

Halifax Regional Council
October 15, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

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

DATE: October 7, 2002

SUBJECT: Case H00096 - Review of proposed addition to 1740 Argyle Street

ORIGIN

A permit application by Geoff Keddy requesting an addition to a registered heritage property at 1740 Argyle Street.

RECOMMENDATION

The Heritage Advisory Committee **recommends** that Regional Council approve the addition to 1740 Argyle Street, Halifax, as proposed in the staff report dated

BACKGROUND

See attached staff report to the Heritage Advisory Committee dated September 9, 2002.

DISCUSSION

This application was reviewed by the Heritage Advisory Committee at its meeting of September 25, 2002 (draft minute extract attached).

ATTACHMENTS

- 1) Staff report to the Heritage Advisory Committee dated September 9, 2002.
- 2) Extract from draft September 25, 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

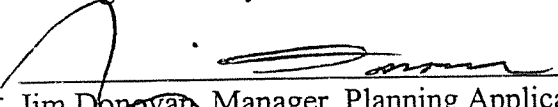
Report Approved by: Allan MacLellan, Chair, Heritage Advisory Committee

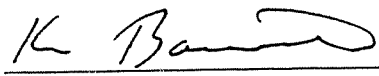


Heritage Advisory Committee
September 25, 2002

TO: Heritage Advisory Committee

SUBMITTED BY:


Jim Donovan, Manager, Planning Applications


Kevin Barrett, Heritage Planner

DATE: September 9, 2002

SUBJECT: Heritage Case H00096 - Review of proposed addition to 1740 Argyle Street,
Five Fishermen Restaurant (a municipal heritage property), Halifax, NS.

STAFF REPORT

ORIGIN:

A permit application by Geoff Keddy requesting an addition to a registered heritage property at 1740 Argyle Street.

RECOMMENDATION:

It is recommended that the Heritage Advisory Committee recommend to Regional Council the addition to 1740 Argyle Street, as proposed in this report, be approved.

BACKGROUND:

Mr. Geoff Keddy has made an application to obtain a permit for an addition to 1740 Argyle Street. The purpose of this addition is to provide additional banquet room for the *Five Fishermen Restaurant*. 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).

1740 Argyle Street

Built in 1817, the building was designed in the Georgian style of architecture. The building was the earliest school in Halifax. Known as the National School, it was a pioneer in the use of the Madras system of teaching. In 1902, the building was sold to the Victoria School of Art and Design (the original Nova Scotia College of Art and Design) and it remained there until the 1930's. Currently it is a commercial restaurant, known as the *Five Fishermen* (see Attachment 2).

The property has frontage on both Argyle and Carmichael Streets. Over the years, there have been many alterations made to this building, and surrounding areas. A modern atrium and a three storey addition (known as *My Apartment*) has been added to the south facade, and a two storey addition was made to the west facade (infilling the lands between this building and the Grafton Street building, containing *Cheers*).

DISCUSSION:

Addition Proposal

The proposal will see a one storey room addition (28' x 37') made to the roof of the building containing *My Apartment* (see Map 1). The area for development is screened from view from Carmichael Street, and is only visible from Argyle Street. The area is currently used for mechanical equipment.

The proposal would see this area enclosed with two new exterior walls visible from Argyle Street (see Attachment 3). The exterior will be finished in wood siding (stained green) to match that of the *Five Fishermen* building. No exterior windows or doors are proposed for this development. A new mansard roof will be added to blend in with the existing mansard roof of the heritage building.

The mechanical equipment removed from this location will be relocated above the flat roofed addition. This area is not visible from the street.

The addition's scale, design and placement have been evaluated against the *Building Conservation Standards* (see Attachment 1), and summarized in the following table.

