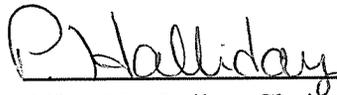


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Halifax Regional Council  
July 9, 2002

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

**SUBMITTED BY:**   
for Allan MacLellan, Chair, Heritage Advisory Committee  
Regional Heritage Advisory Committee

**DATE:** July 3, 2002

**SUBJECT:** Case H00091 - Application for Addition to 1266 Queen Street, Halifax

**ORIGIN**

A permit application by Jeff Somerville requesting an addition to a registered heritage property at 1266 Queen Street, Halifax.

**RECOMMENDATION**

The Heritage Advisory Committee **recommends** that Regional Council approve the addition to 1266 Queen Street, Halifax, as proposed in the staff report dated June 6, 2002, and as depicted in the revised drawings circulated to the Heritage Advisory Committee on June 25, 2002.

## BACKGROUND

See attached staff report dated June 6, 2002.

## DISCUSSION

This matter was discussed at the June 26, 2002 meeting of the Heritage Advisory Committee. (See attached draft minute extract.)

## ATTACHMENTS

- 1) Staff report to the Heritage Advisory Committee dated June 6, 2002.
- 2) Extract from draft June 26, 2002 Heritage Advisory Committee minutes
- 3) Revised drawings of proposed addition circulated to the Heritage Advisory Committee on June 26, 2002.

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  
June 19, 2002

TO: Heritage Advisory Committee

SUBMITTED BY:

A handwritten signature in cursive script, appearing to read "Austin French".

Austin French, Manager, Community/Regional Planning

A handwritten signature in cursive script, appearing to read "Kevin Barrett".

Kevin Barrett, Planner

DATE: June 6, 2002

SUBJECT: Heritage Case H00091 - Review of proposed addition to 1266 Queen Street (a municipal heritage property), Halifax, NS.

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**STAFF REPORT**

**ORIGIN:**

A permit application by Jeff Somerville requesting an addition to a registered heritage property at 1266 Queen Street.

**RECOMMENDATION:**

It is recommended that the Heritage Advisory Committee recommend to Regional Council the addition to 1266 Queen Street, as proposed in this report, be approved.

## **BACKGROUND:**

Mr. Jeff Somerville has made an application to obtain a permit for an addition to 1266 Queen Street. The purpose of this addition is to provide more space to the existing commercial use, Premiere Executive Suites (Queen Street Inn). The property has been a municipal registered heritage property since January, 1982. 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).

### ***1266 Queen Street***

Built in c. 1861, this raised 2 ½ storey home was constructed for Judge Norman Ritchie, Judge of the Supreme Court of Nova Scotia. The home was constructed in a Victorian adaptation of the Georgian style, and later had a carved head of 'Mary Queen of Scots' added above the main entrance, (hence the name of the property). The home has a single storey sunroom addition made to the rear facade. The home is currently used as an Inn and office for Premiere Executive Suites. (see Attachment 2).

### ***Addition Proposal***

The proposal will see the existing sunroom removed and a two storey (with a roof top deck) addition added to the rear facade of the existing building. 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 addition will maintain its current commercial use. The addition will be made to the rear facade of the building. The two storey addition will be 28 feet by 32 feet.

The facades of this addition will match the existing structure in most detail. Both the north and west elevations will see new brick masonry (similar to existing) used for the main body of this facade. The was chosen to tie in with the existing brick facade on the north elevation, and as per the proposal, the brick to be exposed on the north-west corner of the building.<sup>1</sup> The south elevation will see a combination of brick and concrete stucco to act as a transition

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<sup>1</sup> The applicant will remove the existing stucco to expose the original brick at this corner of the building.

between the brick found on the majority of the building, and existing stucco used on the south facade - a feature that will be maintained. While this detail is unique, this area of the new addition is not visible from the street, and staff feel it will provide a reasonable transition between old and new.

In terms of windows and doors, the new addition will see wooden hung windows and doors installed. The applicant has expressed the interest to replace (in time) the vinyl windows that exist in the original structure with wooden windows.

The proposed flat roof of the addition will also provide an opportunity to create a roof top deck. This design will maintain the presence of the original structure, and the deck will be set back from the edge and enclosed with planters. To access this deck, an interior stairway will be extended to this level and a small penthouse structure added. While staff feel this penthouse structure is a modern element, its design does reflect the mansard roof profile of the original home, and will serve as a fire escape for the third floor level of the home. By permitting this, the need for an exposed fire escape stairway (similar to the one existing on this building) will be eliminated. Given these reasons, and the fact the addition is not visible from the street, staff feel the proposal is reasonable.

