
Halifax Regional Council
June 11, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: P. Halliday
Allan MacLellan, Chair, Heritage Advisory Committee

DATE: June 5, 2002

SUBJECT: H00085 - Review of Proposed Addition to 1105 Tower Road

ORIGIN

A permit application by Andrew Lynch requesting an addition to a registered heritage property at 1105 Tower Road.

RECOMMENDATION

The Heritage Advisory Committee **recommends** that Regional Council approve the addition to 1105 Tower Road, as proposed in the staff report dated May 10, 2002

BACKGROUND

See attached staff report dated May 10, 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 10, 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:

A handwritten signature in black ink, appearing to read "Austin French".

Austin French, Manager, Community/Regional Planning

A handwritten signature in black ink, appearing to read "Kevin Barrett".

Kevin Barrett, Planner

DATE: May 10, 2002

SUBJECT: Heritage Case H00085 - Review of proposed addition to 1105 Tower Road (a municipal heritage property), Halifax, NS.

STAFF REPORT

ORIGIN:

A permit application by Andrew Lynch requesting an addition to a registered heritage property at 1105 Tower Road.

RECOMMENDATION:

It is recommended that the Heritage Advisory Committee recommend to Regional Council the addition to 1105 Tower Road, as proposed in this report, be approved.

BACKGROUND:

Mr. Andrew Lynch has made an application to obtain a permit for an addition to 1105 Tower Road. The purpose of this addition is to provide more space to the existing home. The property is a municipal registered heritage property. 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).

1105 Tower Road

Built in c. 1875, this three storey home is part of the Victorian streetscape along Tower Road. Many of these buildings have Italianate details such as brackets and Palladian windows. Each of these buildings provide a portrayal of the early Victorian Eclectic period. This home has been sensitively maintained by its current owners, and does have a unique sunroom addition to the rear facade (see Attachment 2).

Addition Proposal

The proposal will see a two storey (with walk out basement) addition (approximately 36 feet x 25 feet - including the existing sunroom) added to the rear facade of the existing 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 (see Attachment 1)

Proposed Addition

1. **Historic purpose and changes to characteristics, site and environment:** The proposed additions will maintain its current residential use for which the structure was originally built. The addition will be made to the rear facade of the building. The two storey addition will be approximately 36 feet by 25 feet (including the existing sunroom).

The facades of this addition will match the existing structure in most detail. The north elevation will see traditional clapboards used for the main body of this facade. This differs from the existing brick used on the original facade, but is a common treatment made on the other three facades. The south elevation will see with traditional clapboards used for the main body of this facade. As for the foundation, painted concrete stucco foundation will be used. While this will match the existing south facade, it will differ from the north. While the original north foundation is made of exposed stone, the cost to reproduce is outside the scope of the project. The use of stucco will ensure the addition is read as new. The east elevation

will see a wall of glass, inspired from the sunroom that currently exists on this facade. A dormer will be placed on this facade to provide dimension to the mansard roof.

In terms of windows and doors, the new addition will see wooden windows (fixed panels and awnings for ventilation) and doors installed. While the windows on the south elevation are not traditional in scale, they will read as a new feature added to this home. Since this facade is not visible from the street, it appears to be a reasonable approach. The glazing on the east elevation will be comprised of wooden windows, while modern in design, were inspired from the existing sunroom on this facade.

The roofing on the mansard will be asphalt to match the existing.

2. **Historic character and alteration of features and spaces:** One unique feature of this proposal is the retention of the existing sunroom on the east elevation. The owners find this feature important to their home, and have incorporated this feature (including its roof) into the new addition. This is evident on north elevation with the glazing of the room will remain an important feature to this home.
3. **Sense of historical development:** The addition has been inspired by the existing features of the home. The architect has chosen not to reproduce any existing features (such as brackets) so the addition will read as new.
4. **Preservation of historical changes:** As stated, the existing sunroom, though not part of the original structure, will be retained.
5. **Preservation of distinctive features, finishes and techniques:** The only alterations made to the original home will be where the addition connects to the east facade. This will not alter the existing window/door patterns of the home. Should the addition be removed in the future, the composition of the original home will be intact.
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:** With some minor exceptions, this

proposal involves adding, rather than removing materials. While some of the existing exterior windows on the east elevation will become internalized, the essence of the building's architecture will remain. The orientation of the new addition is to the rear facade, together with the use of clapboard siding on the north and south elevations which is visually compatible with the existing structures, will differentiate it from earlier construction. Massing, size and scale, together with the retention of the sunroom, will be alleviated by architectural features reminiscent of the main house, such as the use of traditional siding and a mansard roof. These features will also help differentiate the various portions of the structure according to their construction dates.