1. Historic purpose and changes to characteristics, site and environment.	The current use (commercial) will be maintained. Proposed infill addition will be made atop the roof of the existing addition containing <i>My Apartment</i> .
2. Historic character and alteration of features and spaces.	The addition will affect the existing addition constructed in the 1970's. The facades of this new addition will be inspired from the detailing of the <i>Five Fishermen</i> building (constructed in 1817).
3. Sense of historical development.	Property has seen numerous additions. Its placement, scale and design is in keeping with the overall development of this site.
4. Preservation of historical changes.	The two additions (constructed in the 1970's) will remain. The proposed infill addition will be made atop the roof of the rear addition (between <i>Five Fishermen</i> and <i>Cheers</i>).
5. Preservation of distinctive features, finishes and techniques.	Addition to be constructed atop an existing additions. Features of the original building (such as wood siding and mansard roof) will be incorporated in the detailing of the new addition
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.	The facade treatment for this addition will be in keeping with the original building, and will be located atop an existing addition. Its scale will not reduce the importance of the original heritage structure.
10. Reversibility to essential form and protection of historic integrity.	The proposed addition will not directly affect the original <i>Five Fishermen Restaurant</i> .

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 area of the property, atop an addition made in the 1970's. The scale of the addition, with its design, placement, and 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 1740 Argyle 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:

Map 1 Proposed Addition

Attachment 1: "Building Conservation Standards".

Attachment 2: Photos - 1740 Argyle Street.

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, Heritage Planner, 490-4419

BUILDING CONSERVATION STANDARDS

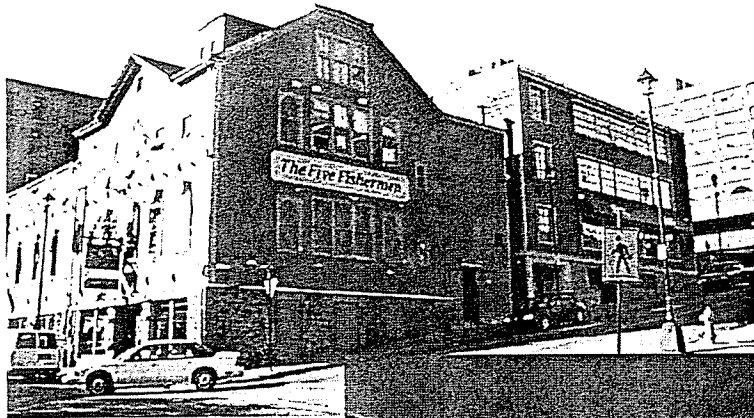
The following standards will be used to assess all applications for property alteration and financial assistance. The historic character of a heritage resource is based on the assumptions that (a) the historic materials and features and their unique craftsmanship are of primary importance and that (b) 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).



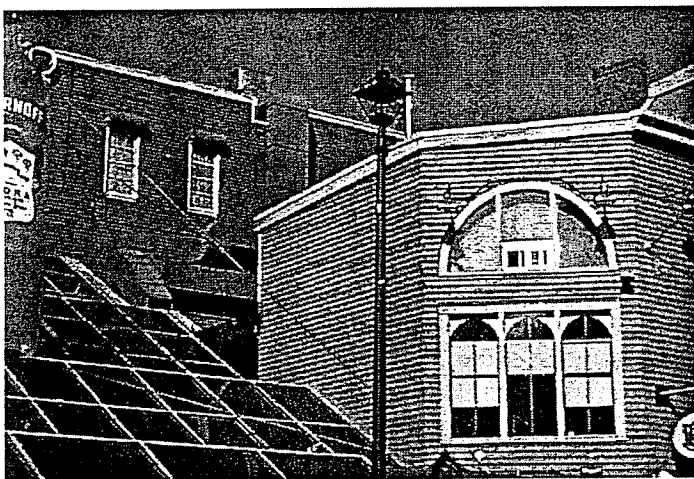
1740 Argyle Street
Five Fisherman
September 2002



View at Argyle
and Carmichael



View along Argyle (new additions - My Apartment and the Atrium)