2. **Historic character and alteration of features and spaces:** The two storey addition will be added to the rear facade of this building. This facade has five existing windows that will be affected by the proposal. Given the fact that these windows are not original, but vinyl, staff feel the retention of these windows are not required.
3. **Sense of historical development:** Given that an existing addition has been added to the rear facade, the proposal seems reasonable.
4. **Preservation of historical changes:** While the sunroom has been added, its appearance is not historic nor architecturally compatible with the original home. The removal of this feature will not affect the property.
5. **Preservation of distinctive features, finishes and techniques:** The simple window opening design will be carried over to the new addition. The banding detail of the original home (above the second level windows) will be interpreted on the new addition with a masonry reveal. The use of zinc gutters and down spouts will be used, and will reflect the craftsmanship of the past.
6. **Repair of deteriorated and missing features:** Any incidental repairs will minimize removal of original material.

7. **Surface cleaning:** The existing stucco on the north-west corner of the building will be removed to expose the original brick.
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 west elevation will be removed, 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 masonry on the north and west elevations, and masonry and stucco on the south elevation, will be visually compatible with the existing structures. Massing, size and scale ensure the prominence of the original home be maintained.

The one new feature that will affect the original home would be the installation of four new windows on the west facade. Since the proposed addition will remove five existing windows, the applicant would like to ensure natural light and air be maintained for the rear rooms of the original home. The applicant is proposing to install new wooden hung windows on this facade. Staff feel that even though the scale of these windows will be smaller than the original, the need for fenestration should be supported.

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 even though it will alter the existing window openings in the west elevation, this facade is currently covered in stucco. Therefore if the addition were to be removed at a later date, this facade could be returned.

### **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 1266 Queen Street 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 - 1266 Queen Street.
- 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

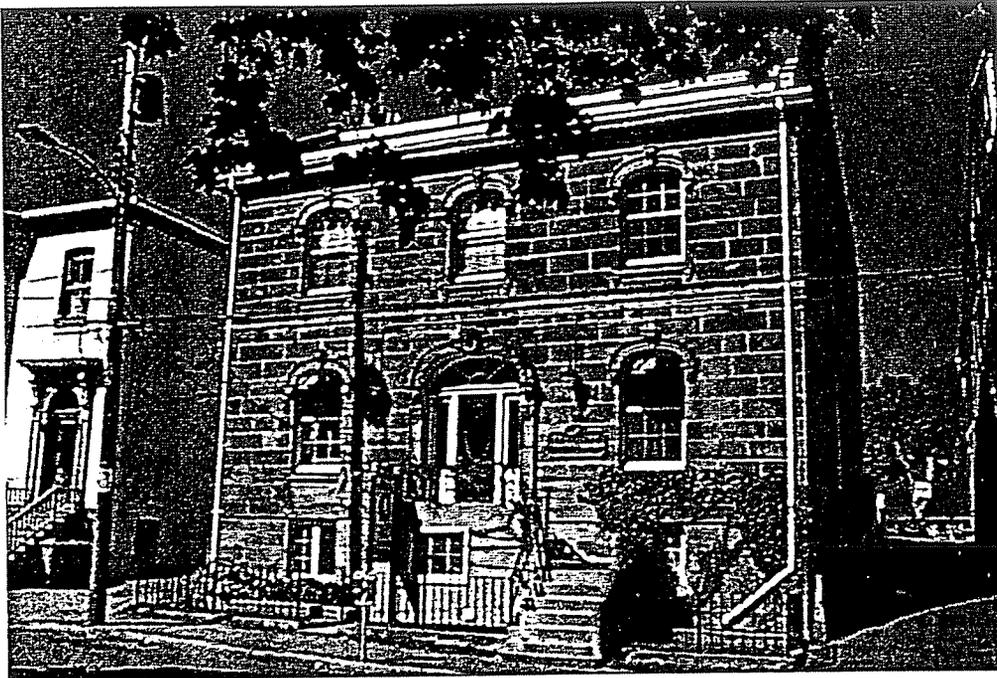
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## BUILDING CONSERVATION STANDARDS

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).



