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Halifax Regional Council  
June 11, 2002

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

**SUBMITTED BY:**

*P. Holliday*  
*for*

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Allan MacLellan, Chair, Heritage Advisory Committee

**DATE:** June 5, 2002

**SUBJECT:** H00084 - Review of Proposed Addition to 8502 St. Margaret's Bay Road (Highway #3)

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**ORIGIN**

Deborah Gass and William Zimmerman have made an application requesting consideration for an addition to their registered heritage property at 8502 St. Margaret's Bay Road.

**RECOMMENDATION**

The Heritage Advisory Committee **recommends** that Regional Council approve the addition to 8502 St. Margaret's Bay Road, as proposed in the staff report dated May 2, 2002.

## BACKGROUND

See attached staff report dated May 2, 2002.

## DISCUSSION

This matter was discussed at the May 22, 2002 meeting of the Heritage Advisory Committee and the Committee unanimously approved staff's recommendation (see attached minute extract).

## ATTACHMENTS

- 1) Staff report to the Heritage Advisory Committee dated May 2, 2002.
- 2) Extract from draft May 22, 2002 Heritage Advisory Committee minutes

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.

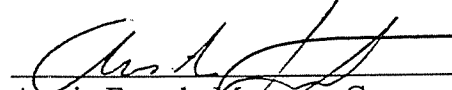
Report Prepared by: Patti Halliday, Assistant Municipal Clerk

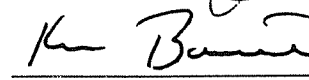
Report Approved by: Allan MacLellan, Chair, Heritage Advisory Committee

Heritage Advisory Committee  
May 22, 2002

TO: Heritage Advisory Committee

SUBMITTED BY:

  
Austin French, Manager, Community/Regional Planning

  
Kevin Barrett, Planner

DATE: May 2, 2002

SUBJECT: Heritage Case H00084 - Review of proposed addition to 8502 St Margaret's Bay Road (Highway No. 3) (a municipal heritage property), Black Point, NS.

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### STAFF REPORT

**ORIGIN:**

Deborah Gass and William Zimmerman have made an application requesting consideration for an addition to their registered heritage property at 8502 St Margaret's Bay Road.

**RECOMMENDATION:**

It is recommended that the Heritage Advisory Committee recommend to Regional Council the addition to 8502 St Margaret's Bay Road, as proposed in this report, be approved.

## **BACKGROUND:**

On April 11, 2002, Deborah Gass and William Zimmerman made an application to obtain a permit for an addition to their home at 8502 St. Margaret's Bay Road. The addition would provide a small expansion to their existing kitchen located on the rear ell of this home. This property, known as the Boutlier House, has been a municipal registered heritage property since December 4, 1986. 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).

### ***8502 St. Margaret's Bay Road***

Built c. 1852, this one and a half storey wooden structure was constructed in the modified gothic style. The home, which was registered as a Municipal Heritage Property on December 4, 1986, is a pre-confederation residence and one of the original homes of the Black Point Community (See Attachment 2).

### ***Addition Proposal***

The proposed addition will see a one storey addition (6' x 16') made to the rear ell of this home. The specifications are provided in Attachment 3 and will be reviewed in detail in the discussion portion of this report.

## **DISCUSSION:**

### ***Policy Analysis - Building Conservation Standards***

- 1. Historic purpose and changes to characteristics, site and environment:** The proposed alterations will maintain their current residential use, and will increase the footprint of the structure by 96 sq. feet.
- 2. Historic character and alteration of features and spaces:** The exterior skin of the original home will not change. The addition will blend in with the original home by using the same wooden shingles and trim (all painted to match existing).

The roof of the addition will be covered in black asphalt shingles which has been used on the original structure. The two hung windows will be made of wood.

The addition will require that the existing window (6 over 6) located on the main level of the rear facade of the home be removed. Staff would encourage the owners store this window for future use.

