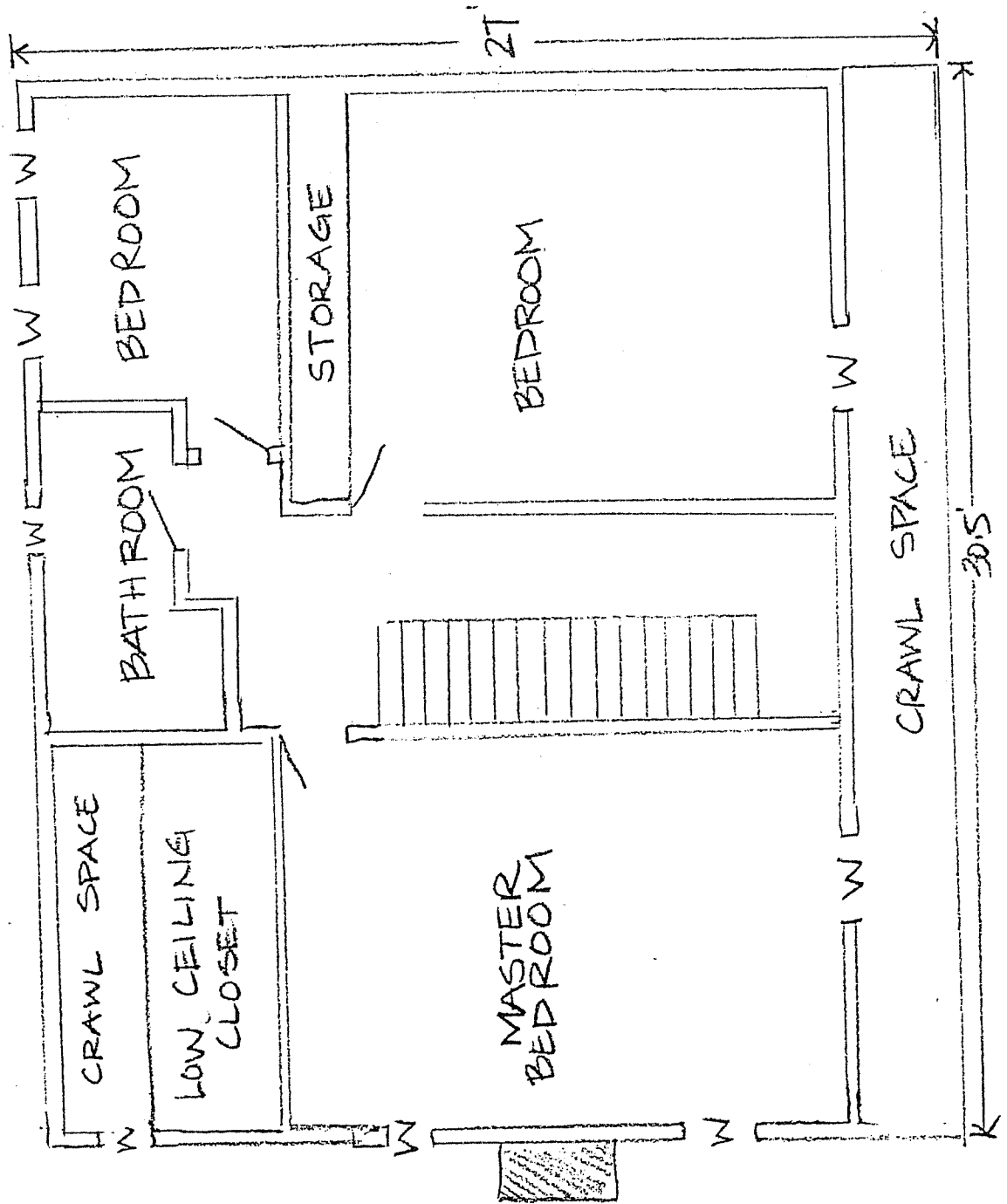


1st FLOOR
95 KING STREET
PROPOSED

ATTACHMENT C

m = 1 foot

REAR PROPERTY BOUNDARY

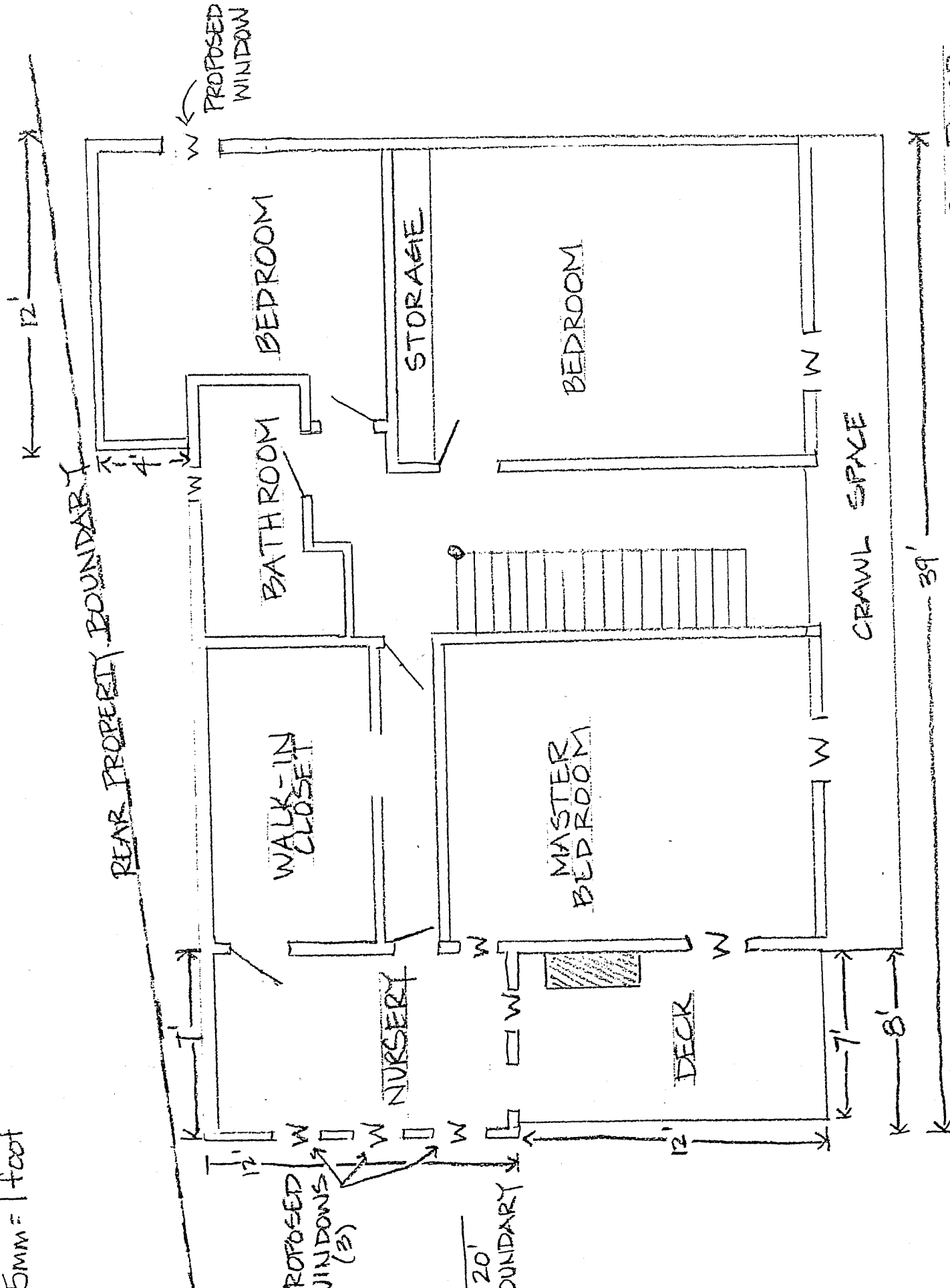