1266  
Queen Street  
(June, 2002)

Front Facade



Rear Facade



0338 22

**RECEIVED**  
JUN 11 2002

State, New York

**OWNER**  
Building Permit  
David F. Guirett - Architects  
34 West 10th Street  
New York, New York 10003  
Tel: (212) 333-1100  
Fax: (212) 333-1100

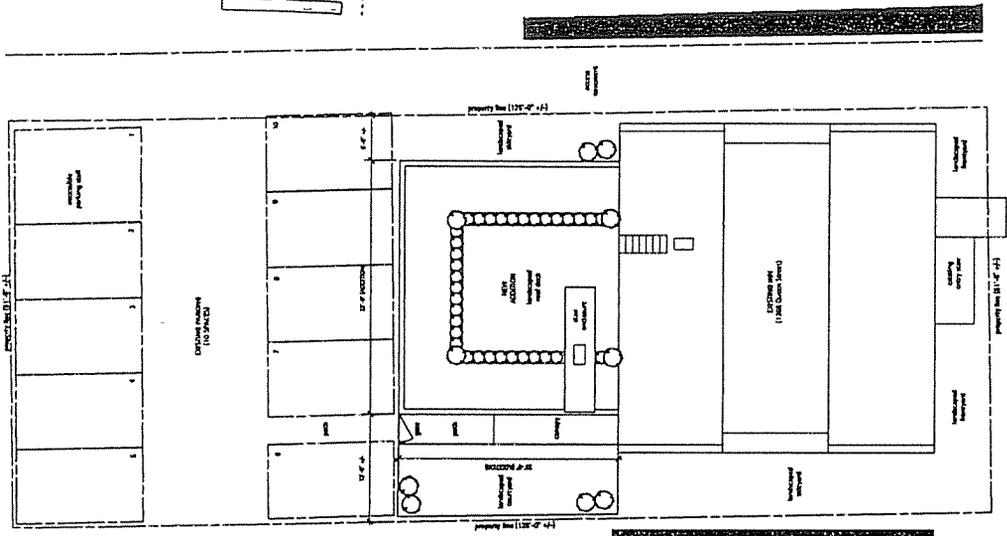
**CLIENT**  
Premiere Executive Suites  
1146 Queens Street  
Hicksville, New York

**PROJECT NAME**  
Queens Street Inn Addition  
1146 Queens Street  
Hicksville, New York

**DATE**  
June 11, 2002

**PROJECT NUMBER**  
0338  
**DATE**  
June 11, 2002  
**SCALE**  
As Indicated  
**DATE**  
June 11, 2002  
**PROJECT NUMBER**  
0338

ATTACHMENT # 3



1 SITE / ROOF PLAN  
1/8" = 1'-0"

SCALE: AS SHOWN  
This plan was prepared at 1/8" = 1'-0" unless otherwise noted.

QUEENS STREET

SEE SHEET 0338-01 FOR  
BUILDING PERMIT AND  
CONTRACT DOCUMENTS.





50% Reduction

**APPLICANT**  
 Building Permit  
 50% Reduction

**DESIGNER**  
 Daniel J. G. G. G. Architects  
 50 Park Avenue  
 10017 Manhattan, New York, NY 10017  
 Tel: (212) 691-1111  
 Fax: (212) 691-1112