3. **Sense of historical development:** While the proposal will see an increased volume of the house structure, the scale of the proposal is in keeping with the mass of the original main building. The ell is located on the rear facade of this home and will not be seen from the street.
4. **Preservation of historical changes:** As shown in the photos of the home, the rear ell has a unique roof line. The addition will marry into this feature while allowing evidence of its original presence.
5. **Preservation of distinctive features, finishes and techniques:** As stated, wood shingles and trim used for the addition will match existing.
6. **Repair of deteriorated and missing features:** As stated, traditional materials will be used. The owners will be advised to store the original window (proposed to be removed) for future re-use.
7. **Surface cleaning:** No 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:** As stated, the proposal will see an increased volume of the existing ell structure, but the scale of the proposal is in keeping with the mass of the original main building.
10. **Reversibility to essential form and protection of historic integrity:** While the removal of the alterations are not envisioned, since the original materials and footprint shall be maintained, the existing ell could be re-instated.

### Summary

This proposal has been evaluated against the "Building Conservation Standards." The proposal will see a small addition made to the back ell of this home to accommodate a larger kitchen. The alterations will be sensitive to the original home in terms of material, scale and design. Based on these considerations, staff are of the opinion that the proposal be approved.

**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 Regional Council for the proposed addition to 8502 St. Margaret's Bay 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: Photo - 8502 St. Margaret's Bay Road (Highway No. 3).
- Attachment 3: Specification for the Proposed Addition.

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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: Kevin Barrett, Planner, 490-4419

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## 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).

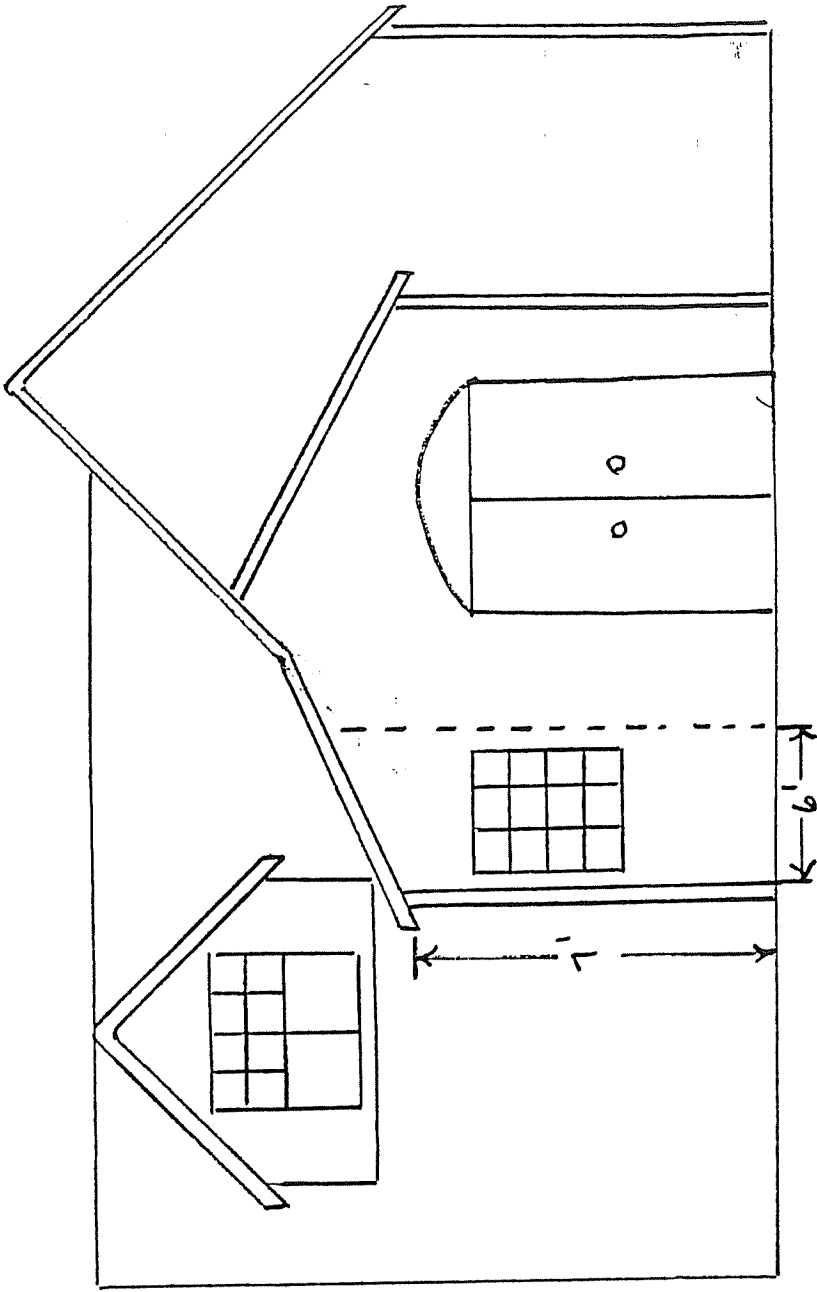


8502 St. Margaret's Bay Road  
(Highway No. 3)  
Black Point

April 25, 2002







proposed addition  
 6' wide  
 16' long.

new windows is 3' x 3'  
 single hung.

