

**Item No. 11.6.4**  
**Halifax Regional Council**  
**January 14, 2014**

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

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

**DATE:** December 12, 2013

**SUBJECT:** Case H00393: Substantial Alteration to 1101 South Park Street, Halifax –  
Dumaresq House, A Registered Municipal Heritage Property

**ORIGIN**

Staff recommendation report and presentation to the December 11, 2013 meeting of the Heritage Advisory Committee.

**LEGISLATIVE AUTHORITY**

By-Law H-200 Respecting the Establishment of a Heritage Advisory Committee and A Civic Registry of Heritage Property.

**RECOMMENDATION**

The Heritage Advisory Committee recommends Halifax Regional Council approved the proposed substantial alteration to the Dumaresq House as outlined in Attachments A through C of the November 7, 2013 staff recommendation report.

## **BACKGROUND**

At the December 11, 2013 meeting of the Heritage Advisory Committee staff presented the application by Rick Gibson and Julie Gibson for a substantial alteration to their property in order that they could construct an addition at 1101 South Park Street involving a new alcove on an existing bay protruding from the rear elevation of the building.

## **DISCUSSION**

The Committee felt that the addition was very respectful and in keeping with the property, and it was noted that the window and extending dormer will differentiate the addition from the original building. Overall the Committee felt that it was a very complementary addition.

## **FINANCIAL IMPLICATIONS**

None associated with this report. The attached staff report addresses financial implications associated with processing the application.

## **COMMUNITY ENGAGEMENT**

The Heritage Advisory Committee is an Advisory Committee to Regional Council comprised of 10 volunteer members of the public and two Councillors. The meetings are open to the public and the agendas and minutes are posted at [www.Halifax.ca](http://www.Halifax.ca).

## **ENVIRONMENTAL IMPLICATIONS**

None.

## **ALTERNATIVES**

The Committee did not provide Alternatives. The attached staff report provides Alternatives

## **ATTACHMENTS**

Attachment 'A': Staff report dated November 7, 2013.

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

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

Heritage Advisory Committee  
November 27, 2013

**TO:** Chair and Members of Heritage Advisory Committee

**SUBMITTED BY:** Original Signed  
Brad Anguish, Director, Community & Recreation Services

**DATE:** November 7, 2013

**SUBJECT:** **Case H00393: Substantial Alteration to 1101 South Park Street,  
Halifax – Dumaresq House, a Registered Municipal Heritage  
Property**

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**ORIGIN**

Application by Rick Gibson and Julie Gibson

**LEGISLATIVE AUTHORITY**

*The Heritage Property Act*

**RECOMMENDATION**

It is recommended that the Heritage Advisory Committee recommend that Halifax Regional Council approve the proposed substantial alteration to the Dumaresq House as outlined in Attachments A through C of this report.

## **BACKGROUND**

The property at 1101 South Park Street, Halifax, is a registered municipal heritage property, known as Dumaresq House (Map 1). The subject property is used as a single unit residence. The heritage designation applies to the building and land. On September 14<sup>th</sup>, 2013, Rick Gibson and Julie Gibson submitted an application for a substantial alteration to a heritage property (Attachments A through C). The applicants wish to construct an addition at 1101 South Park Street involving a new alcove on an existing bay protruding from the rear elevation of the building. The proposed alcove addition will replace a smaller existing alcove (Attachment D). In accordance with Section 17 of the Nova Scotia *Heritage Property Act*, any substantial alteration to a municipal heritage building requires Regional Council approval.

### ***Heritage Value***

The *Heritage Property Act* defines "heritage value" as "*the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations and embodied in character-defining materials, forms, locations, spatial configurations, uses and cultural associations or meanings.*" The Dumaresq House is valued for its architecture and for its association with renowned architect and working class occupants. The original building was constructed in 1914 as an Arts & Crafts style bungalow. It has experienced little exterior alterations over time and contributes to the character of the surrounding area, distinguished from the older Victorian buildings. The building was designed by architect Sydney Perry Dumaresq who also designed the Masonic Hall (1923), T. Eaton Maritime Store (1928), as well as several hospitals and banks throughout the province. Previous notable occupants include Henry Wier, Clerk at the Union Bank; Eric Nelligan, Lieutenant of the HMCS Niobe; and William C. Steward, Chief Officer of the C.S. Mackay Bennett cable ship.