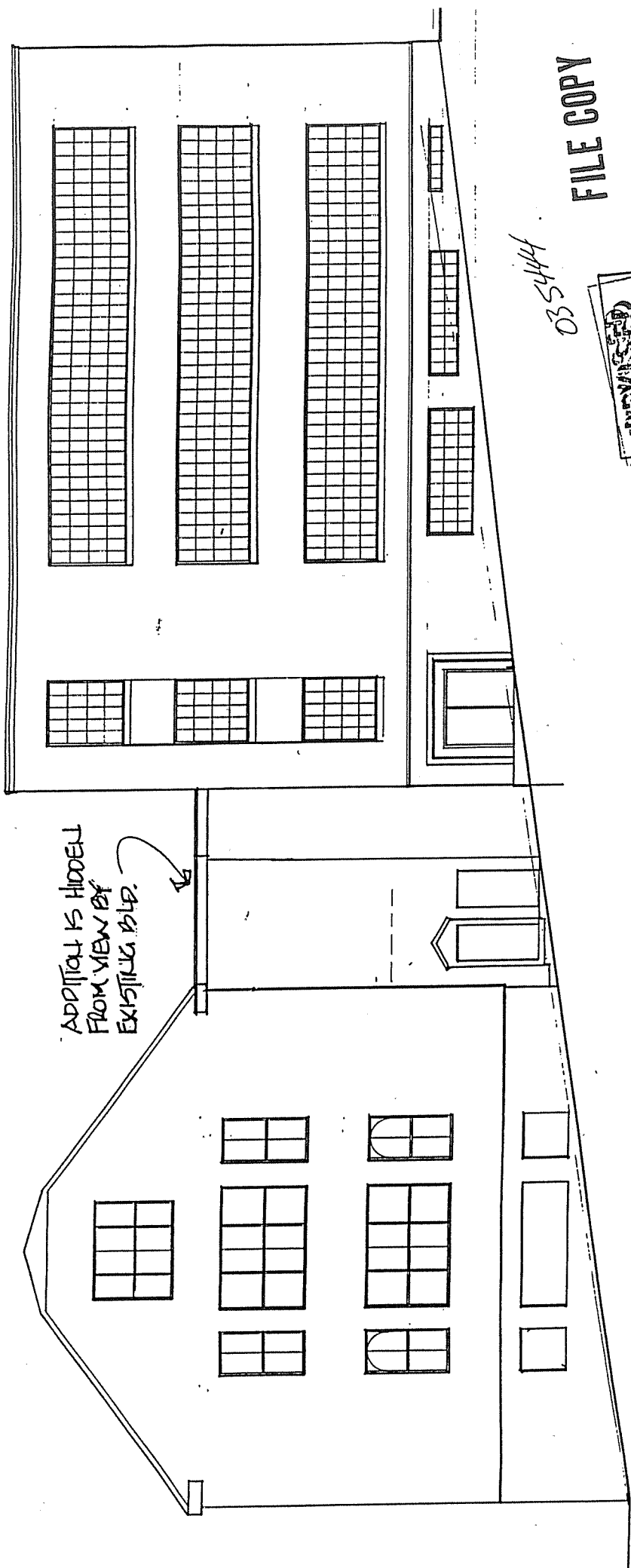
View of where the proposed
addition will be made