**CLIENT**  
 Premiere Executive Suites  
 1740 Queens Street  
 Manhattan, New York, NY 10019

**PROJECT #**  
 Queens Street Bin Addition  
 1740 Queens Street  
 Manhattan, New York, NY 10019

**DATE**  
 Upper Level Bin Roof Plans

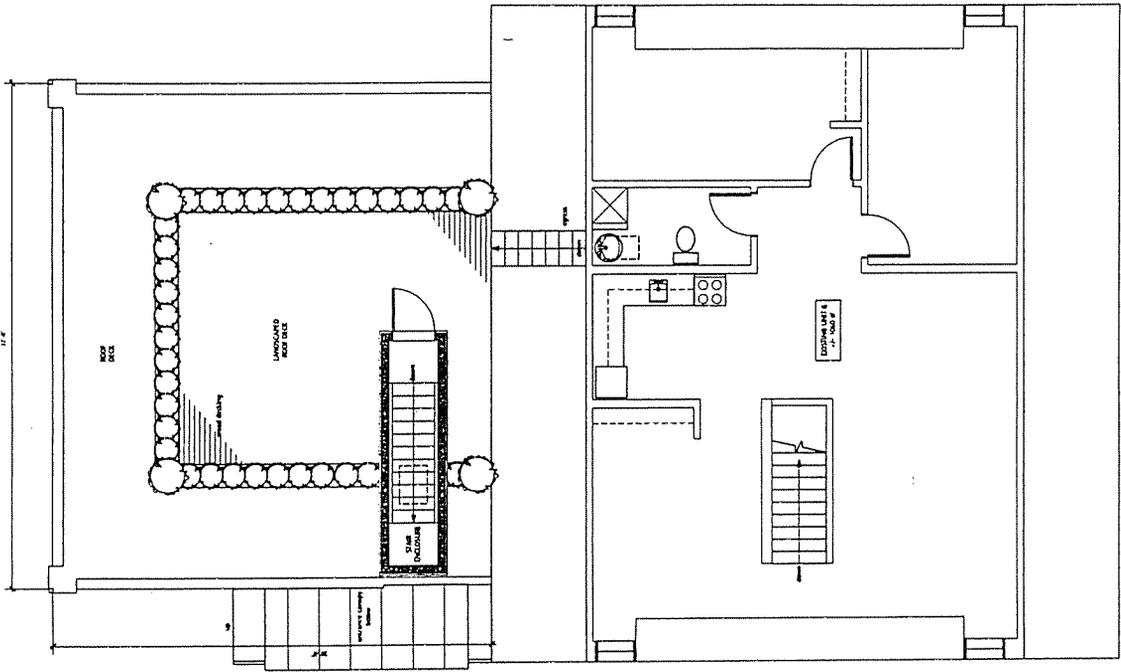
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 0013

**DATE ACQUIRED**  
 December 07

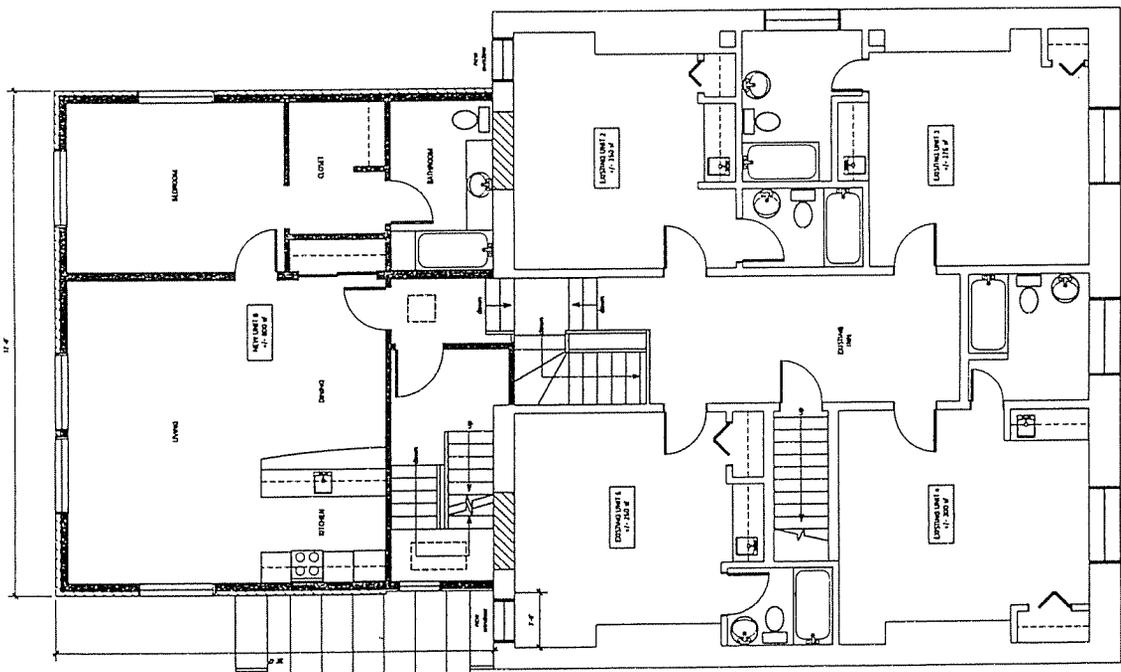
**DATE**  
 June 11, 2003

Drawings to scale

A2



2 ROOF PLAN  
 1/8" = 1'-0"



1 UPPER LEVEL FLOOR PLAN  
 1/8" = 1'-0"





50% Reduction

David F. Garrett + Architects  
 5, Paul A. Keating  
 1444 Kensington Avenue, Suite 100  
 P.O. Box 100, Baltimore, Maryland 21203  
 Tel: (410) 430-1180