### ***Character Defining Elements***

Under the *Heritage Property Act*, the "character-defining elements" of a heritage building are defined as "*the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value.*" The following is a list of character-defining elements relating to the architectural significance of Dumaresq House:

- Concrete foundation;
- almost-symmetric front and rear elevations;
- asymmetric side elevations;
- large hip gable roof extending to the first storey at the front elevation;
- large extended central dormer with hip gable roof;
- large central bay window (formerly an open porch) with shed roof, pilasters and entablature;
- brackets and exposed rafter ends;
- wooden shingle cladding;
- panel and glazed doors with sidelights at front entrance;
- windows with small square panes;
- window sashes with small square panes over one or two sashes;
- two-storey protruding bay at the rear of the building;
- alcove at the rear of the building with shed roof and three ganged stained glass windows inside a moulded framework with rounded head.

- central red brick chimney;

### **Registration**

This property was registered on October 21, 2008 by Regional Council.

### **Heritage Building Conservation Standards**

The Heritage Building Conservation Standards are used when evaluating proposed alterations to registered heritage buildings throughout the region. The Conservation Standards ensure careful consideration is given and that different strategies may apply in different contexts to better integrate new development with existing heritage buildings.

## **DISCUSSION**

### **Proposal**

The proposed development involves alterations to the Dumaresq House through the construction of a new alcove that will extend one of three rear building bays at the first storey. It will replace an existing smaller alcove with shed roof that is likely not original to the building and not considered a character-defining element (Attachment D). Like the existing smaller alcove, the proposed larger alcove will continue to serve as a side and rear entryway. However, it will provide additional space for a new powder room and boot room with closet. The new alcove will include a shed roof, an extended gabled dormer with window, and a north side window.

### **Heritage Building Conservation Standards**

The proposal has been evaluated against HRM's Heritage Building Conservation Standards (Attachment E) and staff offer the following comments relative to the applicable standards:

**1. New Additions/Exterior Alterations: Differentiated and Compatible with Massing, Size, and Scale:**

The new addition at the rear of the building will include a shed roof with the same pitch as the shed roof over the historic alcove with the rounded window frame (Attachment D). It will include an extended gabled dormer with the same pitch as the hip gable roof on the historic building. Its roof will not include an overhang or brackets on the cornice. As such, the new addition will be differentiated from, yet compatible with, the architectural features of the historic building. The cornice of the new addition will extend below the cornice of the shed roof on the historic alcove. It will only be one storey in height and restricted to only one of the three rear building bays. As such, the new addition will be compatible with the massing, size and scale of the historic building.

**2. Historical Development**

The extended gabled dormer and the two-over-two hung windows on the proposed alcove addition are architectural elements that are not found on the Dumaresq House. These architectural elements serve to clearly differentiate the proposed alcove addition from the historic building. As such, the proposed alcove addition will not create a false sense of historical development.

### **Conclusion**

The proposed alcove addition will include architectural features such as windows, shed roof and extended gabled dormer that are both compatible with and differentiated from the architectural features of the historic building. The proposed alcove addition will also be compatible with the massing, size and scale of the historic building and will not create a false sense of historical development.

Staff recommend that the Heritage Advisory Committee recommend that Halifax Regional Council approve the substantial alteration to 1101 South Park Street, Halifax, as contained in Attachments A through C.

### **FINANCIAL IMPLICATIONS**

The HRM costs associated with processing this application can be accommodated within the approved 2013/14 operating budget for C310 Planning & Applications. HRM is not responsible for renovation costs.