GEORGE KEDDY, ARCHITECT
AND ASSOCIATES LTD.
5357 INGLE ST.
HALIFAX, NOVA SCOTIA B3H 1J4
TEL: (902) 420-9403

FILE COPY

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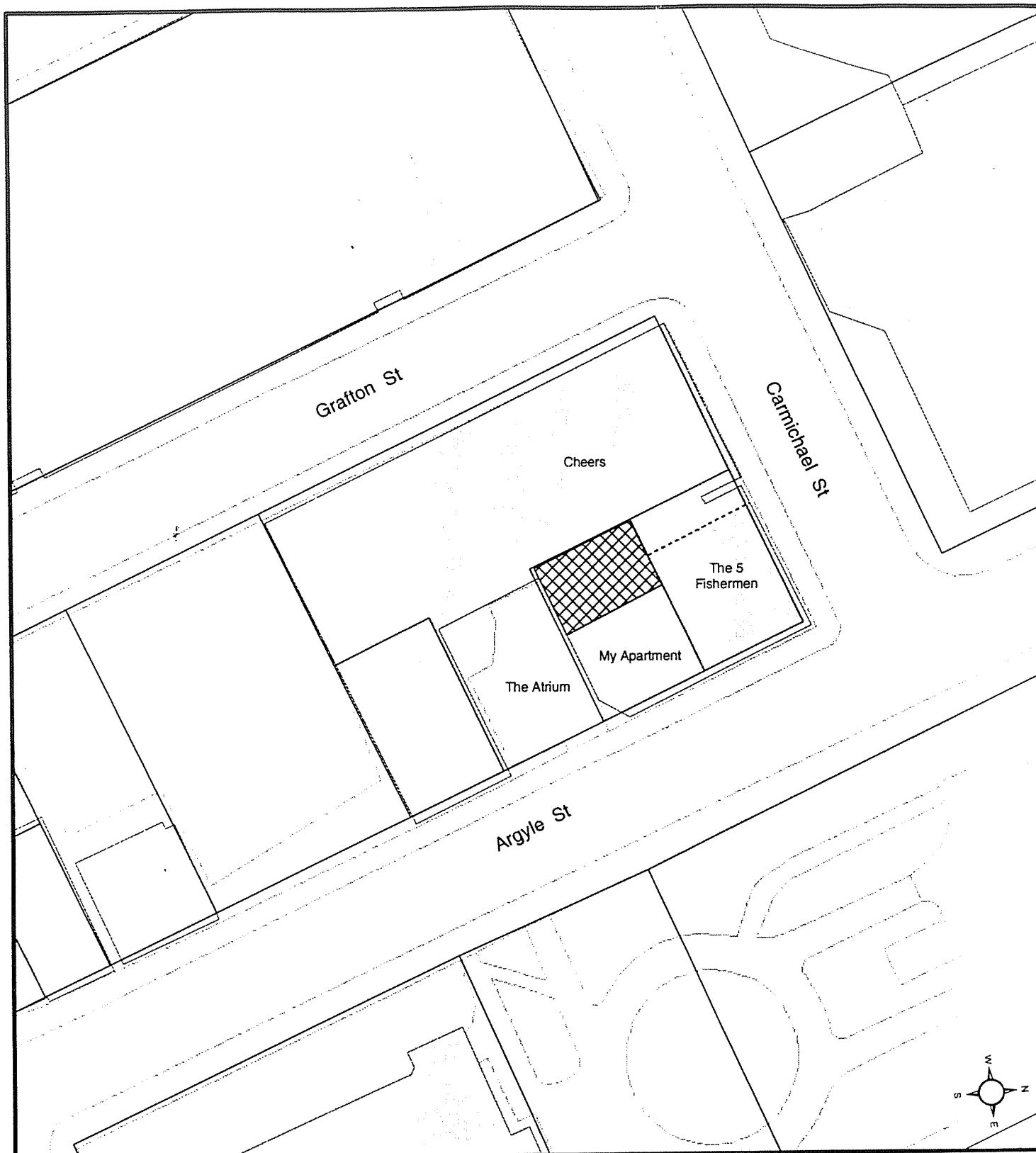
REVISED
SEP 05 2002
City of Halifax



ADDITIONAL IS HIDDEN
FROM VIEW BY
EXISTING BLDG.





