

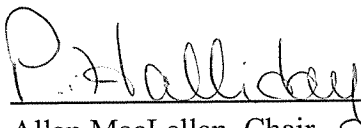



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

10.2.1

Halifax Regional Council
December 7, 2004

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
 Allan MacLellan, Chair
Heritage Advisory Committee

DATE: November 30, 2004

SUBJECT: **Case H00150 - Proposed Addition at 58 Ochterloney Street, Dartmouth
(a municipal heritage property)**

ORIGIN

November 24, 2004 Heritage Advisory Committee meeting.

RECOMMENDATION

The Heritage Advisory Committee **recommends** that Regional Council approve the alterations to 58 Ochterloney Street, Dartmouth, as proposed in the staff report dated November 19, 2004.

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) Extract from draft November 24, 2004 Heritage Advisory Committee minutes
- 1) Staff report to the HAC dated November 19, 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

EXTRACT FROM DRAFT NOVEMBER 24, 2004 HERITAGE ADVISORY COMMITTEE MINUTES:

4.1 Case H00150 - Proposed Addition at 58 Ochterloney St., Dartmouth

- A staff report prepared for Jim Donovan, Manager, Planning Applications, regarding the above, was circulated to the Committee for its consideration.

Ms. Maggie Holm, Heritage Planner, presented the staff report to the Committee.

Several Committee members expressed concern about the number of changes that have been made to this building diminishing the heritage aspects of it.

Councillor Sloane stated she would have like to have seen consistency in the window style throughout the building. In response to concerns expressed, Ms. Holm advised that the canopy and windows were in place at the time of registration. Following a brief discussion, the following motion was put.

MOVED by Jim Trites, seconded by Elias Metlej, that the Heritage Advisory Committee recommend that Regional Council approve the substantial alteration to 58 Ochterloney St., Dartmouth, as proposed in the staff report dated November 19, 2004. MOTION PUT AND PASSED.

It was agreed that staff would send a letter to the applicant expressing the Committee's opinion regarding future changes to the building and to encourage him to apply for a heritage grant for window replacements.




PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee
November 24, 2004

TO: Heritage Advisory Committee

SUBMITTED BY:



Jim Donovan, Manager, Planning Applications

DATE: November 19, 2004

SUBJECT: Heritage Case H00150 - Request by The Interlude Spa Limited for approval of substantial alterations to 58 Ochterloney St, Dartmouth (a municipal heritage property).

STAFF REPORT

ORIGIN:

An application by The Interlude Spa Limited for approval of substantial alterations to 58 Ochterloney Street, Dartmouth, a municipally registered heritage property.

RECOMMENDATION:

It is recommended the Heritage Advisory Committee provide a positive recommend approval of alterations to 58 Ochterloney Street, Dartmouth, as proposed in this report.

BACKGROUND:

A building permit application was made by Brent Kraushar on November 3, 2004 for exterior alterations to 58 Ochterloney Street, a municipally registered heritage building. The proposal is to enclose a rear deck located atop an existing one storey portion of the building. The new construction will be approximately 39' x 45', will have a low pitched roof, and will incorporate new windows and re-location of existing skylights.

Under the Heritage Property Program, all applications for substantial alterations must 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 recommendations to the HAC. Evaluation of such applications is based on the "*Building Conservation Standards*" (Attachment A).

58 Ochterloney Street - a brief history

- This 2 storey wood framed building was built in 1898 by the Dartmouth Methodist Church as a manse. The building continued as manse until 1976 when the property was sold to the Interlude Spa Limited. It has continued its use as a spa since that time.
- The building is a good example of the Second Empire style, and incorporates a mansard roof and other design elements such as bracketed eaves, squared bay windows, and narrow pediment dormers.
- Although the building has seen numerous alterations, mainly to the rear, the building still fits well into the streetscape.
- The building was registered as a municipally registered heritage property on November 16th, 1982.

58 Ochterloney Street - Major Character Defining Elements

- Wood framed construction with a distinctive mansard roof form, and the brick chimneys prominently visible above the roof.
- Window and dormer arrangements, and bracketed roof eaves typical of the Second Empire style.
- Formal front entrance, having a recessed door with side lites and transom above. Square bay windows on the front facade.
- Domestic scale of the 2 storey building, with its location on the lot giving no setback from the street.