EXISTING 2ND FLOOR 95 KING STREET

← 20' BOUNDARY

ATTACHMENT C

5mm = 1 foot

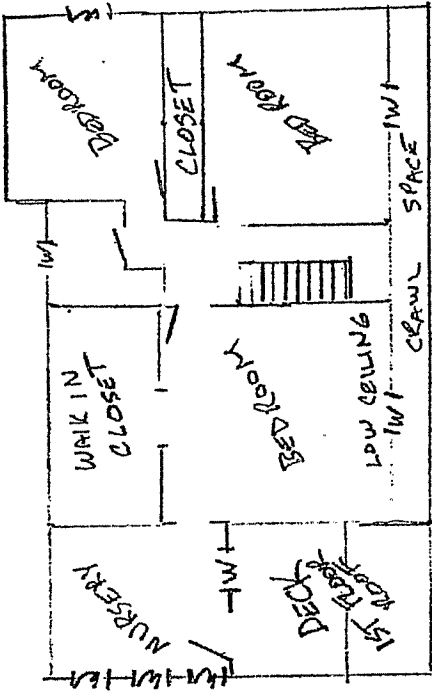


2ND FLOOR
95 KING STREET
DARTMOUTH

PROPOSED

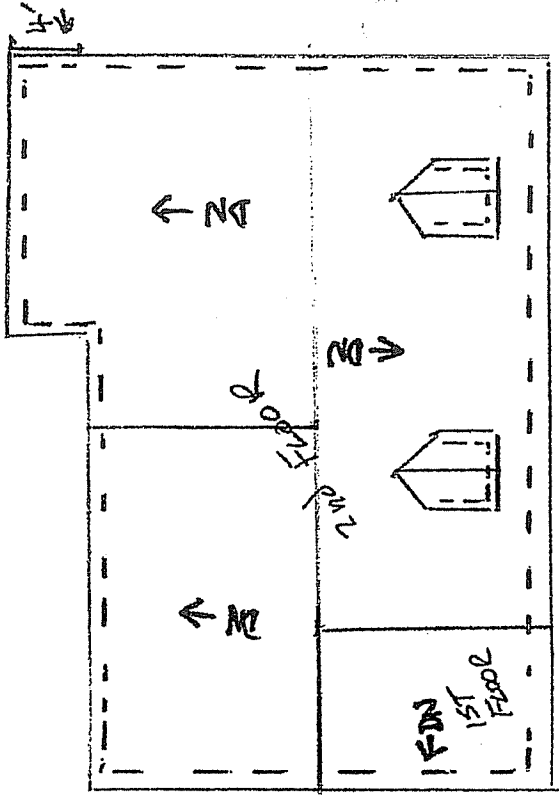