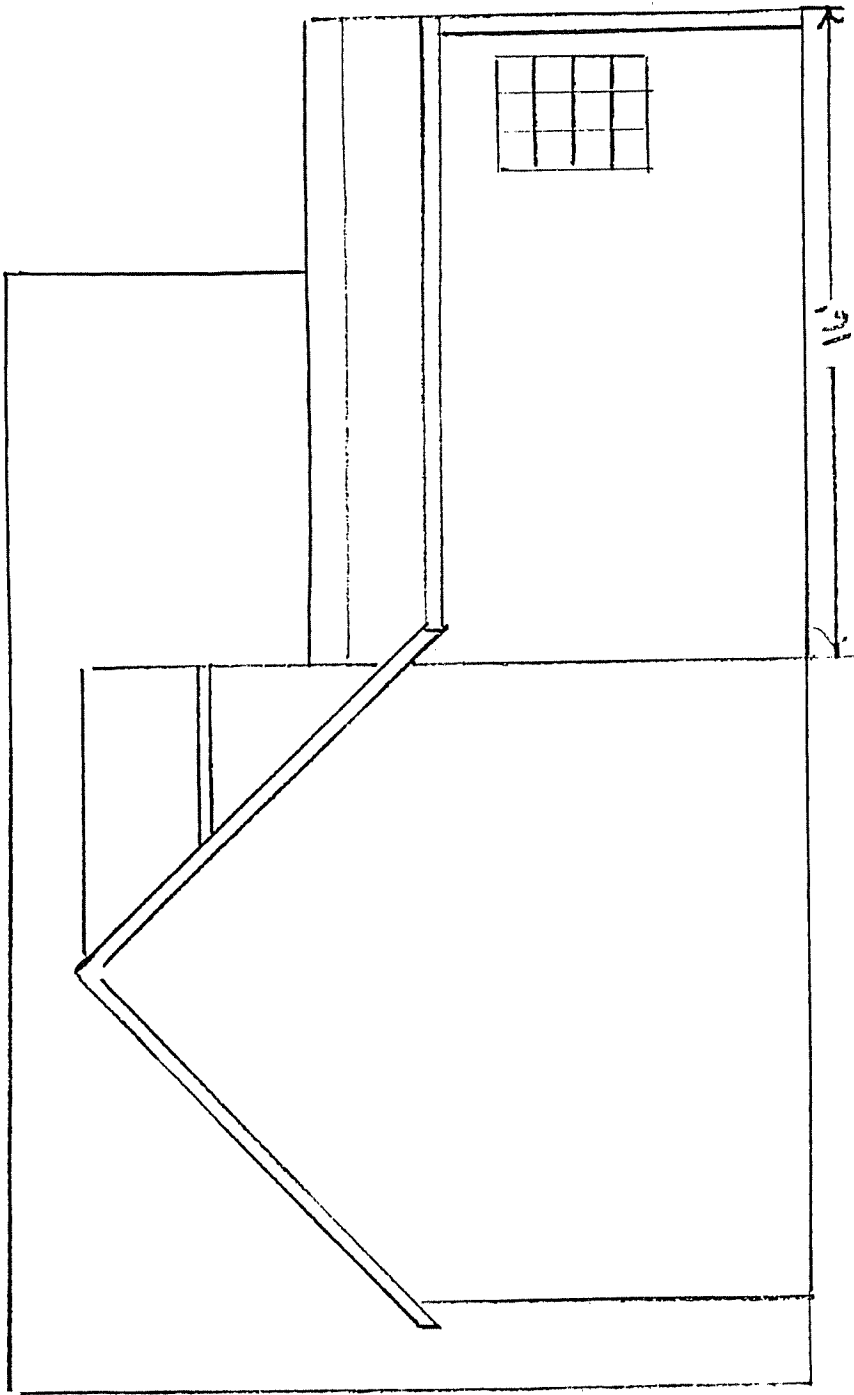
designed to match  
 existing windows +  
 built by a local  
 door + window  
 manufacturer.