10. **Reversibility to essential form and protection of historic integrity:** The proposal involves new construction rather than significant removal or demolition. The addition will be built behind the historic home, and will not alter the existing window and door openings in the east elevation. Therefore if the connection were to be removed at a later date, this facade would remain as before.

Summary

This proposal has been evaluated against the "Building Conservation Standards." The proposal involves new construction rather than significant removal or demolition. The planned addition will be made to the rear facade of the historic home. The scale of the addition, with its sensitive design, placement, and minimal detail will ensure the prominence of the original structure. Based on these considerations, staff are of the opinion that the proposal be approved.

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 addition to 1105 Tower 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 - 1105 Tower Road.

Attachment 3: Specification for the Proposed Addition.

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

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.

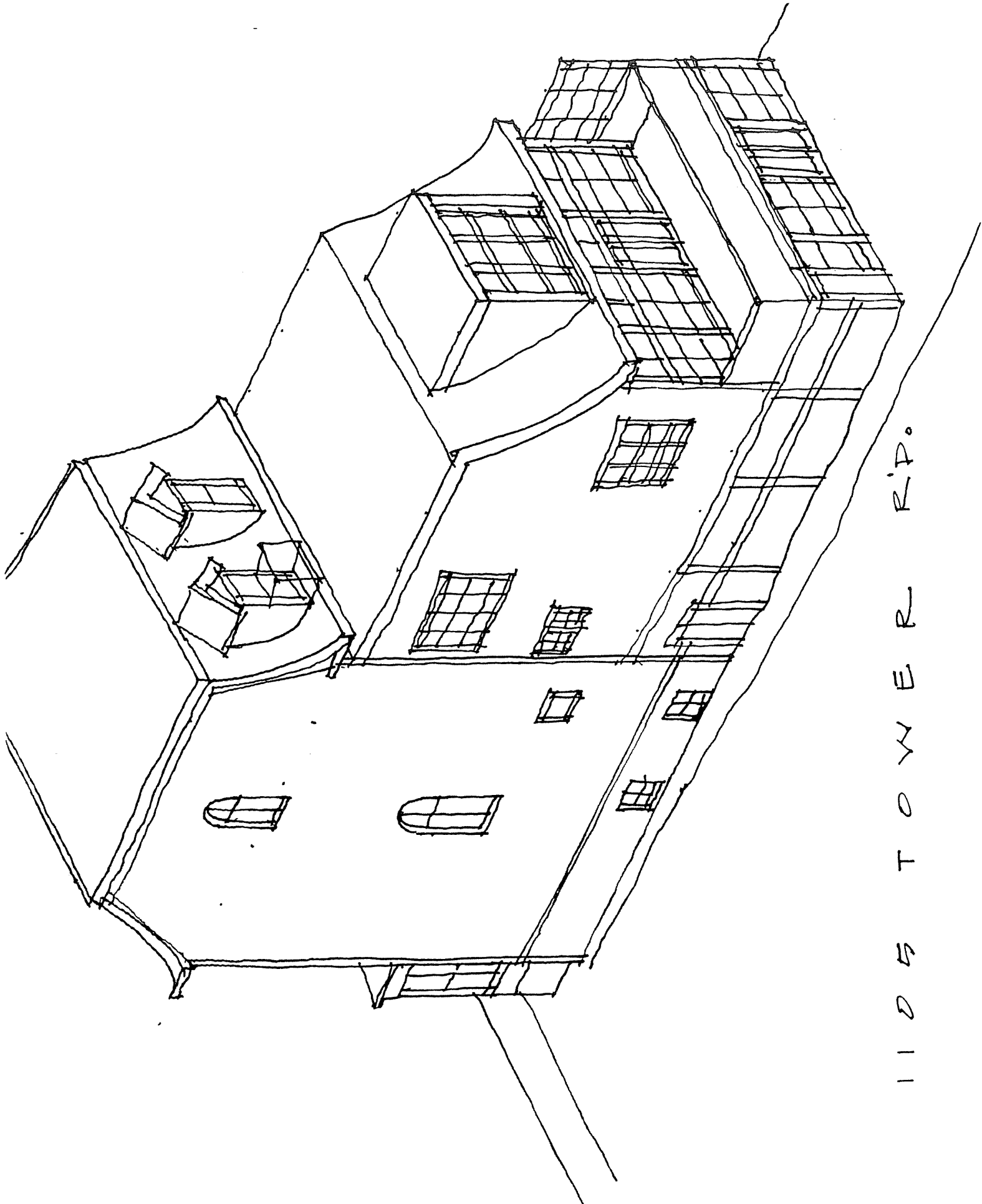
The above-noted standards are based on the Conservation Standards used by the United States Secretary of the Interior (36 CFR 67) (1991). They are generally in keeping with most Conservation principles, including the Venice Charter (1964).

