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Heritage Impact Statement – Substantial Alteration of 1029 South Park Street, Halifax NS.

Introduction

The following is a heritage impact analysis for 1029 South Park Street. 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.

Age

The Clarke-Halliston House does not appear on the 1878 Hopkins Atlas. However, the home's original heritage registration indicates that it was built in 1895. The rear portion of the house can be traced to 1918 on the 1918 H.B Pickings City Map; however, this portion of the house may have existed prior to 1918. The addition contains heritage value as part of the house. However, an alteration to the building took place in 1994 to add an enclosed staircase used to access a new additional unit, as well as exterior decks on the southeast corner of the addition.

The house has at various times served as a single-family home and as a multi-unit residential building. The current owner is in the process of receiving a permit for an internal conversion of the structure for additional units. This internal conversion is not considered a substantial alteration to the heritage property.

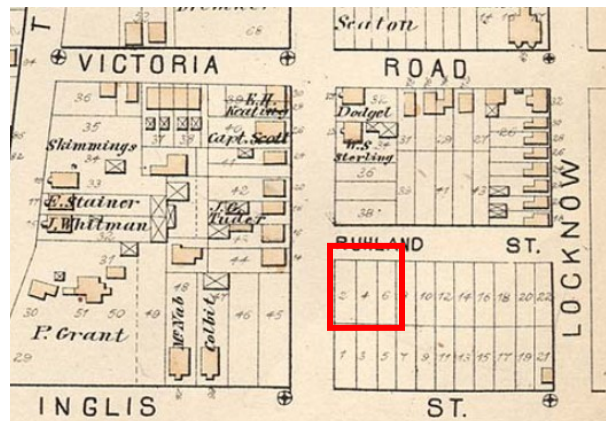


Figure 1: 1878 Hopkins Atlas

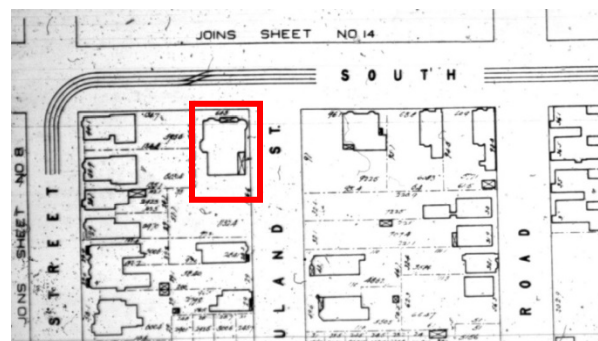


Figure 2: 1918 H.B Pickings City Map

Historical or Architectural Importance

The Clarke-Halliston House is a Queen Anne - Free Classic styled building designed by architects Elliot and Hopkins. This style appeared at the end of the Queen Anne period that incorporates complex massing arrangements of the earlier Queen Anne style with the more subdued architectural detailing and symmetry of the Colonial Revival Style.

The symmetry in this example can be seen in the front façade with its three bays and gabled eaves, except for the corner tower. Classical revival elements can be seen in the detailing of the columns of the veranadas and front entry way. The Queen Anne style can be seen in the prominent corner tower and domed roof.

The house has historical connections with the original owner, Harshaw B. Clarke who was the manager of the Maritime Academy of Music, Robert Pickford (founder of Pickford and Black), and the Honorable Robert E. Harris, a former Chief Justice of Nova Scotia.

Relationship to Surrounding Area

The Clarke-Halliston House is part of the South Park Victorian Streetscape, which is valued for its age, architecture and its associations with its builder and architect.

The homes that make up South Park Victorian Streetscape were built between 1877 and 1897 and boasts an interesting collection of houses built in the Queen Anne and Second Empire styles. These styles were common in Nova Scotia for a large number of private houses, regardless of scale.

Architecturally the streetscape contains homes that are valued as excellent examples of the Second Empire and Queen Anne styles. Together the houses compliment each other.



Figure 3: Front Elevation



Figure 4: Front Elevation –
Domed Turret



Figure 5: South Side Elevation – Enclosed stair to be removed



Figure 6: South Side Elevation – Enclosed stair to be removed

Proposed Alterations

The intention of current owners is to convert the existing heritage resource to multi-unit residential as part of a separate planning application to make the existing building viable for residential use. No substantial alteration to the exterior of the property is required for that application. However, the current owner is seeking a development agreement to permit the development of a 2.5 storey, 6-unit, addition in the existing south side parking lot. The purpose of the proposed addition and internal conversion is to increase the viability of the building to better suit modern residential needs in the peninsula south area and to finance the ongoing maintenance needs of a heritage property of this size and age.