### **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 and Regional Council.

### **ENVIRONMENTAL IMPLICATIONS**

No concerns identified.

### **ALTERNATIVES**

1. The Heritage Advisory Committee may recommend that Council approve the proposed substantial alteration to the Dumaresq House as outlined in this report. This is staff's recommendation.
2. The Heritage Advisory Committee may recommend that Council approve the proposed substantial alteration to the Dumaresq House with conditions or modifications and in doing so should provide reasons for the conditions based on applicable conservation standards.
3. The Heritage Advisory Committee may recommend that Council refuse the proposed substantial alteration to the Dumaresq House as outlined in this report. The *Heritage Property Act* does not include appeal provisions for decisions of Council regarding substantial alterations, however, the owners would be permitted to proceed with their proposal three years from the date of the application. This is not the recommended course of action.

**ATTACHMENTS**

Map 1: Location Map – 1101 South Park Street, Halifax  
Attachment A: Proposed Development – East Elevation  
Attachment B: Proposed Development – North Elevation  
Attachment C: Proposed Development – South Elevation  
Attachment D: Photographs of the Existing Property and Fire Insurance Plan  
Attachment E: Building Conservation Standards

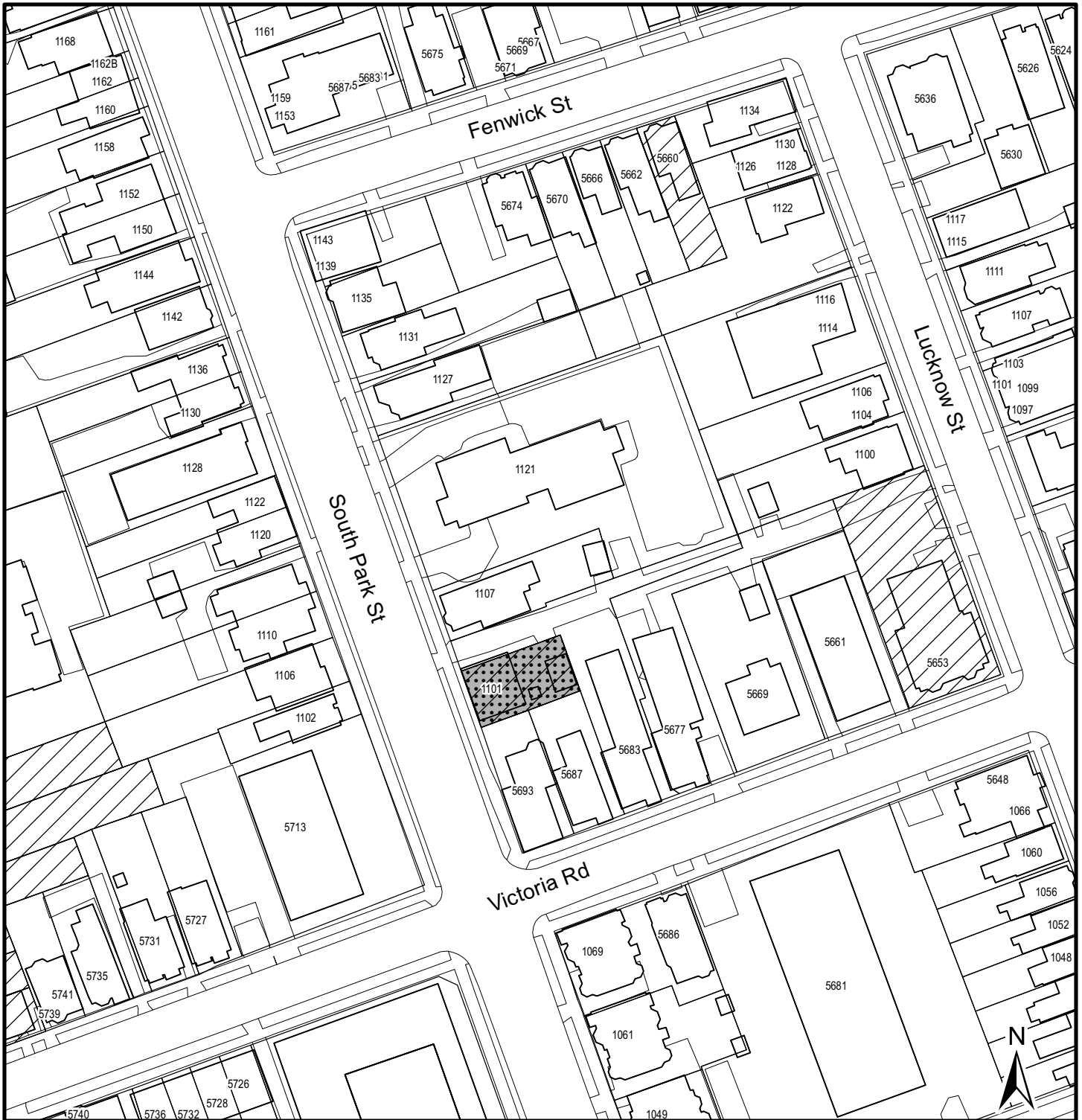
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A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Seamus McGreal, Heritage Planner, 490-5113  
Original Signed

