

Item No. 10.3.1
Halifax Regional Council
June 7, 2011

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: Original Signed
Stephen Terauds, Chair, Heritage Advisory Committee

DATE: May 18, 2011

SUBJECT: Case H00355: Substantial Alteration to 52 King Street, Dartmouth –
Elledge McElmon House, a Registered Municipal Heritage Property

ORIGIN

May 11, 2011 Heritage Advisory Committee meeting.

RECOMMENDATION

The Heritage Advisory Committee recommends Halifax Regional Council approve the proposed addition, cladding alterations, and replication of original decorative details at 52 King Street, Dartmouth, as described in the April 12, 2011 staff report

BACKGROUND

At the May 11, 2011 Heritage Advisory Committee meeting, staff presented the application by UberHome Technology Integration Ltd. for a substantial alteration to 52 King Street to add an addition to the rear of the building. As well, the proposal includes cladding alterations, and replication of original details of the exterior of the building.

DISCUSSION

During the Committee's discussion on this matter, there was some concern expressed about the appropriateness of the proposed vinyl cladding and a suggestion was put forward that the current vinyl siding should be removed and the original wood shingles exposed. Another point discussed was whether the addition would change the essential character of the building. The Committee took into consideration the fact that the applicant was not the owner of the property and extensive investigation into the state of the building fabric was not possible. Subsequently, following the discussion, and with staff and the proposed buyer responding to questions, the general consensus was that the vinyl cladding and the proposed addition would not change the essential character of the building in this particular instance. The Committee passed a motion as noted in the above recommendation based on the understanding that future applications that included similar materials would be evaluated on a case-by-case basis, and that this was not an implied acceptance of the material for broad use by the Committee.

BUDGET IMPLICATIONS

None associated with this report. Please refer to the attached staff report for budget implications.

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

Not applicable with this report.

ALTERNATIVES

The Committee did not provide alternatives.

ATTACHMENTS

Attachment 'A': Staff report dated April 12, 2011

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: Stephen Terauds, Chair, Heritage Advisory Committee
Sheilagh Edmonds, Legislative Assistant



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

Heritage Advisory Committee
April 27, 2011

TO: Chair and Members of the Heritage Advisory Committee

Original Signed

SUBMITTED BY:

Paul Dunphy, Director of Community Development

DATE: April 12, 2011

SUBJECT: Case H00355: Substantial Alteration to 52 King Street, Dartmouth -
Elledge McElmon House, a registered municipal heritage property

ORIGIN

Application by UberHome Technology Integration Ltd.

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Halifax Regional Council approve the proposed addition, cladding alterations, and replication of original decorative details at 52 King Street, Dartmouth, as described in this report.

BACKGROUND

52 King Street, Dartmouth (see Map 1 and Attachment A) is presently owned by Royal Canadian Legion Somme Branch No 31 (which is located next door) and has been home to the Dartmouth Military Museum for over 20 years. The Legion is now selling the property and UberHome Technology Integration Ltd. (the applicant) has a Purchase & Sale Agreement which is conditional on receiving municipal approval for a large addition at the rear of the building as part of a proposed conversion to offices. The property is a registered heritage property, so, in accordance with Section 17 of the Nova Scotia *Heritage Property Act*, any substantial alteration in exterior appearance requires approval by Regional Council.

History, Heritage Value, and Character-Defining Elements

This building was registered as a municipal heritage property by the former City of Dartmouth in 1983 based on its association with the McElmon family, its age, and its architectural character.

Elledge McElmon (1865-1943) was born on Londonderry, Nova Scotia and came to Dartmouth in the 1890s where he established himself in the lumber business, operating a lumber mill on the Dartmouth waterfront and several others in areas such as Lake Major. He built this house on King Street in 1905 and it remained in his family ownership until 1968 when it was sold to Dr. Lois McKnight. In 1975 it became the King Street Medical Clinic. The Legion acquired the property in 1988 and established the Dartmouth Military Museum at that time.

Architecturally, the building is an example of the Four Square style which was popular in the early 20th century. Character-defining elements include a rectangular, almost square footprint, centre hall plan, hipped roof with dormers, large windows, and a front veranda with turned posts. The entrance is emphasized by a projecting centre bay with triangular pediments at the roof eaves and on the veranda over the front steps, and a large, paired window on the second storey. Originally, the building was clad in wood shingles and had decorative brackets and dentils at the roof eaves and a fan-shaped motif in the pediment over the veranda steps (see old photo in Attachment A).

Prior Alterations

The small ground floor windows on the front façade are not original and pre-date the heritage registration. They were likely installed in the 1970s when the building was used as a medical clinic.

The building is clad in vinyl siding. Building permit records indicate that this was likely installed around 1989-90 when the building was renovated by the Legion for use as the Military Museum. There is a single storey addition at the rear which was added at about the same time and which is also vinyl clad.

The existing building has thus been in a significantly altered state for more than 20 years.

DISCUSSION

Proposed addition

The proposed addition is shown in plan form in Attachment B.

The existing single storey rear addition would be removed and replaced with a two storey addition with a hipped roof integrated with the hipped roof on the main building. The ground floor of the new addition would be a two-bay garage and the upper floor would be offices integrated with the office conversion in the main building.