11/21/2012

2ND FLOOR ROOMS

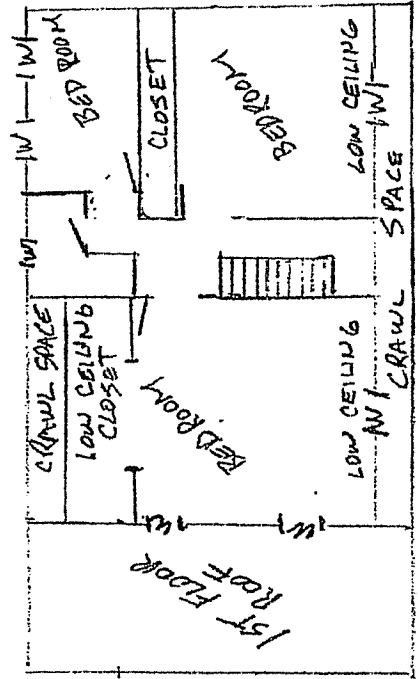


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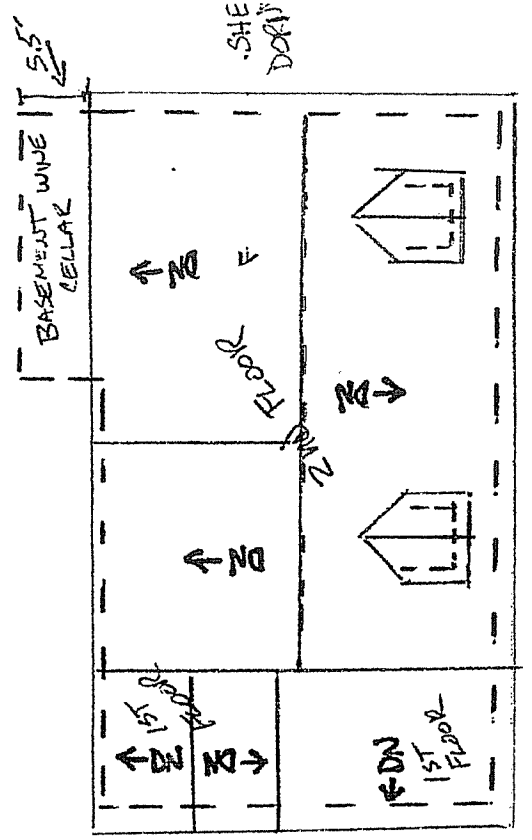
ROOF PLANS