DISCUSSION:

Alteration Proposal

The proposal will see an existing one storey rear addition become a full two stories. Due to the grade of the property, and the location at the rear of the lot, the existing one storey portion of the building is not highly visible.

This one storey portion of the building has a flat roof, that presently accommodates a rooftop deck. The proposal will see the enclosure of this deck to create a full second storey to this portion of the building (Attachment B). The proposed windows are fixed, and not in keeping with the one over one hung style of the original building. However, there are presently several different styles of window on the building, and the window style located closest to this proposed addition is similar in size and style to that proposed. Additionally, these proposed windows are located at the opposite end of the building, and should not be a visual distraction from the style of the original building.

The main points of the proposal are as follows:

- The addition will be one storey in height, measure 39' wide and 45' in length, and will fully cover the existing one storey rear addition.
- The proposal will see eight (8) new fixed windows inserted and six existing skylights re-located.
- The exterior of the addition will be covered with wood shingles, and painted to match the existing building.
- The roof pitch will be a 12/4 pitch, and be covered with asphalt shingles to match the existing building.

Building Conservation Standards

The building conservation standards were created to assist staff 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 relating to these standards:

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 building was originally created as a manse for the Church, but has been used commercially as a Spa for over 20 years. The change of use required little change to the building. This proposed addition is located at the rear of the property, above a newer portion of the building, and will not detract from the defining elements of the original building. Therefore, 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 proposed addition will not remove any historic materials from the original portion of the building, and does not alter any historic features or spaces that characterize the property. The historic character of the building will not be altered with this proposal, and therefore 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 not alter the historical record of time and place associated with the property. The addition is located at the rear of the property is clearly new in its materials and design. It will not create a false sense of historical development, and therefore 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 addition does not affect historical changes which may have taken place on the property, and therefore the proposal meets this standard.

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.*

As the original building will not be altered with this proposed addition, there will be no alteration or removal of distinctive features, finishes and techniques associated with the original building. This standard has 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.*

It is not expected that there will be any removal of deteriorated or missing features through the course of this proposal, but any incidental repairs will minimize removal of original material. The proposal meet this standard.

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.*

Massing: Often referred to as the bulk of a building. The mass of the proposed addition is small in relation to the entire existing building, but also relative to the original portion of the building, therefore this standard has been met.

Size: Generally referred to as height. The proposed addition is one storey, and will be located atop an existing one storey portion of the building. This will create a two storey portion of the building at the rear of the property. The proposed addition will make the rear portions of the building approximately the same height as the original portions of the building. This standard has been met.

Scale: Is the measurement of the building, or addition, relative to another object. The addition will be in scale with the original building, and will therefore maintain a sense of scale. This standard has been met.

Architectural features: Can be determined when comparing the existing architectural style and related elements of the existing building to the style and elements of the proposed new addition. In terms of architectural features and style the addition is

simple in its design. The addition is clearly differentiated from the old portions of the building, and has used more modern architectural features. But, as the proposed addition is at the rear of the property, farthest away from the original portion of the building, the historic character of the building will be unaltered. Similarly, the roof pitch of the addition is not in keeping with the mansard roof form of the original building, but the roof line of the entire building has been much altered and allows a greater degree of flexibility in this respect. This standard has been met.

10. *Reversibility of new construction and protection of historic integrity. 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.*

Should the proposed new addition be removed in the future, the essential form and integrity of the historic, or original portion, of the building and its environment would be intact. This standard has been met.

Summary

This proposal has been evaluated against the Building Conservation Standards, and staff feel the proposal is in keeping with the standards. The proposed addition is located in the rear of the property, and therefore not highly visible. It is differentiated from the original building in terms of materials and design, and does not alter the character defining elements of the original building. The addition is in keeping with the original building in terms of mass, size, and scale. Based on these considerations, staff recommend approval of the proposal.

BUDGET IMPLICATIONS:

There are no budget implications.