The existing vinyl siding would be removed from the main building and the entire structure (existing plus new addition) would be clad in factory finished, injection moulded, polymer shingles that replicate the appearance of traditional wooden shingles with an overlap of 5" to the weather. Corners would be finished with square, 4" x 4" paintable pvc corner boards which will be painted the same colour as the polymer shingles. (See product illustration in Attachment C).

The original decorative facia, dentils, and eaves brackets will be replicated, also using a pvc "wood" product that is fully millable and which can be custom shaped to match the dimensions and profile of the original features. These replica decorative details will be installed on the front and sides of the main building that are visible from King Street. The original fan-shaped motif in the pediment over the veranda steps will also be revealed and restored.

The addition will include a fire escape staircase of galvanized steel, which will be tucked into the rear "L" created by the addition and the main building, and will not be visible from the street.

Land Use Bylaw

The proposed development meets the requirements of the Downtown Dartmouth Land Use Bylaw and is permitted as-of-right, and a development permit can be issued subject to Council approval of the substantial alteration under the Heritage Property Act.

Heritage Building Conservation Standards

The proposal has been evaluated against HRM's Heritage Building Conservation Standards (Attachment "D"), and staff have the following comments relative to the applicable standards.

1. ***Appropriate Use.*** Although originally designed and built as a house, the building has been in commercial/institutional use for more than 40 years and was in commercial use at the time of its heritage registration. The change from museum use to offices will not result in any major change to the defining characteristics of the building. It will continue to look like an old "Four Square" house that has been successfully adapted to a new use.

2. ***Historic Character Retained:*** The historic character of the building will be retained, including its Four Square plan, hipped roof, projecting entrance bay, full front veranda, and original window arrangement (at least, as it stood at the time of heritage registration). No historic materials or character-defining features will be removed. In fact, features that were removed in the 1980s when the building was vinyl sided - i.e., the shingle cladding, corner trim, and eaves ornamentation - will be re-instated through the use of modern, polymer-based materials that replicate the appearance of the original wooden materials. In the view of staff this will be an improvement over the vinyl siding which has been on the building for the last twenty years or more, and will provide a reasonable semblance of original historic character.
3. ***Compatible Addition:*** The new addition will be differentiated from the original building by forming an “ell” at the rear. It will have similar massing, size, and scale and will be integrated with the original building under a similar hipped roof. Its upper floor windows will be the same size and proportion as those on the original building.
4. ***Integrity of Original Structure:*** The addition will not reduce the historic integrity of the original building and, if it were to be removed in future, the essential form and integrity of the original structure would be unimpaired

Conclusion

The proposed development will improve the commercial viability of this building by adding floor area at the rear while retaining the visual prominence of the original residential structure. The replacement of the existing vinyl siding with polymer shingles and trim will replicate the appearance of the original wooden shingles and decorative details. The proposed development is consistent with the applicable conservation standards. It is therefore recommended that the Heritage Advisory Committee recommend that Council approve the development.

BUDGET IMPLICATIONS

The costs to process this planning application can be accommodated within the proposed 2011/12 operating budget for C310 Planning & Applications.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality’s Multi-Year Financial Strategy, the proposed 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. The Heritage Advisory Committee may recommend that Council approve the proposed development. This is the recommended course of action.
2. The Heritage Advisory Committee may recommend that Council approve the proposed development with conditions and, in doing so, should provide reasons based on applicable conservation standards.
3. The Heritage Advisory Committee may recommend that Council refuse the proposed development and, in doing so, should provide reasons based on conflict with applicable conservation standards.