Attachment 2



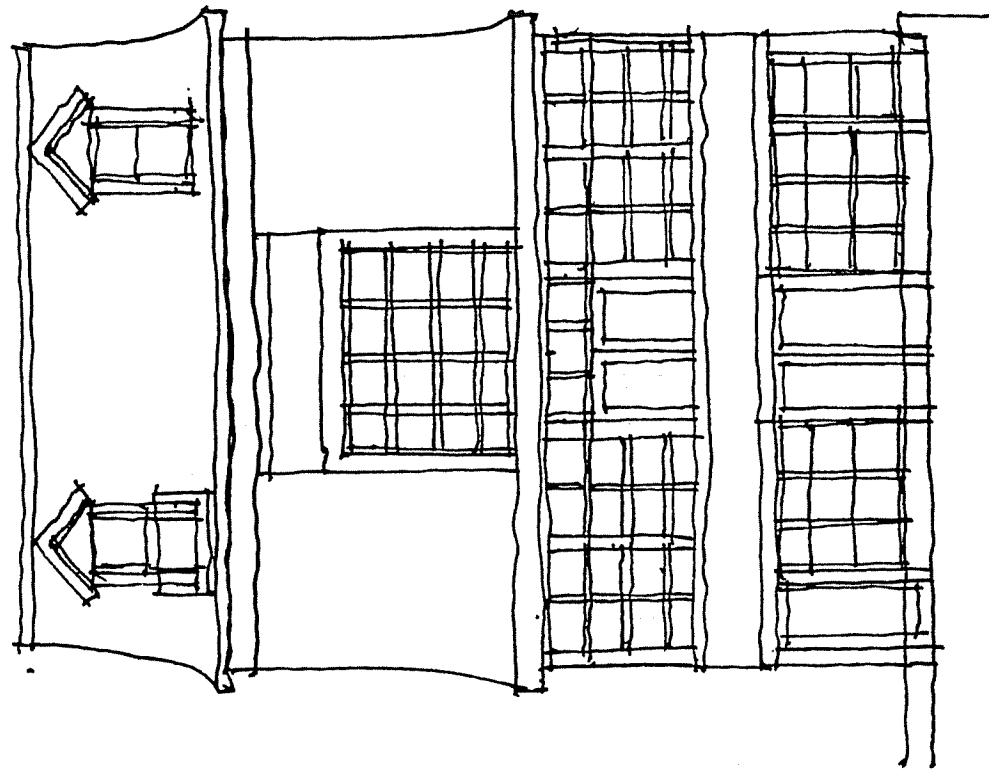
1105 Tower Road





1105 TOWER R.D.

1105 TOWER ROAD



EXISTING