GEORGE ST. ELEVATION

NORTH ELEVATION



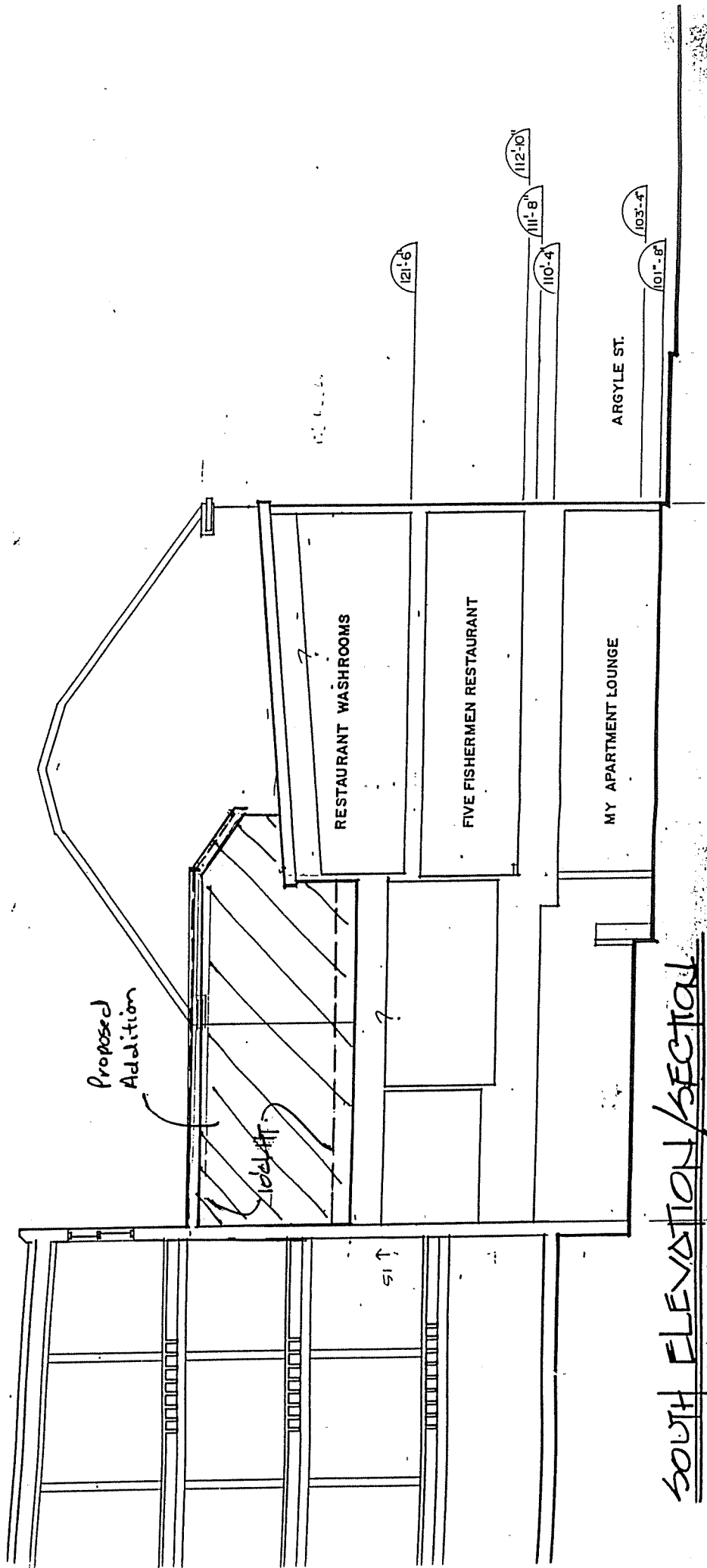
Map 1

**Proposed Addition
1740 Argyle Street
Halifax**

-  Area of proposed addition
-  Building
-  Property line
-  Road/sidewalk/driveway

HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES

0 20 m



Proposed
Addition

SIDEWALK

RESTAURANT WASHROOMS

FIVE FISHERMEN RESTAURANT

MY APARTMENT LOUNGE

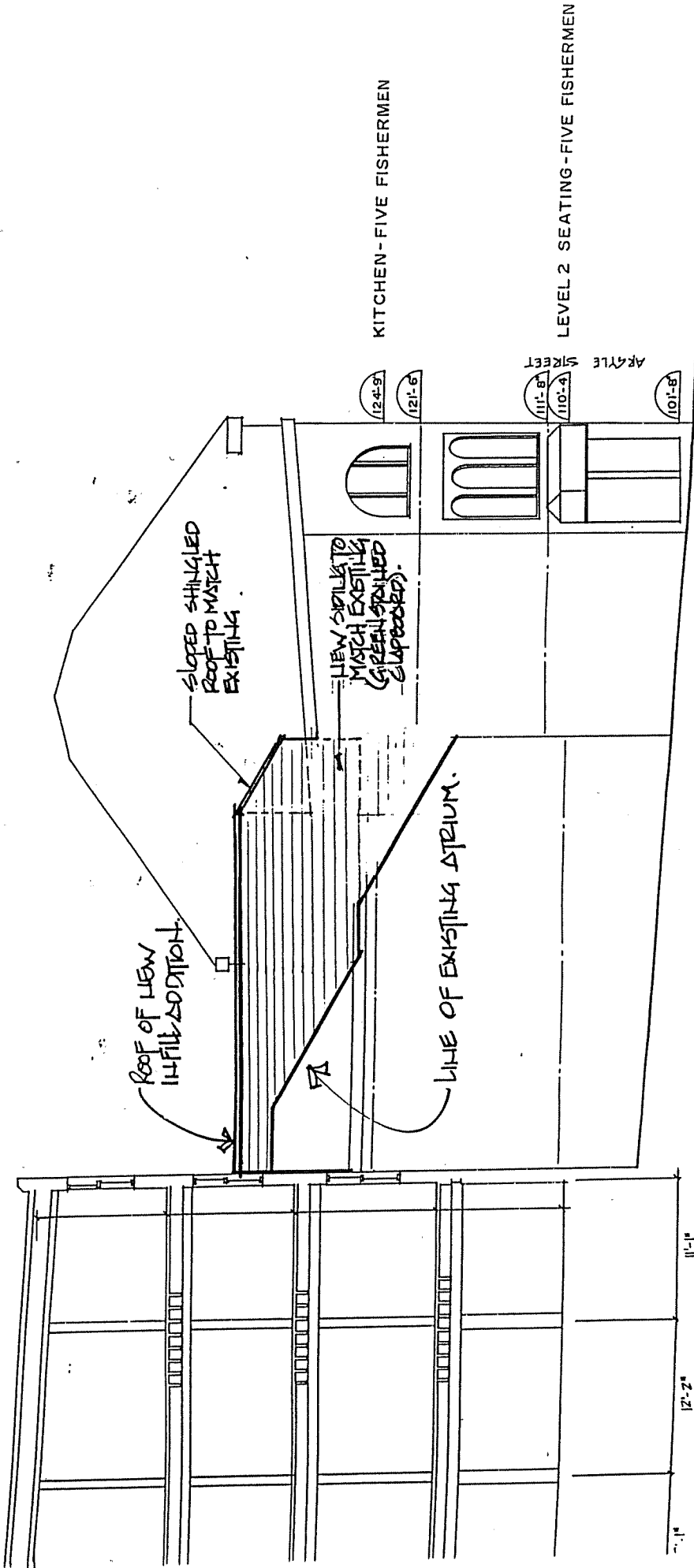
5'1" ↑

ARGYLE ST.

SOUTH ELEVATION/SECTION

DATE: 10-10-10

FIVE FISHERMEN



SOUTH ELEVATION

GEOFF KEDDY, ARCHITECT
 AND ASSOCIATES LTD.
 537 INGLIS ST.
 HALIFAX, NOVA SCOTIA B3H 1J4
 TEL: (902) 420-9460