ATTACHMENTS

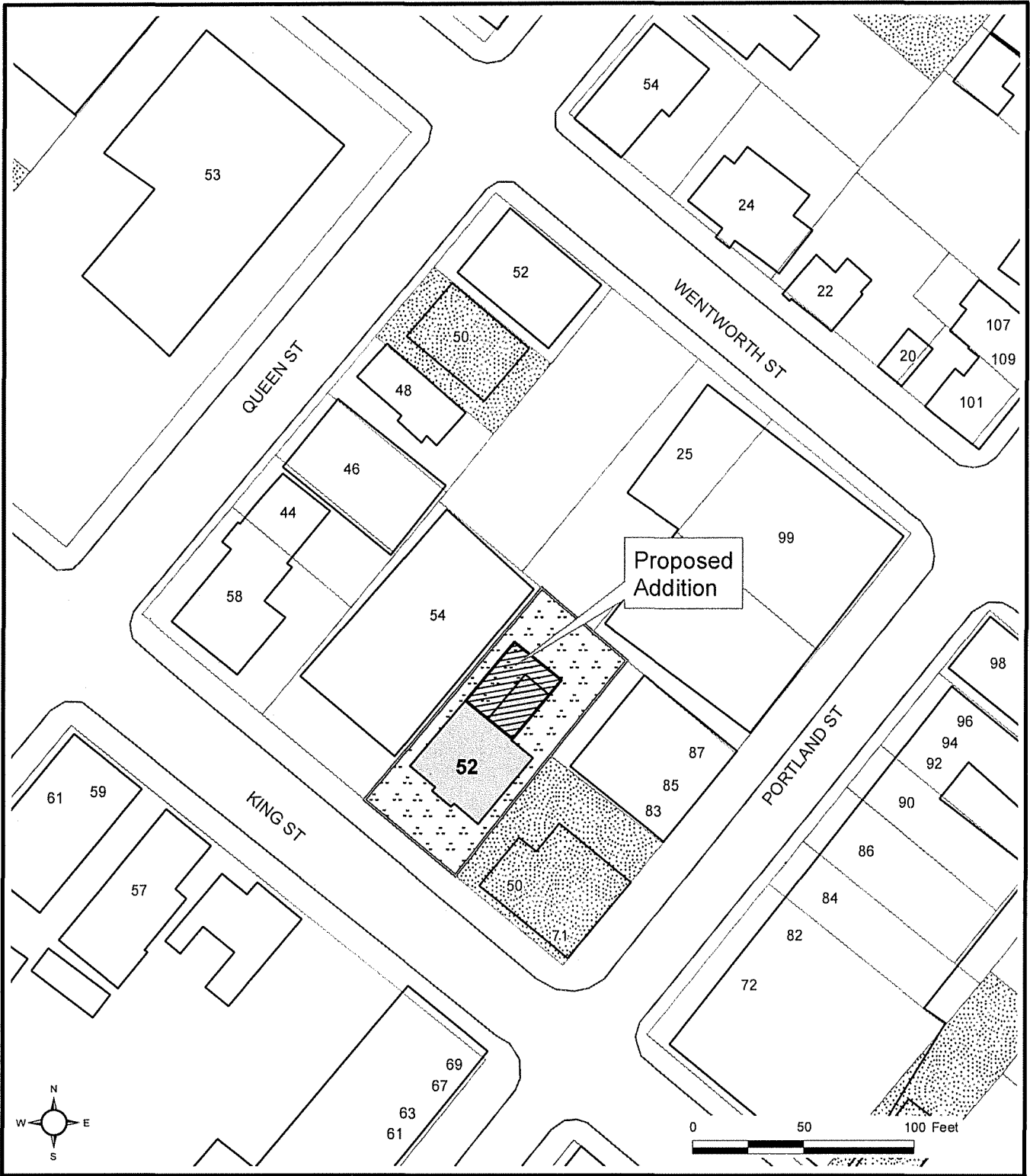
Map 1	Location Map
Attachment A	Photos of Existing Building
Attachment B	Proposed Addition: Site Plan, Floor plans, and Elevations
Attachment C	Replacement Cladding
Attachment D	HRM Heritage Building Conservation Standards

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 : Bill Plaskett, Heritage Planner 490-4663




Original Signed

Report Approved by: Austin French, Manage Planning Applications, 490-6717



Map 1 - Location Map

**52 King Street
Dartmouth, Nova Scotia**

-  Subject Property
-  Registered Heritage Property
-  Proposed Addition

HALIFAX
REGIONAL MUNICIPALITY
COMMUNITY DEVELOPMENT
HERITAGE AND DESIGN SERVICES

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

5 April 2011

Case H00355

ATTACHMENT "A "