DORMERED
ROOF

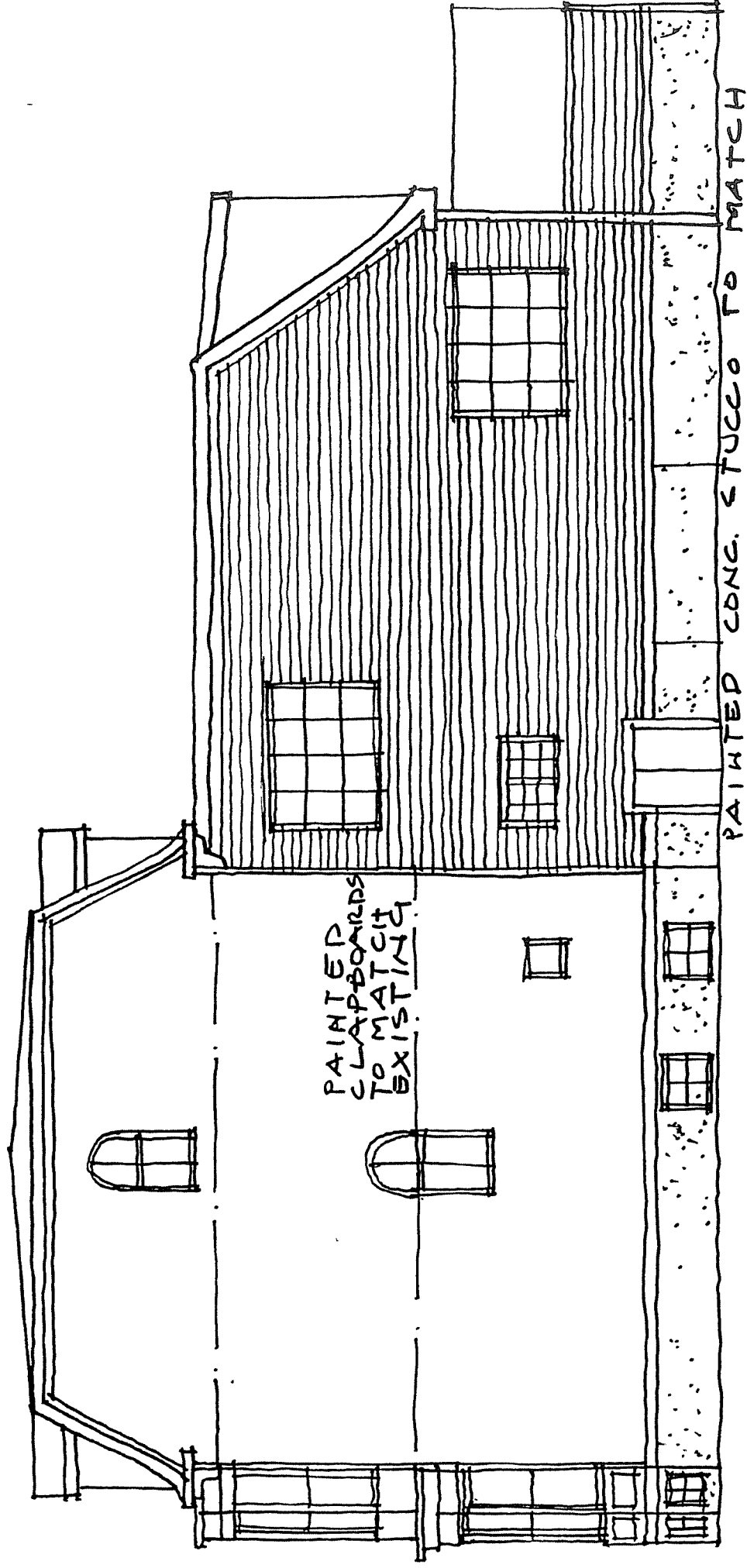
MEZZANINE
DORMER

LIVING
ROOM
TERRACE

GARDEN
ROOM
GRADE