(Harold H. Whittier.)

SF 55 -  
 PRESIDENT  
 RESIDENCE

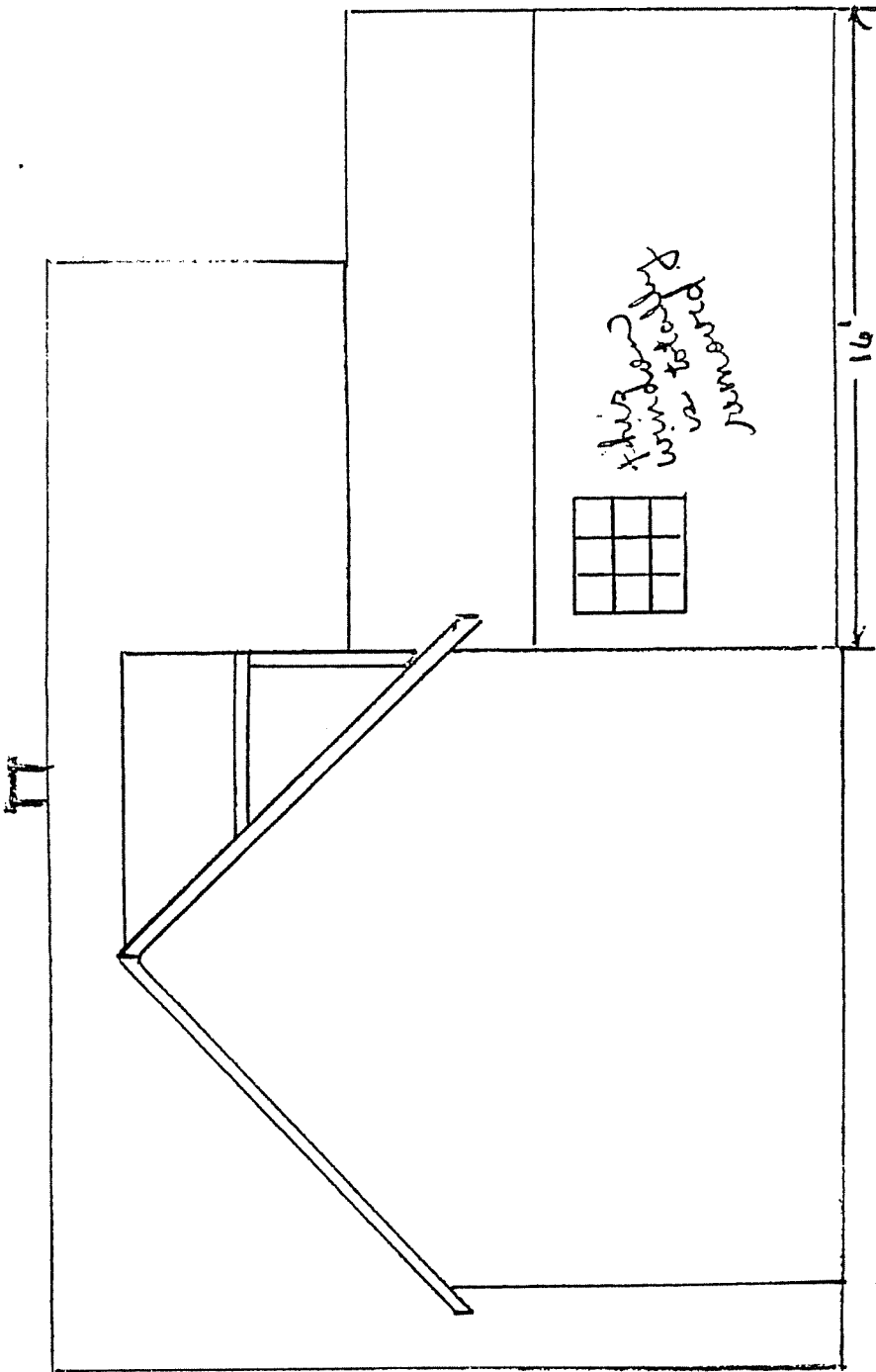
proposed addition

new 3'x3' single hung window



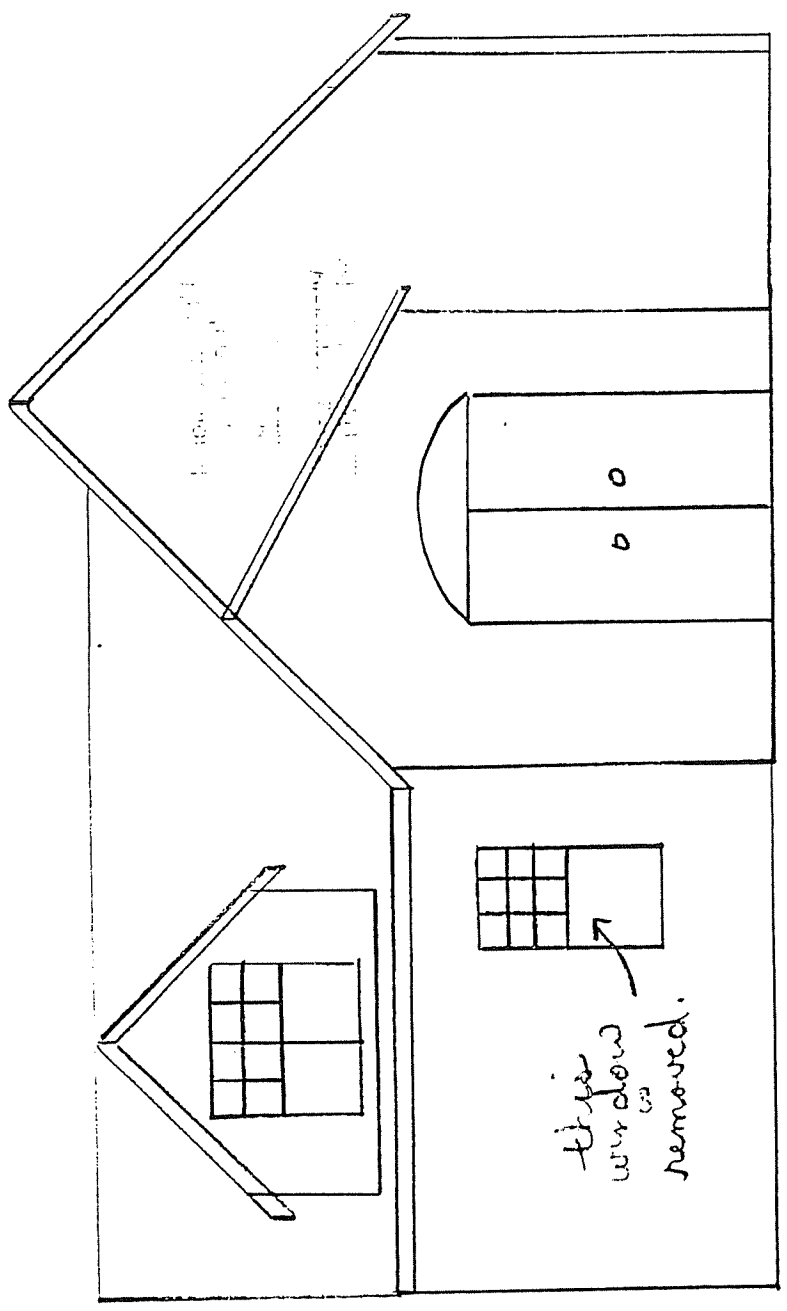
GASS-ZIMMERMAN RESIDENCE

existing house



GASS-ZIMMERMAN RESIDENCE

existing house



**EXTRACT FROM DRAFT MAY 22, 2002 HERITAGE ADVISORY COMMITTEE  
MINUTES:**

**3.1 H00084 - Review of Proposed Addition to 8502 St. Margaret's Bay Road  
(Highway #3)**

- A staff report prepared for Austin French, Manager, Community/Regional Planning, regarding the above, was before the Committee for its consideration.

Mr. Kevin Barrett, Planner, presented the report to the Committee.

**MOVED by Councillor Meade, seconded by Councillor Uteck, that the Heritage Advisory Committee recommend to Council Regional Council that the addition to 8502 St. Margaret's Bay Road, as proposed in the staff report dated May 2, 2002, be approved. MOTION PUT AND PASSED UNANIMOUSLY.**