52 King Street: Photos



52 King Street: Present Day



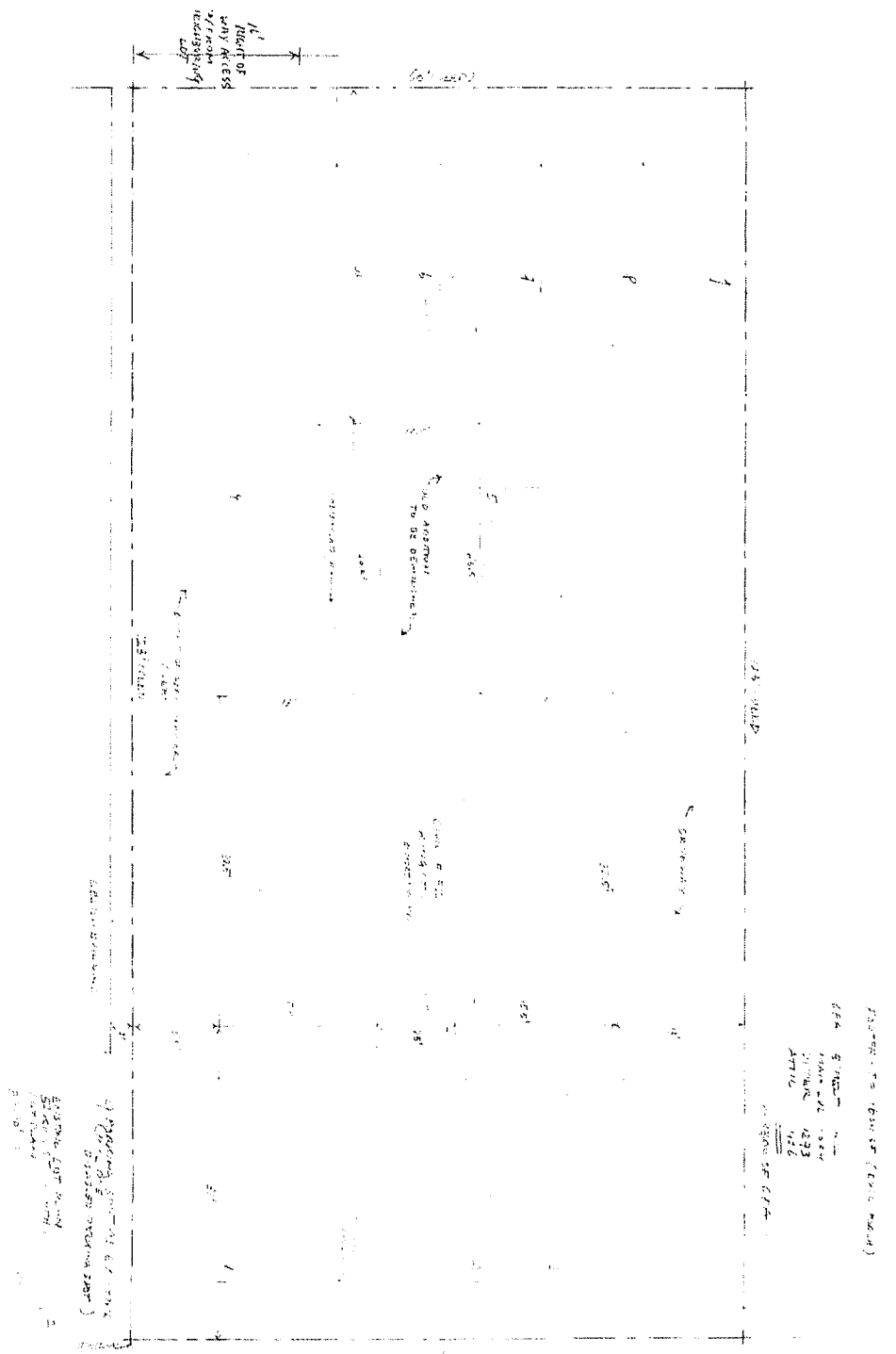
52 King Street: 1982

ATTACHMENT "A" (continued)



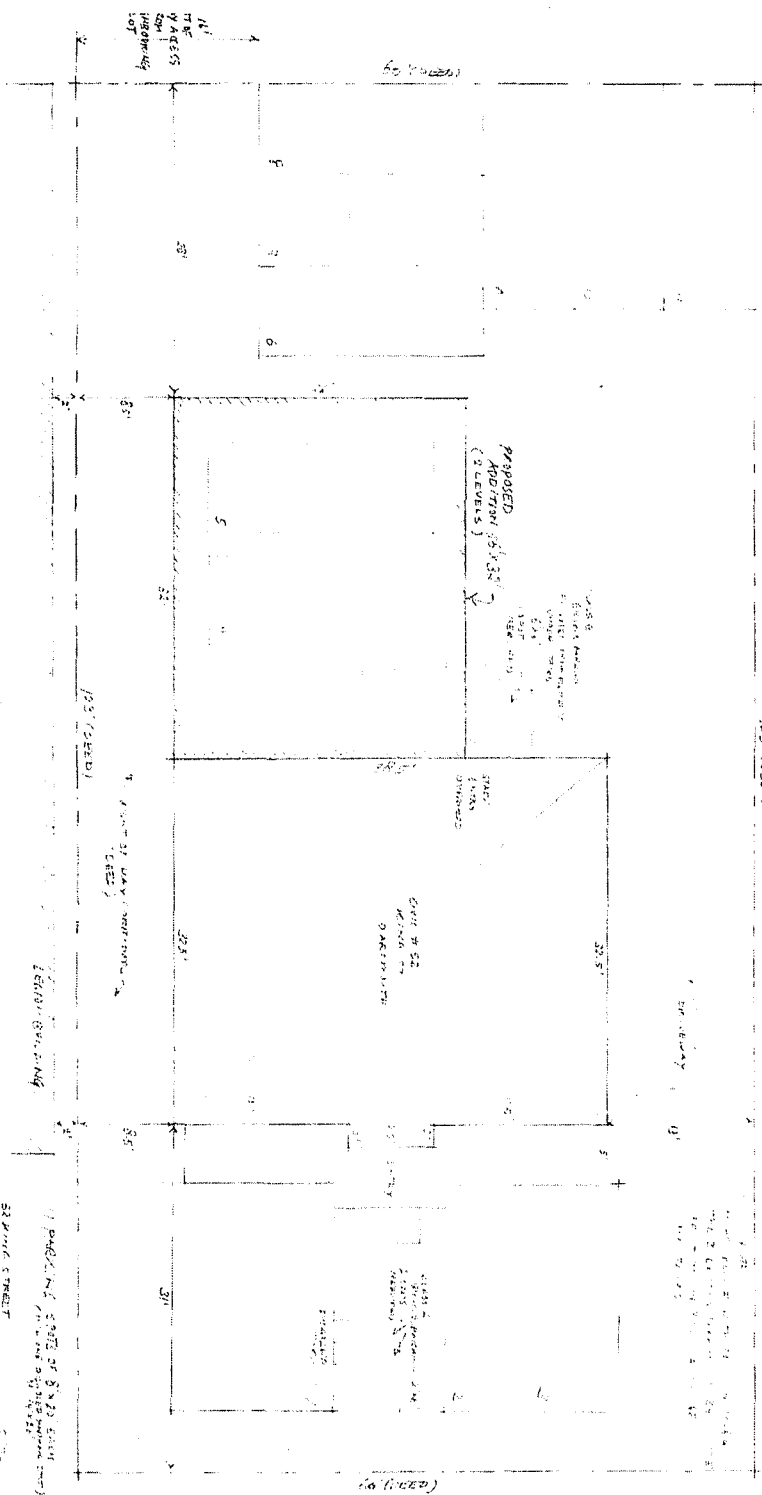
ATTACHMENT B 52 King Street, Dartmouth: Proposed Addition