Report Approved by: for: Kelly Denty, Manager of Development Approvals, 490-4800


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**Map 1 - Location**

1101 South Park Street  
Halifax

 Subject Property

 Municipally Registered  
Heritage Property



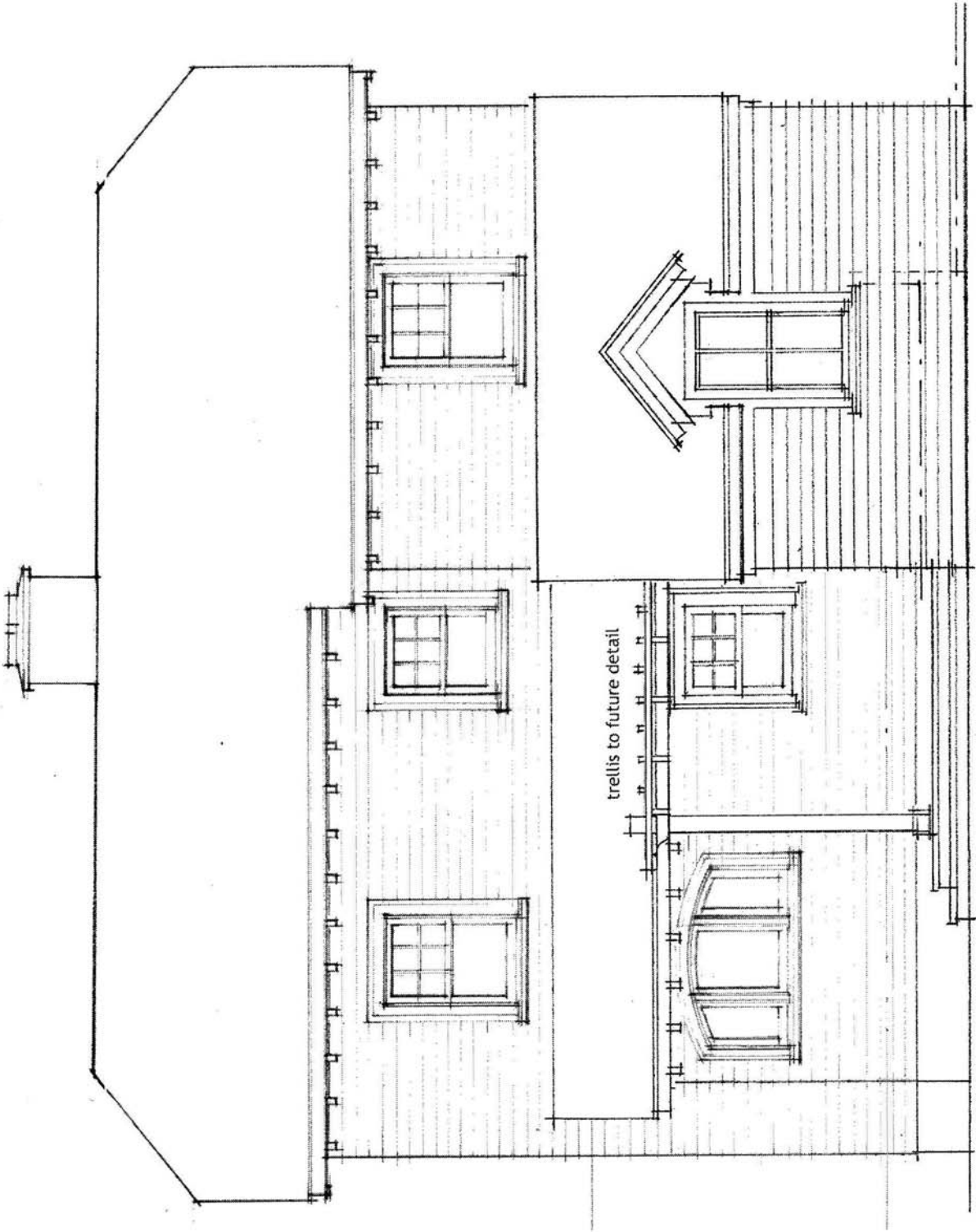
Halifax Peninsula  
Land Use By-Law Area