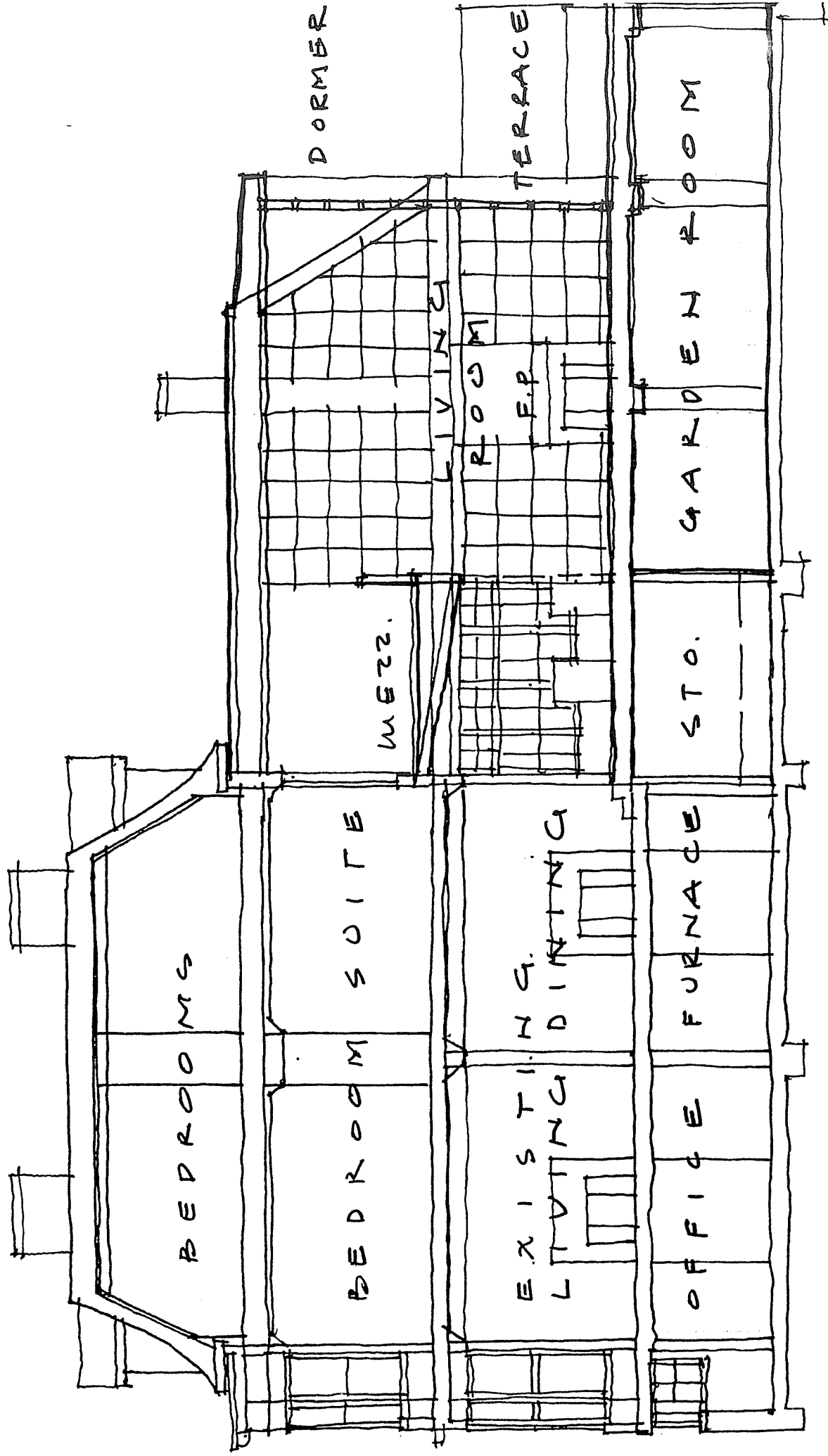
EAST ELEVATION

1105 TOWER ROAD.



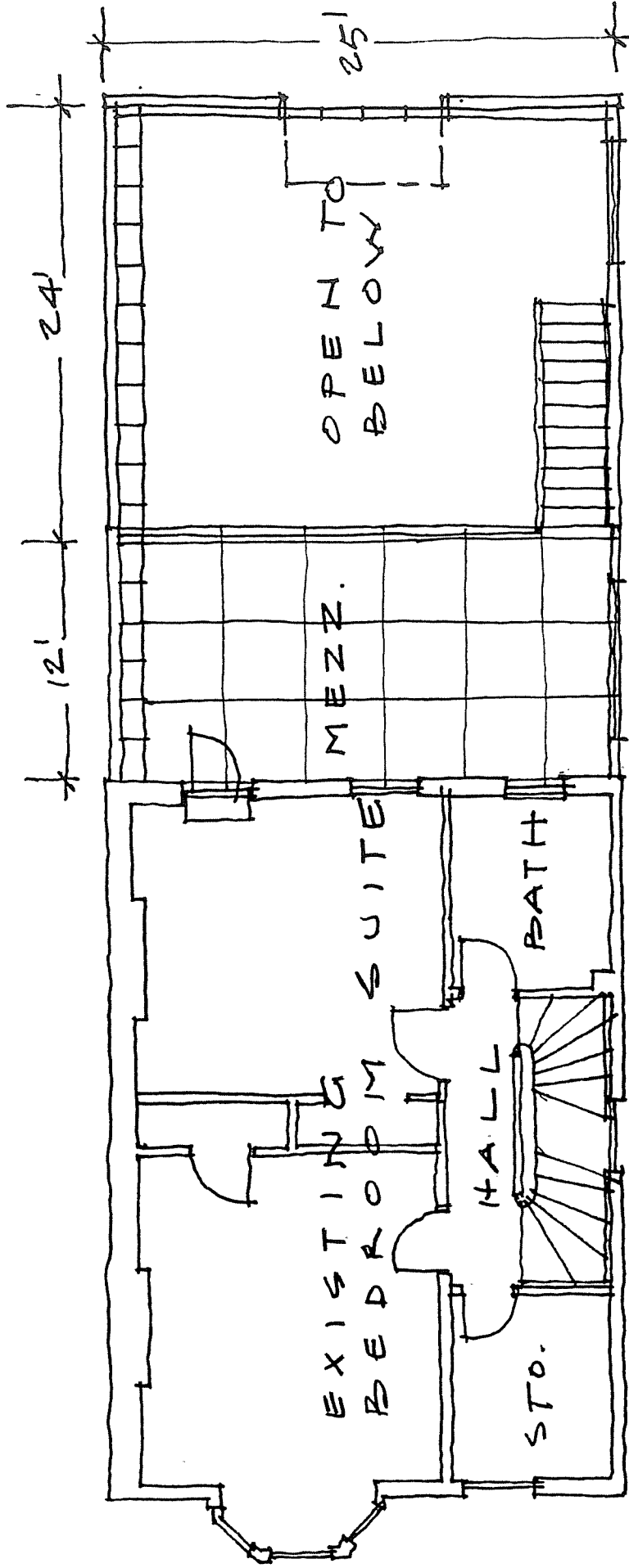