B-1 Existing Site Plan



ATTACHMENT B

B-2: Proposed Site Plan



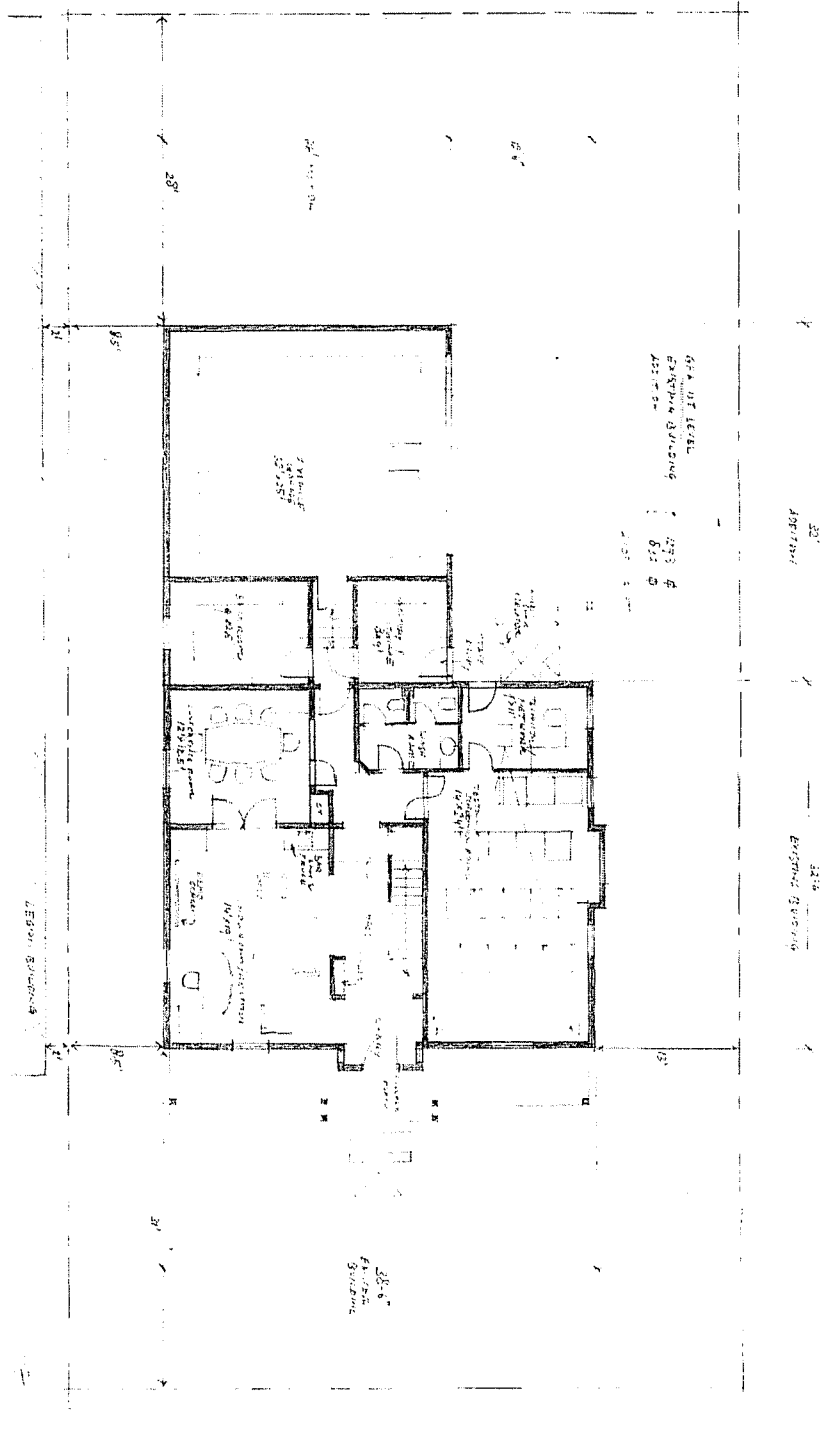
58' WIDE STREET
 20' WIDE SIDE YARD
 10' WIDE SIDE YARD

1" PROPORTION SCALE OF 1" = 10'
 1" = 10'

1" = 10'
 1" = 10'