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



ATTACHMENT A

PROPOSED DEVELOPMENT - EAST ELEVATION

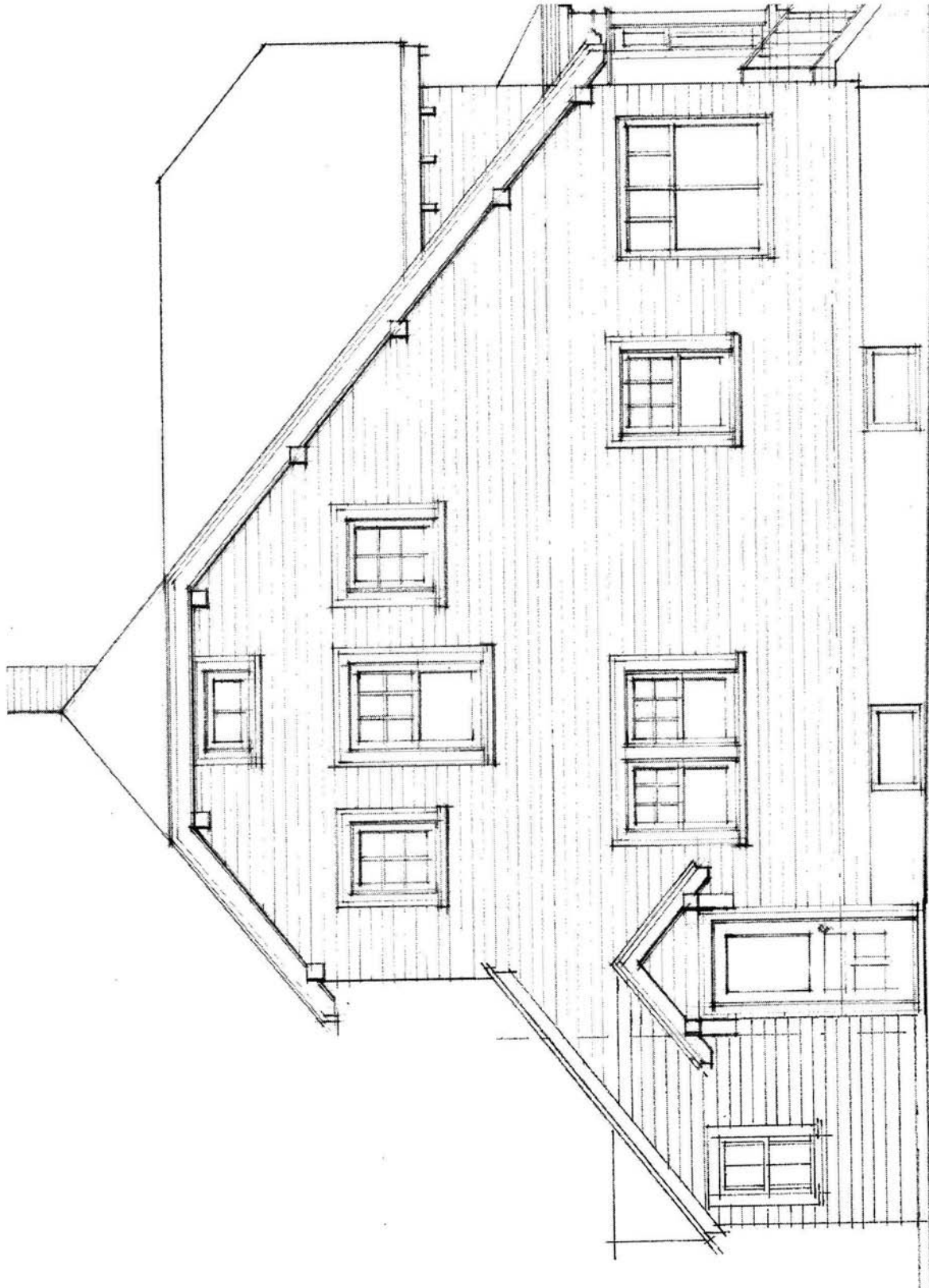


East Elevation

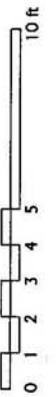


ATTACHMENT B

PROPOSED DEVELOPMENT - NORTH ELEVATION

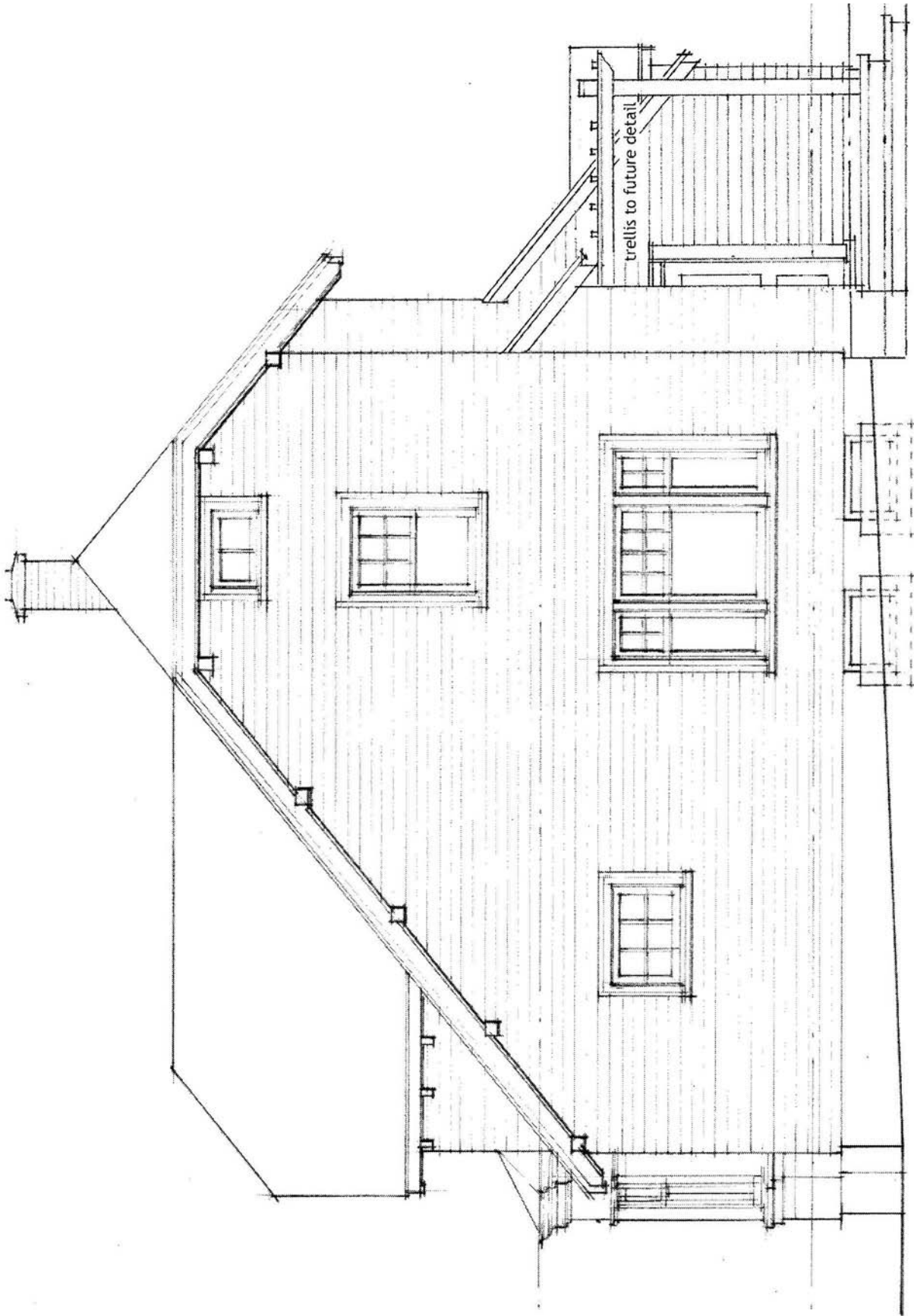


North Elevation

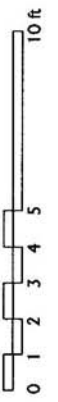


ATTACHMENT C

PROPOSED DEVELOPMENT - SOUTH ELEVATION



South Elevation



