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Heritage Impact Statement – Substantial Alteration of 1029 Tower Road, Halifax NS.

Introduction

The following is a heritage impact analysis for 1029 Tower Road. This report outlines the historical and architectural significance of the building, as well as an analysis of any impacts the changes proposed for the structure will have on its heritage integrity. Two appendices are attached, a site plan indicating the proposed orientation of the existing structure (Appendix A), and a keyed elevation indicating the proposed restorations of architectural detailing (Appendix B).

Age

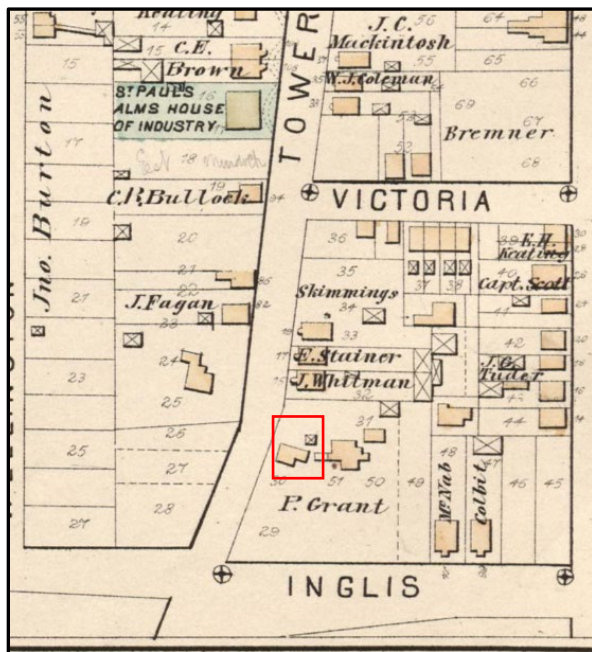


Figure 1: 1878 Hopkins Atlas

In 1862-63, Smith's Fields (between South and Inglis Streets) was sold off in building lots; by the late 1860s subdivision was extending along Tower Road and west to Robie Street, and some construction had already occurred further west near the present site of Dalhousie University. Built around 1873, this house, now positioned perpendicular to tower road – is a Victorian era wooden cottage built in the Georgian style complete with five-sided Scottish dormers. The cottage forms part of the Tower Road Victorian Streetscape.

Initially this cottage was part of a larger property fronting on Inglis Street (today 5757 Inglis Street), as seen in the 1878 Hopkins Atlas of Halifax.

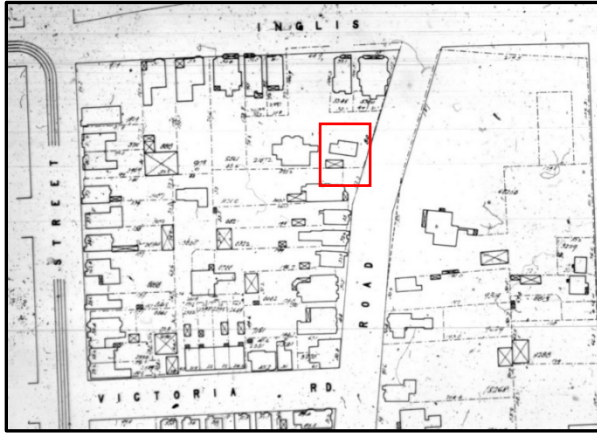


Figure 2: 1918 HB Pickings Atlas

By 1918, the large Inglis Street property had been subdivided to the properties we see currently in the Inglis Street Heritage Streetscape. However, 1029 Tower Road and 5757 Inglis Street remained as a single property.

Historical or Architectural Importance

According to the McAlpine City Directory of 1873, Charles Puttner Junior is listed as the first occupant of the structure located at 1029 Tower Road. Charles Puttner Junior was a prominent member of the Freemasons before moving to Nova Scotia in 1861. In Nova Scotia, he was active in helping to establish a local chapter of the Freemasons.

Charles Puttner Junior's occupation is listed as a chemist. In 1867, he became associated with the Victoria General Hospital as a pharmacist. Charles Putner Junior's obituary noted that he had been associated with the Victoria General Hospital for a total of 53 years.

The next prominent resident associated with 1029 Tower Road was Dr. James Doull, who resided at the property between 1920 and 1925. Dr. Doull was born in New Glasgow, Nova Scotia in 1889. During the first World War, he attained the rank of Major and was awarded the Military Cross and Croix de Guerre. Dr. Doull did his graduate work at Cambridge University in 1919 in the field of public health. When he returned to Nova Scotia, he became the Chief Health Officer for the province. Dr. Doull took a position as a Professor of Hygiene and Public Health at the Western Reserve University Medical School in Cleveland, Ohio in 1930. His work there leads him to be one of the founding members of the World Health Organization.