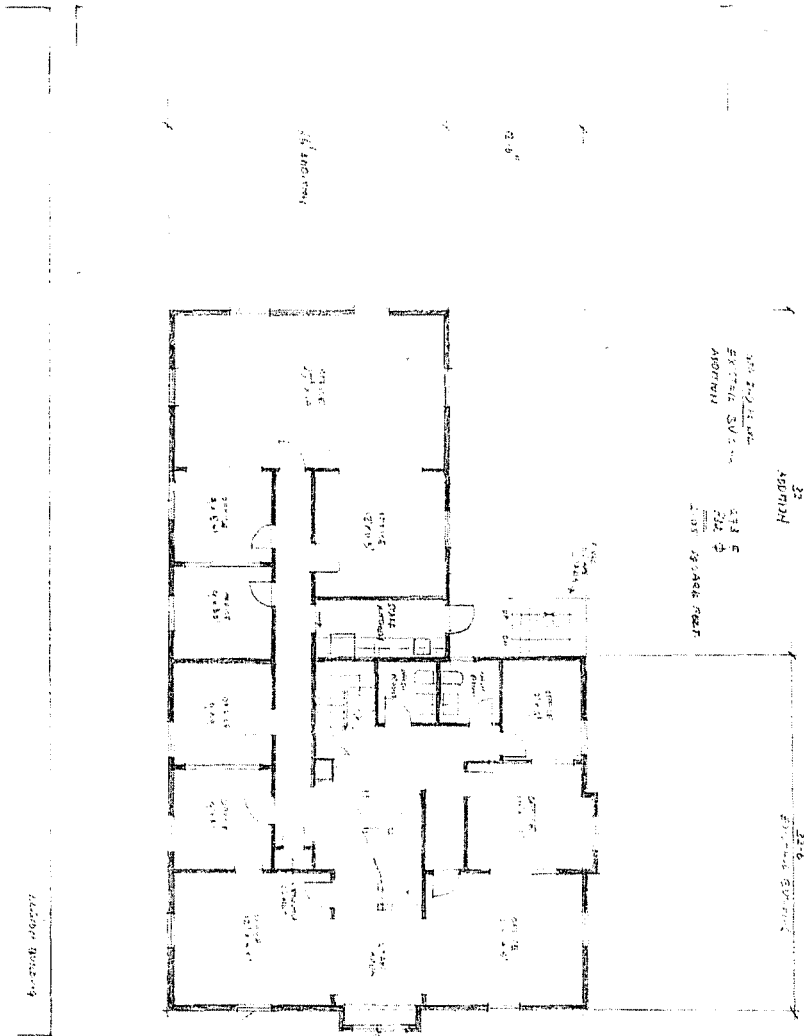
ATTACHMENT B

B-3: Main Level Floor Plan



ATTACHMENT B

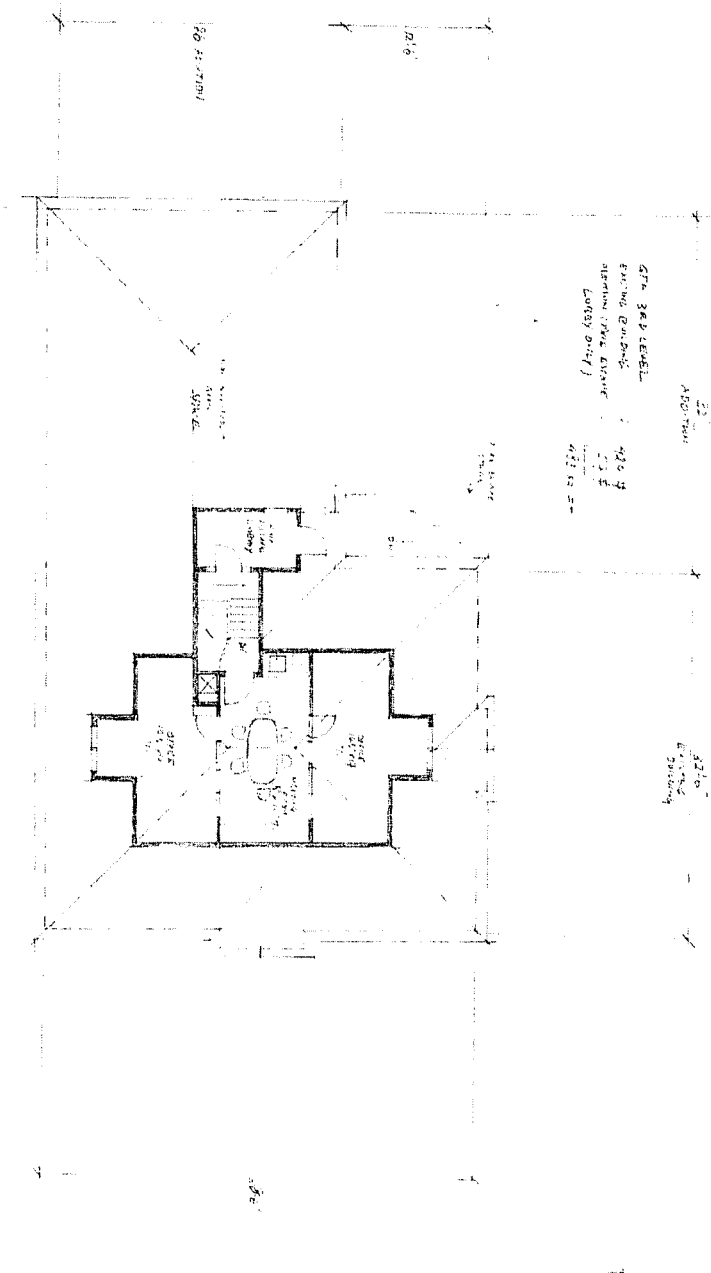
B-4: Second Floor Plan



UNAPPROVED REVISIONS
BY JOHN E. / DWIGHT