EXISTING | ADDITION
SOUTH ELEVATION

1105 TOWER ROAD



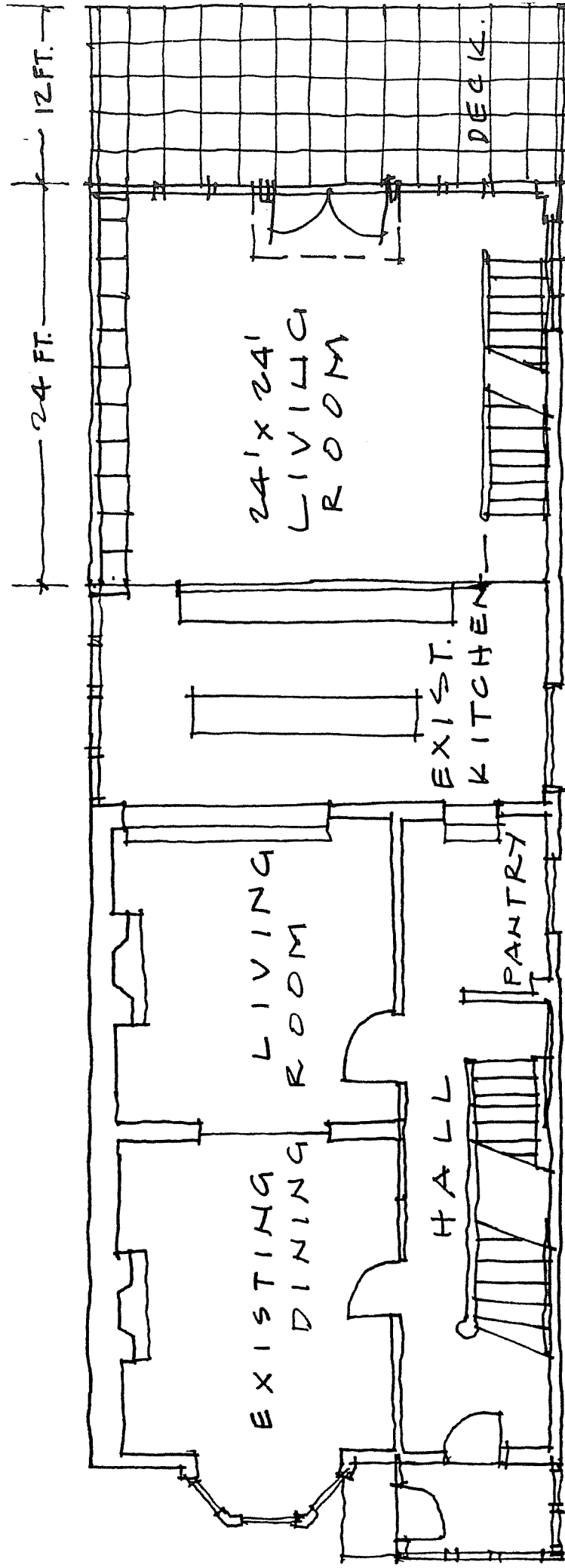
EAST. WEST. S.E. C.T. I.O.