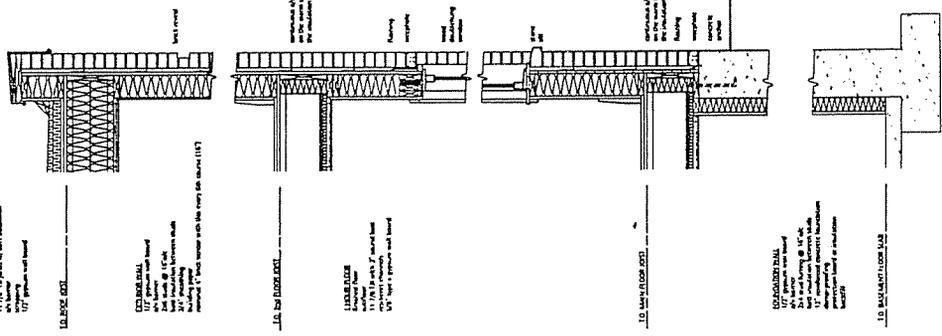
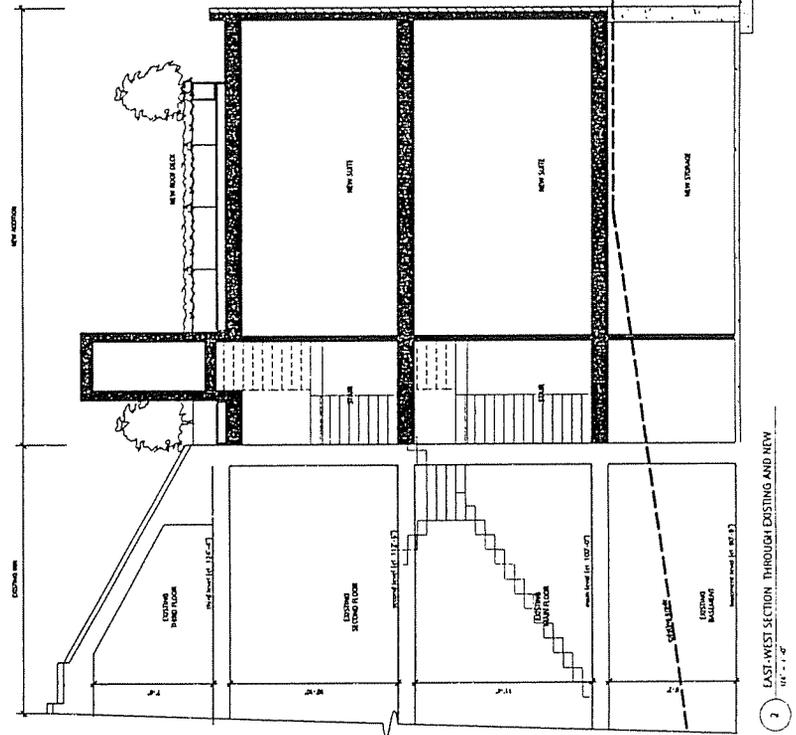
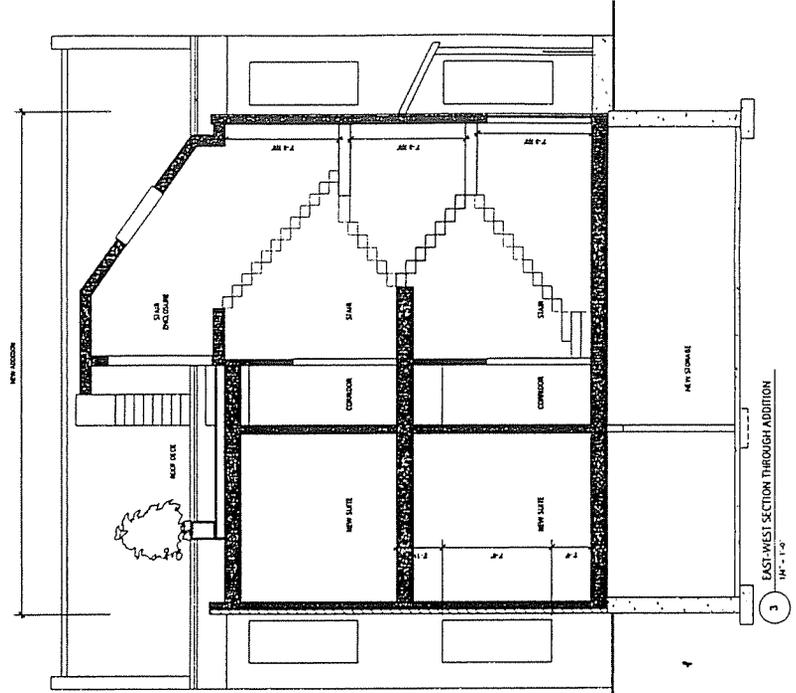
David F. Garrett + Architects  
 1218 Queen Street  
 Harbor, New York