AND ERIC / SEBEL
ON 2/20/2011
BY JLO

ATTACHMENT B

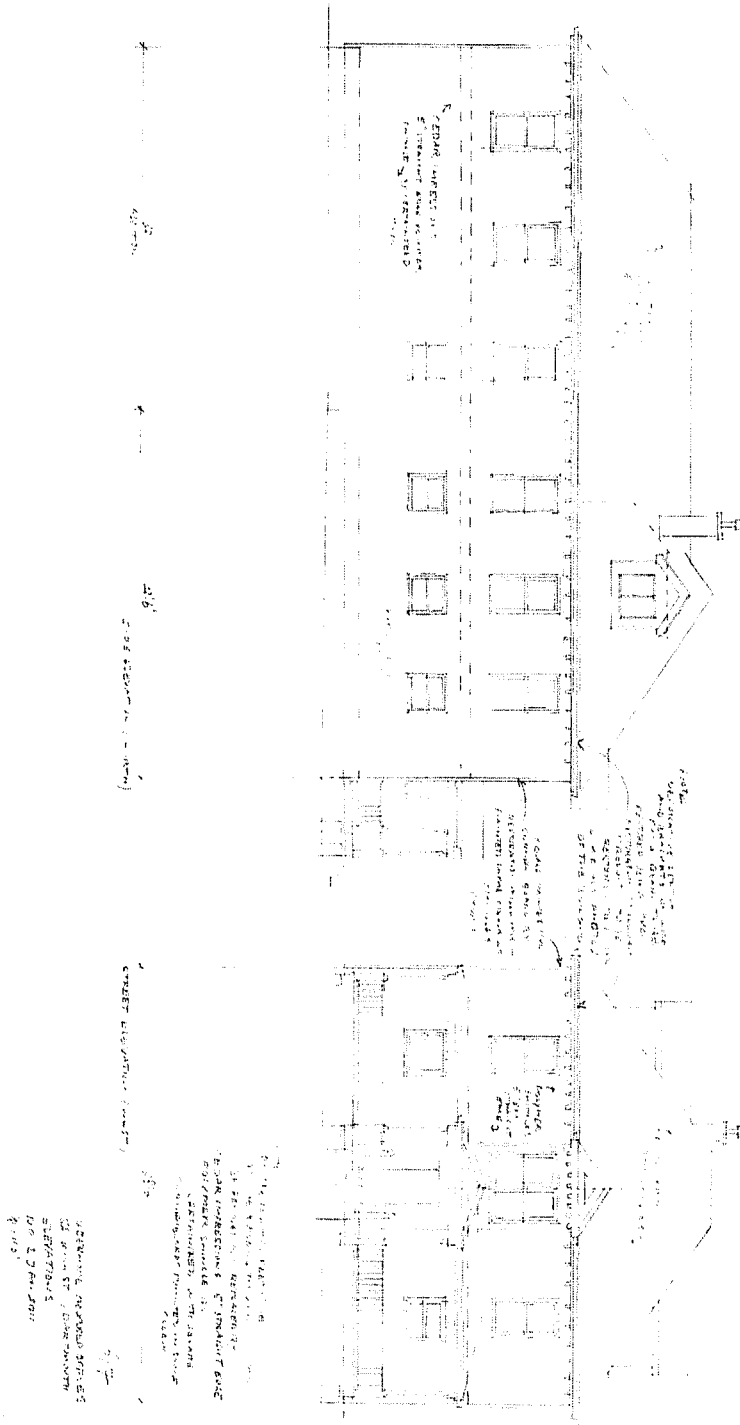
B-5: Attic Level Floor Plan



LEGEND: REVISED 07-25-20
12.00.00 ST. CANTONMENT
300.00.00.00
PP. 2.00.00.00
1/2" = 1'-0"