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:

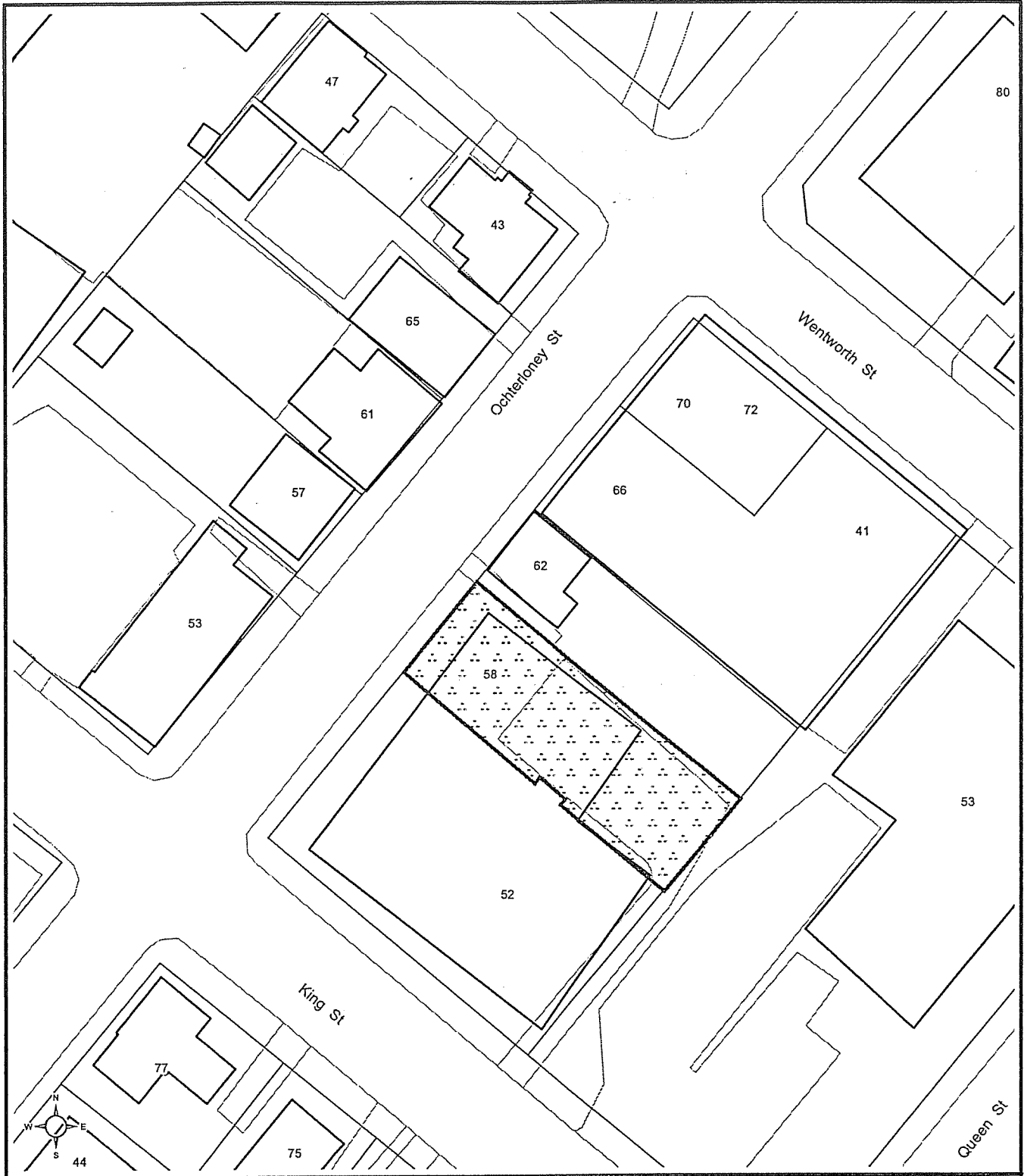
Staff recommend the Heritage Advisory Committee provide a positive recommendation to Staff for the proposed alterations to 58 Ochterloney Street, Dartmouth as outlined in this report. However, should the Heritage Advisory Committee not recommend the proposal, this report will be forwarded to Regional Council for review.

ATTACHMENTS:


- Map 1: Location Map - 58 Ochterloney Street, Dartmouth
- Attachment A: Building Conservation Standards for Heritage Buildings
- Attachment B: Building plans and elevations for the proposed addition
- Attachment C: Photos - 58 Ochterloney 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

 Subject property

58 Ochterloney Street
Dartmouth

0 Feet


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).

ATTACHMENT C