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 Harbor, New York

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 1218 Queen Street  
 Harbor, New York

David F. Garrett + Architects  
 1218 Queen Street  
 Harbor, New York

AL



10. EXISTING WALL  
 11. NEW WALL  
 12. ROOF  
 13. FLOOR  
 14. FOUNDATION

15. EXISTING WALL  
 16. NEW WALL  
 17. ROOF  
 18. FLOOR  
 19. FOUNDATION

20. EXISTING WALL  
 21. NEW WALL  
 22. ROOF  
 23. FLOOR  
 24. FOUNDATION

25. EXISTING WALL  
 26. NEW WALL  
 27. ROOF  
 28. FLOOR  
 29. FOUNDATION

30. EXISTING WALL  
 31. NEW WALL  
 32. ROOF  
 33. FLOOR  
 34. FOUNDATION

35. EXISTING WALL  
 36. NEW WALL  
 37. ROOF  
 38. FLOOR  
 39. FOUNDATION

40. EXISTING WALL  
 41. NEW WALL  
 42. ROOF  
 43. FLOOR  
 44. FOUNDATION

45. EXISTING WALL  
 46. NEW WALL  
 47. ROOF  
 48. FLOOR  
 49. FOUNDATION

50. EXISTING WALL  
 51. NEW WALL  
 52. ROOF  
 53. FLOOR  
 54. FOUNDATION

55. EXISTING WALL  
 56. NEW WALL  
 57. ROOF  
 58. FLOOR  
 59. FOUNDATION

60. EXISTING WALL  
 61. NEW WALL  
 62. ROOF  
 63. FLOOR  