Architectural Merit

This typical three bay, vernacular styled cottage has a wooden shingled exterior. The term 'vernacular' is used here to describe the simple, gable-roofed house associated with housing constructed during the middle years of the 19th century. For example, this building is a one and a half storey wood frame structure with a steeply pitched gabled roof with return eaves. An ornament is fixed at the peak of the gabled roof. There are two, five sided Scottish styled dormers flanking the central gabled dormer which has a round topped window. The front door surround is of the Greek Revival Style and it is complete with a moulded cornice hood and side brackets (Figure 3).



Figure 3- Architectural Detailing

Architectural Integrity

Although there have been modest changes to the original design, the main building mass of the existing building is largely unchanged with its original dormers, front and side window openings, and gabled roofline. A side addition is believed to be added in the mid 20th century.

Relationship to Surrounding Area

Tower Road was constructed in 1798 by order of Prince Edward, Duke of Kent [later Queen Victoria's father] It connected the Martello Tower to the Citadel and was called the "new road" at first. This segment of Tower Road was important because the Halifax Street Railway (1886-1890) which was horse drawn, came up Inglis, turned north on Tower to Victoria, and thence back to South Park and Spring Garden Road.

Tower Victorian Streetscape is valued for the fourteen Late Victorian Eclectic style houses. The Late Victorian Eclectic style is complex and incorporates many styles into one house. This streetscape includes houses that have details such as brackets, Palladian windows, side hall plan as well as centrally located doorways. The unifying

force on the street are the bay windows and porches. Many of the same architectural features are repeated several times. The mouldings and fretwork are extremely decorative. Each house provides an interesting glimpse into the eclectic construction period.

Proposed Alterations

1. Removal of existing side addition

The first proposed alteration is removal of the existing side addition (Figure 4). The purpose of removing the existing ell is to facilitate the ability to develop the second structure on the lot through a development agreement. The presence of the existing ell inhibits the ability to construct a second building as the two buildings would not meet the limiting distance requirements in the building code. Additionally, removal of the second ell This addition is not part of the original structure as evident from the concrete slab foundation. It is unclear when this element was added to the building, but slab construction became popular in the mid 20th century. In stark contrast to the identified construction of the main structure in the late 19th century. Regardless, the side addition is not considered a character defining element of the structure as outlined in the heritage registration documentation for this building. The 1878 Hopkins Atlas and 1918 HB Pickings Atlas show an ell addition to the mains structure, but it is likely that this was removed and replaced as the existing addition is built with a slab foundation as shown in Figure 5. The traditional use of the ell is unknown, however its contemporary use is a bathroom. Removal of this feature is consistent with Guideline 25 of the General Guidelines for Buildings section of the *Standards and Guidelines for the Conservation of Historic Places in Canada – 2nd Edition*



Figure 4 – Side addition to be removed



Figure 5: Ell Slab Foundation

2. Relocation of structure within the existing site

A site alteration is being proposed and the relocation of the building on the site is being requested. This is to facilitate a future second structure on the site through the heritage development agreement process. The proposed relocation rotates the building 90 degrees and repositions it in the northeast corner of the site, within 1.2m (4 ft.) of the north property line. Appendix A provides a detailed site plan indicating the proposed relocation. As part of this process, the existing chimneys will be removed. The existing brick chimney is not an original feature of the building; however, the original masonry chimney crowns will be ornamentally refashioned once the structure is moved (Figure 4).



Figure 6 – Chimney Crowns

Some of the alternatives considered by the owners prior to the proposed request included:

1. Demolition – As the building has both sentimental value to the owners and heritage value to the city, strategies to avoid this option were considered as the priority. The owner believes the submitted plan provides for the optimal outcome for the 1029 Tower Road building.
2. Avoidance – Consideration was given to preserving 1029 Tower Road by encircling it with the new, modern development. This alternative was deemed undesirable because it would have maintained the existing building out of its traditional context, it would have significantly restricted the new development in terms of usable land with required setbacks and other constraints and it would have diminished the capacity of the owners to re-invest in the existing structure.
3. Modifications to structure to meet building code requirements

To meet the current building code requirements for fire safety once the existing building has been moved adjacent to the north property line, modifications to the building are required. Non-combustible cladding would be required as part of the building code and every effort will be made to match the period accurate cladding proposed for the remaining sides of the building.

Additionally, the building will be raised 2 feet to add window wells in the basement to meet the egress requirements of the building code. Appendix B outlines these modifications.