PROPOSED BUILDING

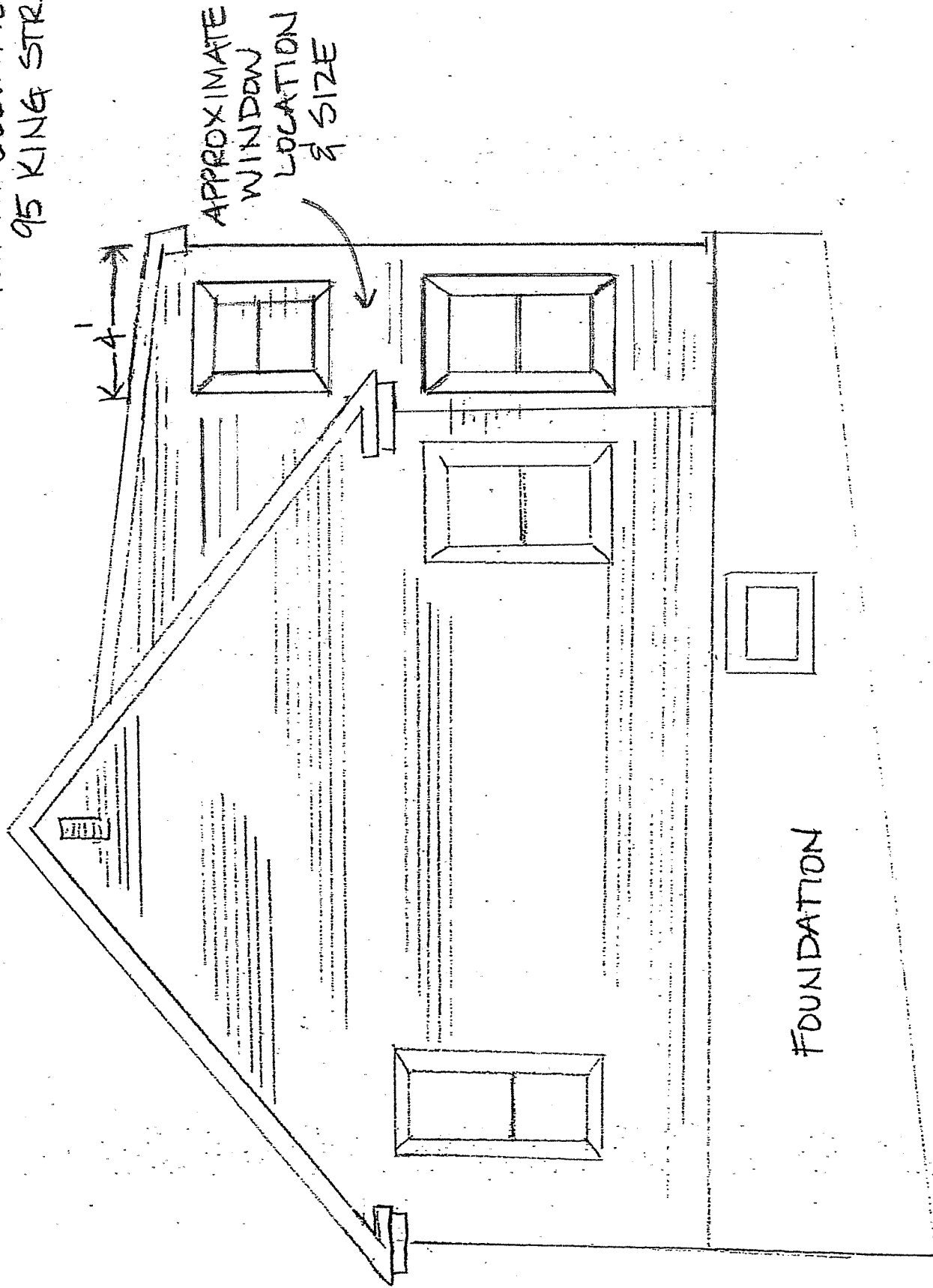


EXISTING BUILDING



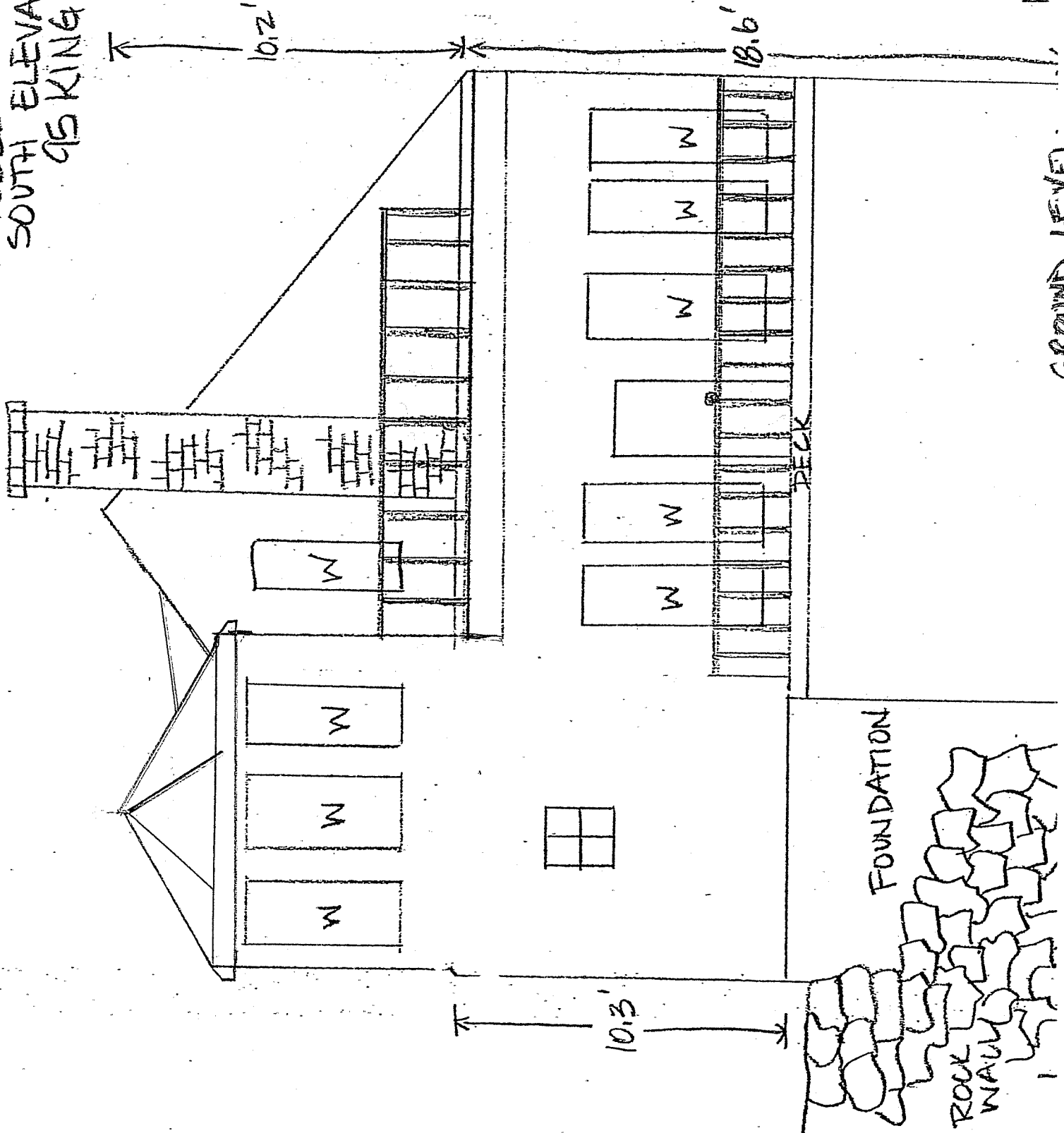