The proposed addition would require the removal of the existing rear enclosed staircase and replacing it with a new egress stair and six additional units. The proposed addition to the Clarke-Halstn House will maintain the street facing portion of the original structure and maintain its northern, and front portion of the southern side yards. The new addition to the south side of the property will be located in line with the front façade of the heritage building.

Standard 3 of the *Standards and Guidelines for the Conservation of Historic Places in Canada* calls for minimal intervention yet acknowledges that extensive work may be required to correct deterioration. Interventions should be carefully considered to

determine what work is required to identify the intervention that balances technical and programmatic requirements while still protecting the heritage value.

In line with Standard 11 of the Guidelines, the addition is subordinate to the house in its form and mass and is distinguished from the heritage building in its design, and its physical separation from the main building. The addition is also visually compatible in its detailing and respects the heritage value of the main building. The turret on the corner of South Park Street and Rhuland Street remains as the prominent feature.

The below table outlines how the proposed changes meet the *Standards and Guidelines for the Conservation of Historic Places in Canada 2nd Edition* standard:

Standards	Complies	N/A	
1. Conserve the <i>heritage value</i> of an <i>historic place</i> . Do not remove, replace or substantially alter its intact or repairable <i>character-defining elements</i> . Do not move a part of an historic place if its current location is a character-defining element.	Yes		The enclosed stair tower added in 1994 are to be removed. The character-defining elements on the front façade are to remain intact and to be repaired.
2. Conserve changes to historic places that, over time, have become <i>character-defining elements</i> in their own right.		N/A	
3. Conserve <i>heritage value</i> by adopting an approach calling for <i>minimal intervention</i> .			Although a portion of the house is being removed, heritage value remains in the front portion of the building. In order to make the building viable, the side addition is recommended.
4. Recognize each <i>historic place</i> as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the property that never coexisted.	Yes		
5. Find a use for an <i>historic place</i> that requires minimal or no change to its <i>character-defining elements</i> .	Yes		The historic residential use of the building will continue within minimal change to the structure. However, to meet modern day housing demand, the building will be converted to multi-unit residential.
6. Protect and, if necessary, stabilize an <i>historic place</i> until any subsequent	Yes		Archaeological resources will be addressed at the point of

intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.			site intervention with permit applications. The provincial government will be notified of the site intervention and process any necessary applications in accordance with the <i>Special Places Protection Act</i> .
7. Evaluate the existing condition of <i>character-defining elements</i> to determine the appropriate <i>intervention</i> needed. Use the gentlest means possible for any intervention. Respect <i>heritage value</i> when undertaking an intervention.	Yes		All original building materials will be conserved to the highest quality.
8. Maintain <i>character-defining elements</i> on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving <i>prototypes</i> .	Yes		The buildings will be maintained on a regular basis, the proposed addition ensures the future viability of ongoing maintenance.
9. Make any <i>intervention</i> needed to preserve <i>character-defining elements</i> physically and visually compatible with the <i>historic place</i> and identifiable on close inspection. Document interventions for future reference.		N/A	No intervention is required for character defining elements.
10. Repair rather than replace <i>character defining elements</i> . Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the <i>historic place</i> .	Yes		A combination of repair and replacement, where necessary, will be employed.
11. Conserve <i>heritage values</i> and <i>character defining elements</i> when creating new additions to an <i>historic place</i> or any related new construction. Make new work physically and visually compatible	Yes		The addition is subordinate to the house in its form and mass and is distinguished from the heritage building in its design, and its physical separation from the main building. The addition is also visually

with, subordinate to and distinguishable from the historic place.			compatible in its detailing and respects the heritage value of the main building.
12. Create any new additions or related new construction so that the essential form and integrity of an <i>historic place</i> will not be impaired if the new work is removed in the future.	Yes		The new addition will only be connected to the existing heritage resource by the side wall. Its structural members will be supported by the key structural components of the historic buildings. No access is proposed between the existing building and the new addition. The new addition can also disconnect from the historic building in the future so as not to damage its integrity.

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 South Park Street building.
2. Avoidance – Consideration was given to preserving 1029 South Park Street by encircling it with the new, modern development. This alternative was deemed undesirable because 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.

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 Spring 2021:

- 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 enclosed exit stair 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.

- 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 new exit stair on the existing building will be constructed.
- Construction on the side yard addition will commence.

It is expected that the construction of the side addition 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.