4. Restoration of character defining elements

The exterior of the existing building has been carefully maintained and much detail has been preserved. Through the evaluation of the existing character defining elements, the exteriors are to be rebuilt to resemble their original appearance, following the Additional Standards Relating to Rehabilitation. In alignment with Standard 10, every effort to repair rather than replace architectural details will be made. However, some details are too severely deteriorated to be repaired. As part of this proposal the exterior envelope of the building is to be repaired and renewed, with new windows and cladding and roofing with the aim of preserving its original appearance to the greatest extent possible inside an efficient building envelope. The wood trim and detailing will be repaired except for portions that are too significantly deteriorated to be repaired. These interventions will take care to conserve the heritage value of the building by making the new work as physically and visually compatible as possible. By preserving the 1029 Tower Road building and including it within the scope of the larger development project, the owner can allocate resources for the continued maintenance of the character-defining elements of the structure on an ongoing basis. A breakdown of the proposed rehabilitation initiatives is outlined in Appendix B

5. Construction of rear addition

Once the building has been repositioned on the site, a new rear addition is proposed. This addition is 8 feet wide and 24 feet long and is offset 3 feet from the edge of the existing heritage resource on either side. The landowner will be applying for a development agreement on this site and as part of that agreement they would like to permit local commercial uses. The main floor of the addition is to accommodate back of house facilities for a local commercial use, the second story of the addition is to create space for the internal staircase to meet building code requirements for commercial uses. This is so the addition is not visible from the street and does not detract from the heritage resource. The addition will be clad in a metal siding that complements but does not detract from the existing building. Removal of the rear wall of the existing building does not impact the heritage value of it as the rear wall is not considered a character defining element. The addition is keeping in line with Guideline 12 of the Exterior Walls Guidelines section of the *Standards and Guidelines for the Conservation of Historic Places in Canada – 2nd Edition*. The location of the Addition is outlined in Appendix A.

While the addition will require altering the roof of the existing heritage resource to allow for stair access to the second level of the heritage building. The addition is designed so that if there is a desire to remove it in the future, it can be removed without affecting the structural integrity of the heritage resource.

6. Construction of a new multi-unit dwelling adjacent to the heritage building

A new multi-unit dwelling is proposed to be constructed on the heritage property, adjacent to the relocated heritage building. The new multi-unit dwelling is proposed to be separated from the relocated heritage building by approximately 5 metres, in order to maintain exposure of all exterior facades of the heritage building and provide adequate separation between the buildings from a fire life safety perspective.

The design and proposed material choices for the new multi-unit dwelling were carefully planned to ensure the building does not obscure, radically change, or negatively impact the heritage resource on the property. The material choice and architectural form of the new building are visually compatible, yet distinguishable from the existing heritage resource. More modern materials were chosen that are of compatible proportions and variability as the heritage resource, and the assemblies and construction methods are well suited to the existing and proposed materials on the heritage resource.

The building form includes a pitched roof with a modern dormer facing the heritage resource, creating a compatible yet distinguishable relationship from a building form perspective. The new building is also setback approximately, 2-3 metres from the front property line facing Tower Road whereas the heritage building is setback approximately 5.4 metres from the front property line. The setback of the newly proposed building is consistent with the setbacks of other buildings within the Tower Road streetscape, whereas the heritage resource is setback further from the street. The existing heritage resource is currently uniquely setback from the front property line, distinguishing it from the rest of the Tower Road streetscape. Our proposed design maintains this distinguishing setback and sites the new building to have a front yard setback that is consistent with the streetscape. Therefore, the proposed new building is subordinate to the heritage resource because it blends in with the remainder of the streetscape and maintains the existing unique setback condition for the existing heritage resource.

Implementation & Monitoring

Implementation of this plan will require approval of substantial alterations to the existing building. The proposed re-development of the south half of the property will require a development agreement with the municipality to address area, yard dimensions and setback requirements, and building design. Pending the approvals of these agreements, the implementation of the conservation measures and monitoring will progress as follows, with the intention of the developers to begin in September 2020:

- An in-depth site inspection/assessment of the property and surrounding land to verify and document the existing condition present.
- Pending the approval of all necessary permits, site preparation will begin immediately following.

- The side addition of the existing building will be dismantled. Team member from the project will be on-site to monitor the heritage resource and ensure its protection during the process.
- Preparation, shoring, and restoration of the foundations of the existing heritage structure.
- Excavation of the site, pouring of footings and foundation walls for the relocated building site.
- The existing structure will be relocated on the new foundation.
- The preservation and rehabilitation measures outlined in the Site Alteration Impact statement will be carried out on the interior and exterior of the property. Team members from the project team will be on-site to monitor the heritage resources and ensure their protection during the process.
- The rear addition on the existing building will be constructed.
- Construction on the new building will commence.

It is expected that the relocation and construction of the heritage components of the development will be completed within 12 months. Variances to the planned schedule may occur, pending the results of the in-depth site assessment. A final schedule will be submitted to HRM when it is available.