 64. FOUNDATION

1. TYPICAL WALL SECTION  
 1/4" = 1'-0"

2. EAST-WEST SECTION THROUGH EXISTING AND NEW  
 1/4" = 1'-0"

3. EAST-WEST SECTION THROUGH ADDITION  
 1/4" = 1'-0"

**EXTRACT FROM DRAFT JUNE 26, 2002 HERITAGE ADVISORY COMMITTEE MINUTES:**

**3.2 H00091 - Application for Addition to 1266 Queen Street, Halifax**

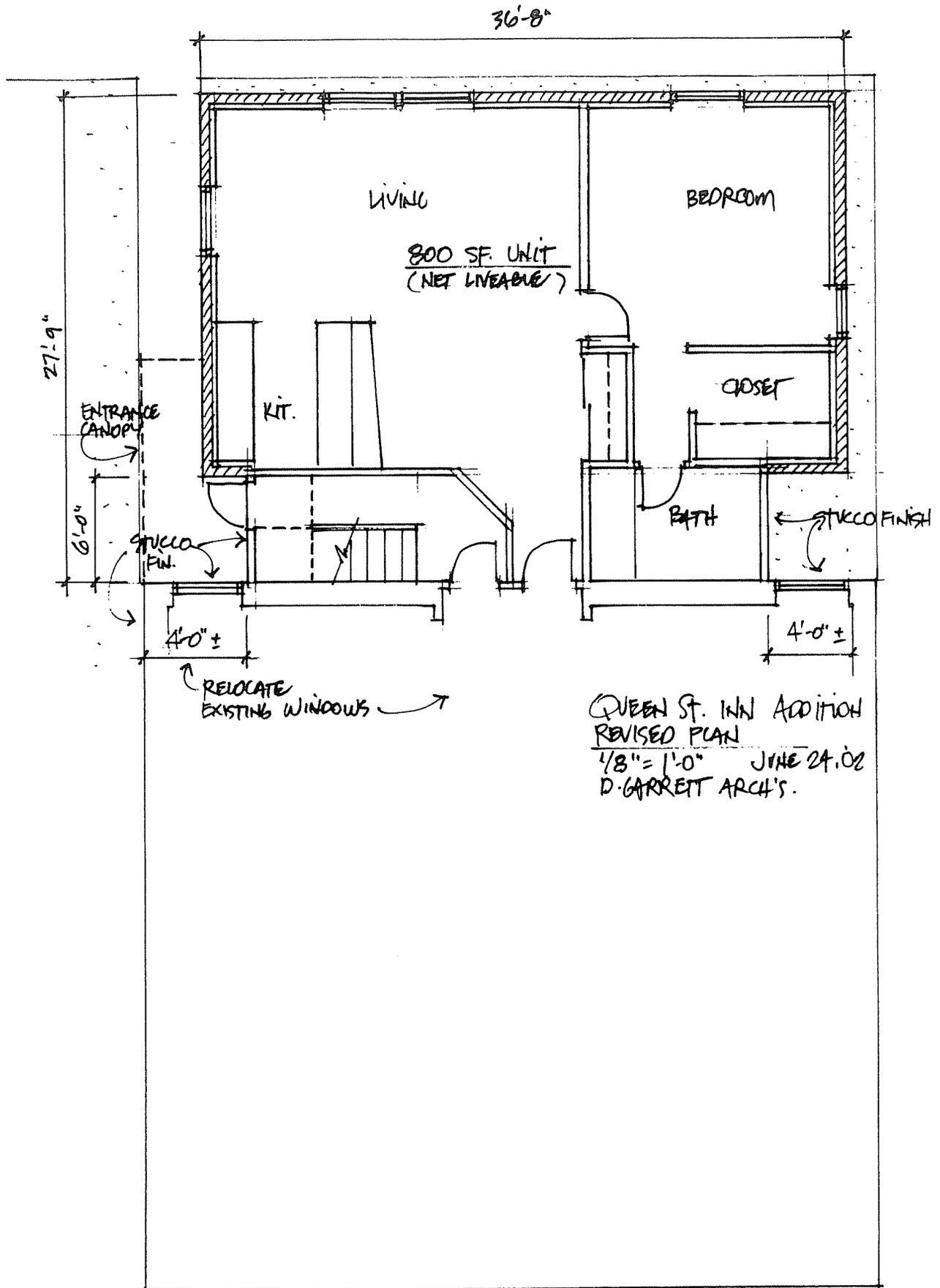
- A staff report prepared for Austin French, Manager, Community/Regional Planning, regarding the above, was before the Committee for its consideration.

Mr. Paul Morgan, Planner, presented the staff report to the Committee, noting that, since the preparation of the staff report, there were some slight modifications made to the addition to conform with zoning regulations.

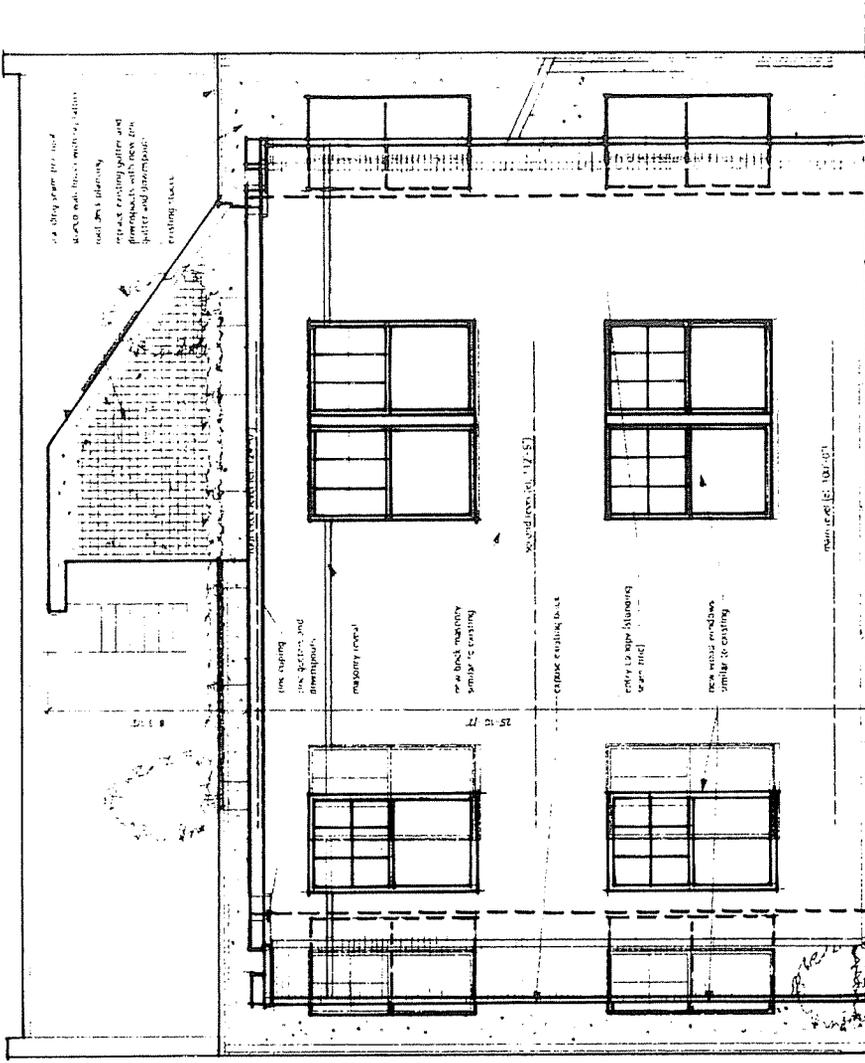
Mr. Jeff Sommerville, the applicant, gave the Committee a brief overview of the addition, noting it had to be slightly expanded to meet the 800 square foot requirement. Mr. David Garrett, architect, circulated revised drawings of the proposed addition and briefly reviewed them with the Committee.