TOWER ROAD



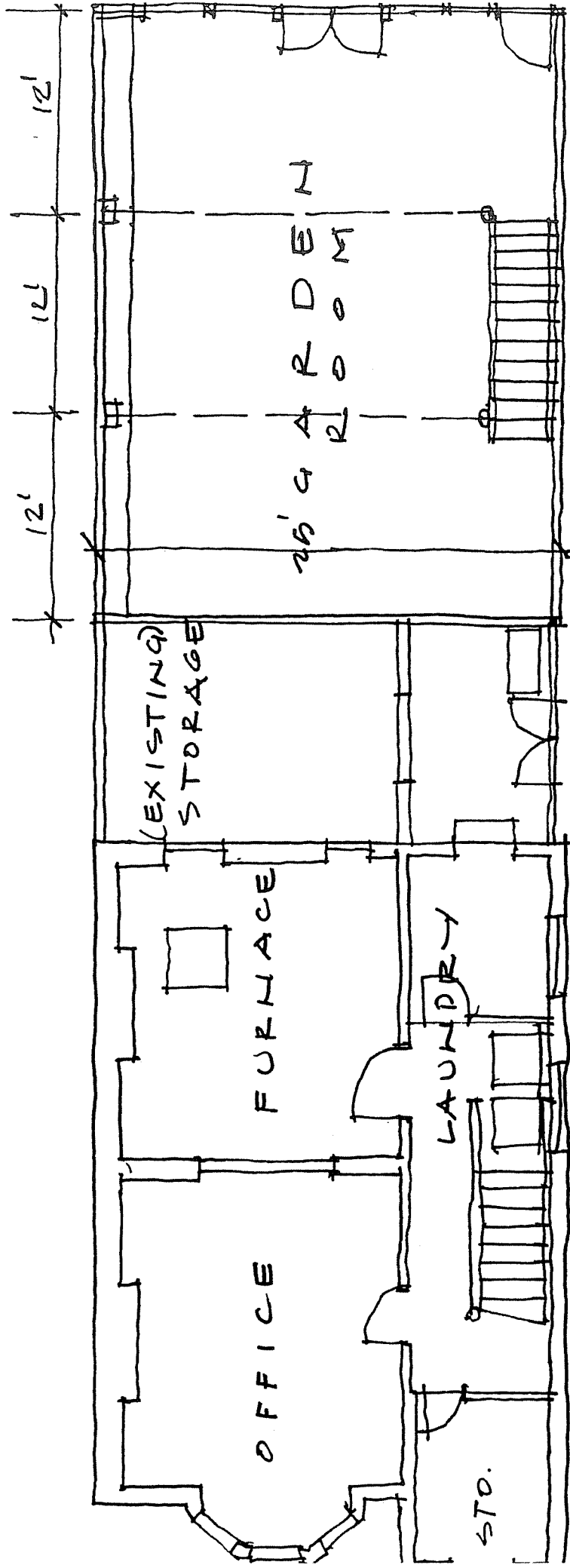
EXISTING | ADDITION
SECOND FLOOR PLAN

1105 TOWER ROAD

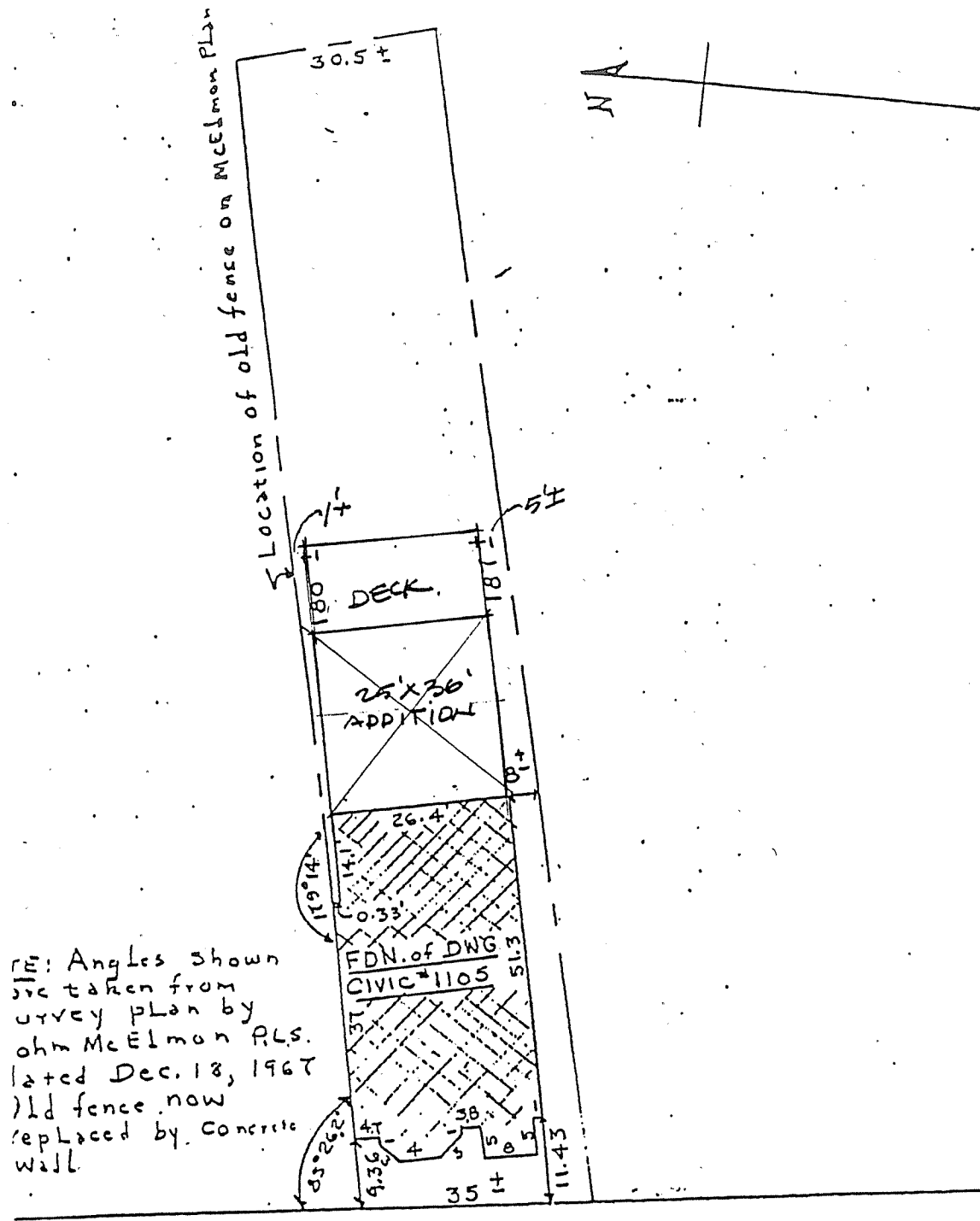


EXISTING | ADDITION
FIRST FLOOR PLAN

1105 TOWER ROAD



EXISTING 1 ADDITION
GROUND FLOOR PLAN



RE: Angles shown
were taken from
survey plan by
John McElmon P.L.S.
dated Dec. 18, 1967
Old fence now
replaced by concrete
wall.

TOWER ROAD

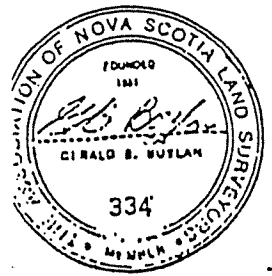
Scale 1" = 20'

CERTIFICATION:

I hereby certify that I have
surveyed and found the foundation
of the Dwelling shown above to
be entirely within the bounds of
the lot and to be located as
shown hereon.

G.B. Boylan

DATED: JAN. 27, 1975, G.B. BOYLAN, N.S.L.S.



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

3.2 H00085 - Review of Proposed Addition to 1105 Tower Road

- 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 Uteck, seconded by Councillor Meade, that the Heritage Advisory Committee recommend to Regional Council that the addition to 1105 Tower Road, as proposed in the staff report dated May 10, 2002, be approved.
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