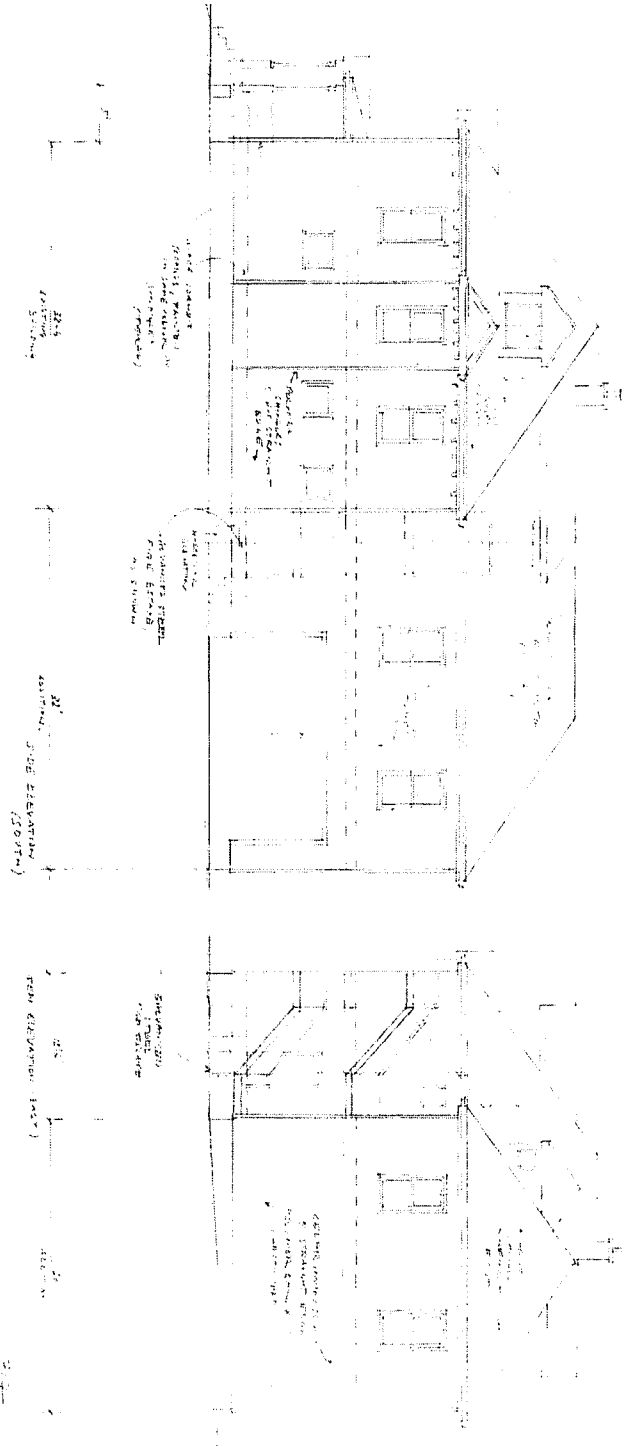
ATTACHMENT B

B6: Front Elevation & North Side Elevation



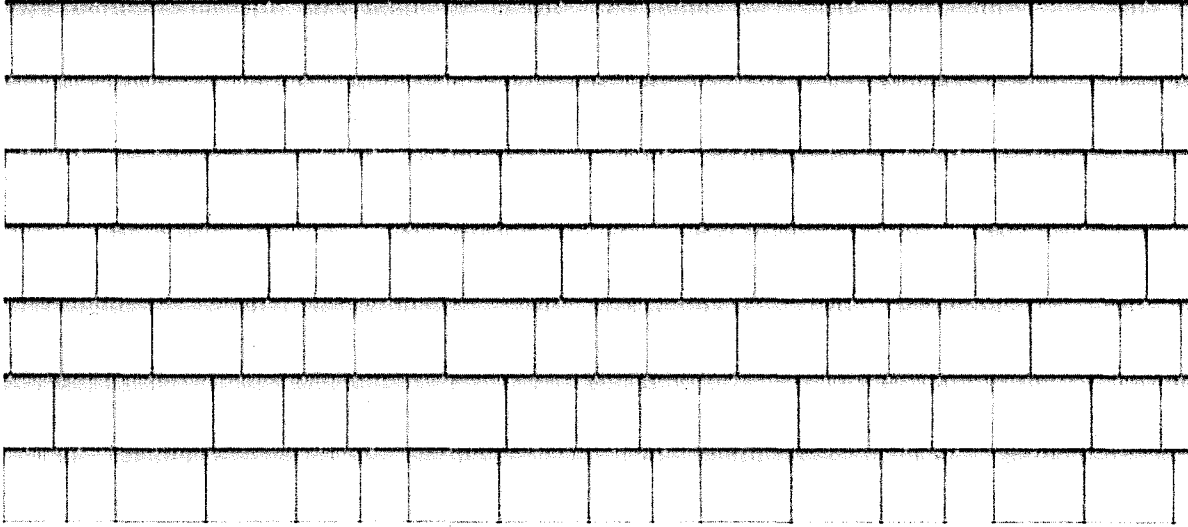
ATTACHMENT B

B7: Rear Elevation & South Side Elevation



ATTACHMENT "C"

52 King Street, Dartmouth: Proposed Replacement Cladding



Modified polypropylene copolymer shingles, manufactured with a true-to-life cedar shingle texture moulded directly from natural wood shingles. Course width: 5 inches to the weather.

ATTACHMENT "D"

HRM Heritage Building Conservation Standards

These Conservation Standards are based on Conservation Standards used by the United States Secretary of the Interior (36CFR67)(1991) and are in keeping with most conservation principles, including the Venice Charter (1964).

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. (See Note 1).
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. (See Note 2).
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.

Note 1: This standard is not intended to regulate the use of property. Land use regulation is implemented through the Land Use By-law under authority of the Municipal Government Act.

Note 2: Within the Downtown Halifax Secondary Planning Area and the Barrington Street Historic District, section 4 of the Design Manual of the Downtown Halifax Land Use By-law shall be considered in evaluating matters relating to compatibility of massing, size, scale and architectural features.