**MOVED by Councillor Uteck, seconded by Councillor Meade, that the Heritage Advisory Committee recommend to Regional Council that the addition to 1266 Queen Street, Halifax, as proposed in the staff report dated June 6, 2002, and depicted in the revised drawings circulated to the Heritage Advisory Committee on June 25, 2002, be approved. MOTION PUT AND PASSED UNANIMOUSLY.**

Attachment 3  
Revised Drawings circulated to HAC on June 26, 2002

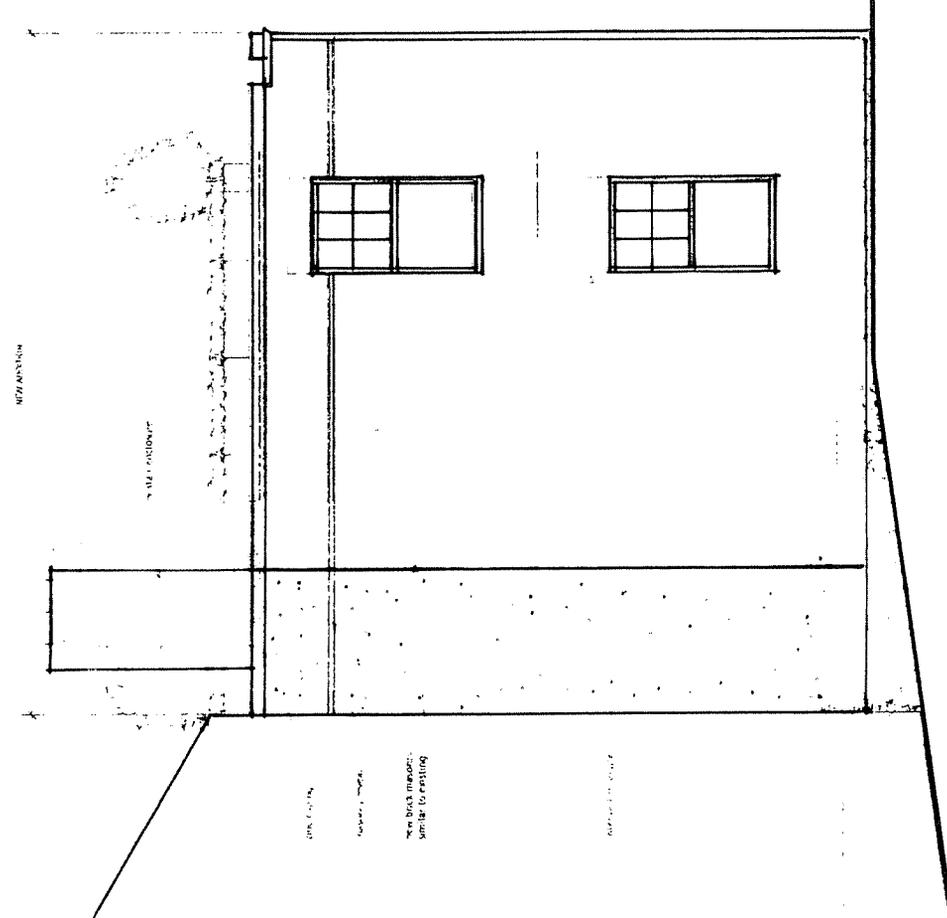






WEST ELEVATION

1/4\"/>



NORTH ELEVATION

1/4\"/>