## ATTACHMENT D

### PHOTOGRAPHS OF EXISTING PROPERTY AND FIRE INSURANCE PLAN



Figure 1: Almost-symmetric front with large hip gable roof, large extended central dormer, and large central bay window (formerly an open porch).



Figure 2: Three-bay building rear including an existing alcove with shed roof extending from the two-storey protruding bay and a historic alcove with shed roof and three ganged stained glass windows.



Figure 3: Asymmetric north side elevation including an entryway covered with a gable roof.

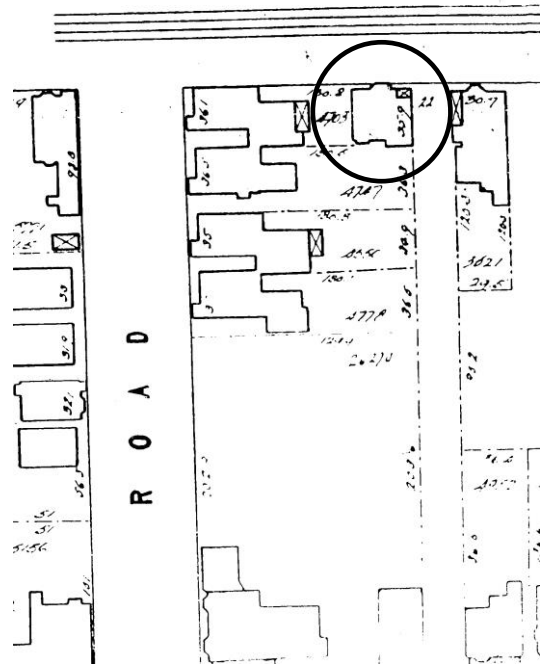


Figure 4: Fire Insurance Plan (1918) showing the footprint of the original building (circled) with front porch, rear alcove, and protruding bay.

## **Attachment E: 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 Bylaw shall be considered in evaluating matters relating to compatibility of massing, size, scale and architectural features.*