ATTACHMENT D

PROPOSED
NORTH ELEVATION
915 KING STREET



ATTACHMENT D

PROPOSED SOUTH ELEVATION
915 KING STREET



WIND LEVEL

FOUNDATION

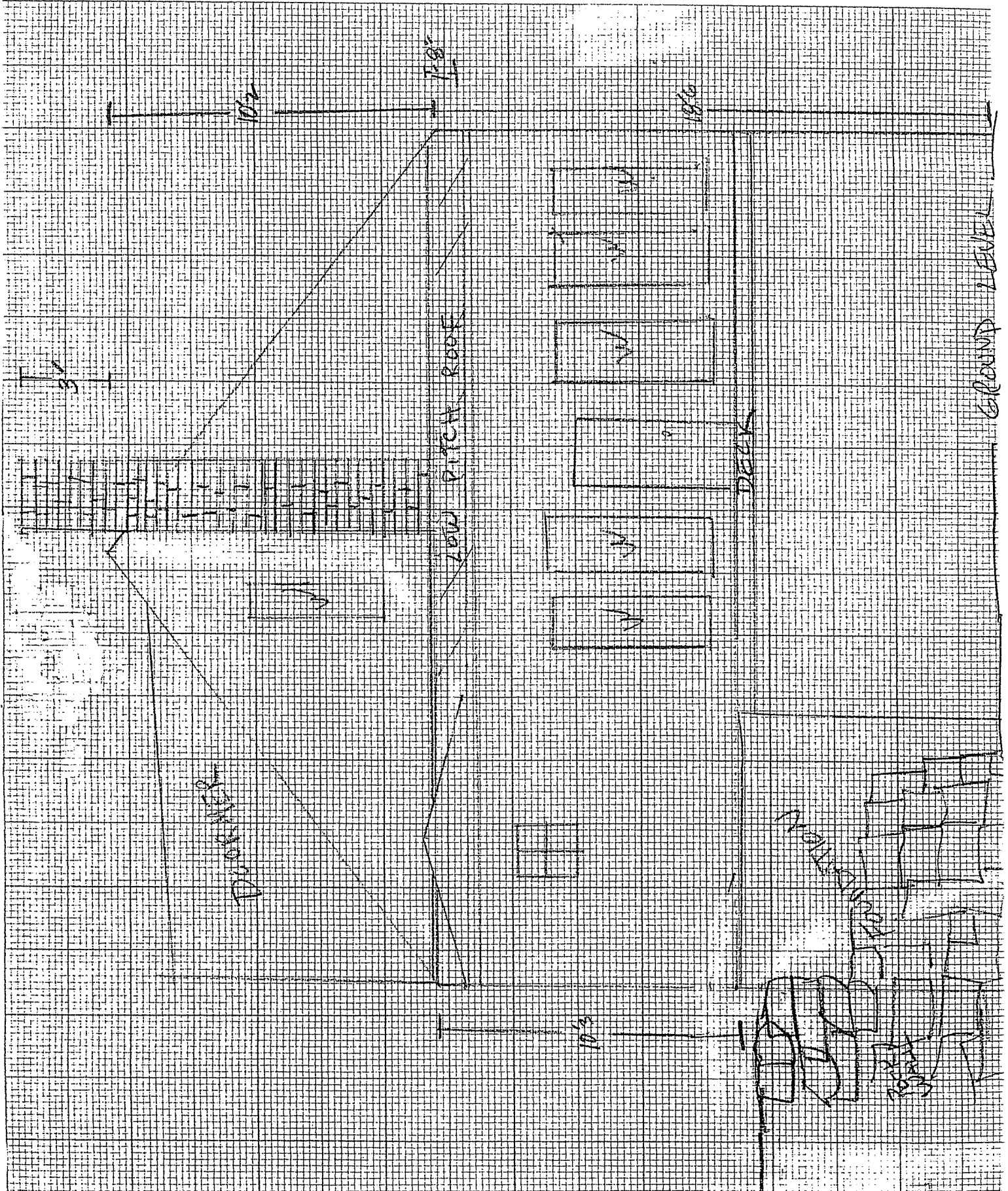
ROCK WALL

GROUND LEVEL

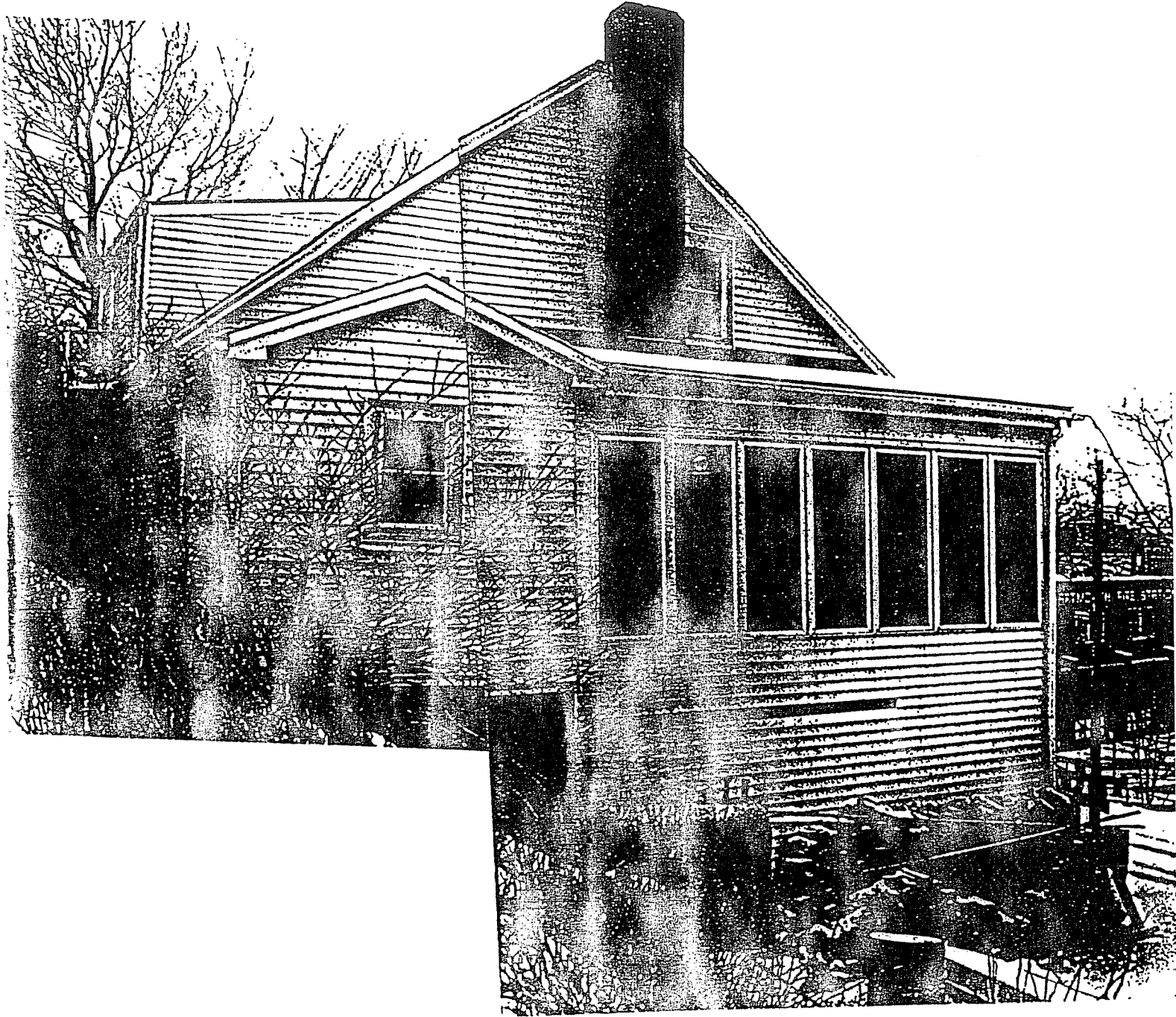
NOT TO SCALE

EXISTING

PROPOSED



ATTACHMENT E



ATTACHMENT E



ATTACHMENT E

