



**HERITAGE BOARD AGENDA
NOTICE OF MEETING**

*Monday, January 28, 2019 at 12:00 p.m.
Parkdale Room, 2nd Floor, City Hall, (199 Queen Street)*

Note: Heritage Board Introduction starts at 11:30 a.m. Meeting proper commences at 12:00 p.m.

- 1. Call to Order**
- 2. Declaration of Conflicts**
- 3. Approval of Agenda** – Approval of Agenda for Monday, January 28, 2019
- 4. Adoption of Minutes** - Minutes of Heritage Board Meetings on Tuesday, November 27, 2018
- 5. Business arising from Minutes**
- 6. Reports:**
 1. 140 Rochford Street (PID #345736)
Application to construct an exterior fire egress
- 7. Discussions:**
 1. Heritage Award Nominations
- 8. Introduction of New Business**
- 9. Adjournment of Public Session**

**PLANNING AND HERITAGE COMMITTEE – HERITAGE BOARD
NOVEMBER 27, 2018 12:30 PM
PARDKALE ROOM, CITY HALL**

Included Councillor Greg Rivard, Chair
Councillor Terry MacLeod
Councillor Jason Coady
Simon Moore, RM
Aaron Stavert, RM

Bobby Shepherd, RM
Tara Maloney, RM
Alex Forbes, PHM
Greg Morrison, PII
Ellen Ganga, IA/AA

Regrets Ian MacLeod, RM

Todd Saunders, HO

1. Call to Order

Councillor Greg Rivard called the meeting to order at 12:28 pm.

2. Declaration of Conflicts

Councillor Greg Rivard asked if there are any conflicts and there being none, moved to the approval of the agenda.

3. Approval of Agenda

Moved by Bobby Shepherd, RM, and seconded by Simon Moore, RM, that the agenda for Tuesday, November 27, 2018, be approved.

CARRIED

4. Adoption of Minutes

Moved by Aaron Stavert, RM, and seconded by Bobby Shepherd, RM, that the minutes of the Tuesday, October 30, 2018 meeting be approved.

CARRIED

5. Business arising from Minutes

There was no business arising from the minutes.

6. 18 Trafalgar Street (PID #369868)

This is an application to construct a detached garage to the property located at 18 Trafalgar Street (PID #369868). The property is located outside of the 500 Lot Area and is a designated Heritage Resource. See attached report.

The application includes:

- An existing mini barn is to be removed from the property.
- 25ft x30ft. two-car garage to be located on the south side yard
- Windows are wood Pella to match the existing house. Grill pattern to match as indicated on the drawing;
- Side door is fiberglass to match the house; 8 ft overhead doors will be matched to the color of the existing house doors. The door hardware can be changed or removed.
- Wood shingle cladding stained to match main building.
- Roof pitch @ 6/12 to keep the peak height just below the 17'-6" max

Historically, the property may have had a number of "out buildings" associated with it so the addition of a detached garage is very much in keeping with the tradition of the property. The garage placement on the site meets zoning requirements. The garage design is clearly subordinate to the main building, as is its placement on the site. Building materials such as wood windows and corner boards, and design elements such as dormer windows and brackets mimic the main building creating a sense of connection. The change in roof style from a mansard roof to a hipped roof keeps it from being an historic replica.

Comments/concerns noted:

- Staff noted that the plans have slightly changed from the original plan included in the package where the roof pitch is shallower and there will no longer be an upper storage in the garage.

Councillor Rivard asked for comments or questions; there being none, the following resolution was put forward:


Moved by Bobby Shepherd, RM and seconded by Tara Maloney, RM, that application to construct a detached garage to the property located at 18 Trafalgar Street (PID #369868) as per plans submitted, be approved.

CARRIED

Moved by Simon Moore, RM, and seconded by Councillor Jason Coady, RM, that the meeting be adjourned.

The meeting was adjourned at 12: 31 PM.

Councillor Greg Rivard

TITLE: ALTERATION TO A DESIGNATED HERITAGE PROPERTY FILE: HERT-2019-28-JANUARY-6A-1 140 ROCHFORD STREET OWNER: JIM JOHNSTON		
MEETING DATE: January 28, 2019		Page 1 of 13
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. Location Map B. Historic Photo C. Streetscape Photo D. Proposed Elevation E. Proposal Renderings	
SITE INFORMATION: Ward No: 1 – Queens Square Property Use: Residential, multi-unit Heritage Recognition: Designated Heritage Resource located in the DN zone of the 500 Lot Area Adjacent Heritage Properties: There are five properties adjacent to the development site which are found on the list of Designated Heritage Resources; <ul style="list-style-type: none"> • 8 Euston Street • 20 Euston Street • 26 Euston Street • 126 Rochford Street • 137 Rochford Street 		

RECOMMENDATION:

The Planning & Heritage Department encourages Heritage Board to support the application for a second means of egress from the third floor windows on the north side of the property at 140 Rochford Street (PID #345736).

BACKGROUND:

Application

The property owner, Jim Johnston, is applying to add an exterior wooden fire egress stair on the north side of the building to accommodate the required egress from two upper level apartments. The proposed alterations include replacement of third floor windows with doors.

Previous Proposal

The application was discussed at the October 30, 2018 meeting of Heritage Board where it was deferred.

Board member questioned if a wooden fire escape, three floors in height, and in close proximity to the windows would meet code requirements. It was suggested the windows may need to be protected or have fire suppression. Staff advised that the Fire Inspector believes the application is acceptable.

Board member also asked if the egress could be located on the opposite side of the building and Staff noted that there were apparently complications with the opposite side of the building as well as the rear.

The Board asked that alternatives to this application be further explored. Board members felt an alternate location on the building may have less impact given this property is designated and is quite a prominent property in the downtown area.

Board members also requested the building codes in terms of the fire egress requirements be reviewed. Staff noted the design has been developed by an engineer but not an architectural designer. The application was deferred so the applicant could be asked to look into other possible options.

Current Proposal

The applicant has provided the following rational for the location of the proposed egress stairs:

Thought I would give you an update on the status of the proposed fire escape for my home. Winston Bryan and I met recently to go over the options, including the initial one for the fire escape to be built on the Euston Street side of the house as envisioned by the drawings produced by Sheldon Tweel. As you are aware, the purpose of the fire escape is to provide a safe and viable escape route from the third floor bedrooms, in the event of a fire where said third floor bedrooms (three in one apartment and two in the other) and the occupants are in danger of being consumed by the fire.

There are eight windows on the third floor of the house:

- 1. two bedroom windows facing north, on the Euston Street side, one for the apartment presently occupied by Owen Alyward and the other occupied by Jaime Hood and Joe Adams);*
- 2. one bedroom window (Owen Alyward) facing west on the front side of the house;*
- 3. two bathroom windows facing south, one for each of the two apartments; and*
- 4. three bedroom windows (Jaime Hood and Joe Adams apartment) facing east.*

Winston and I examined all four sides of the house for possible fire escape options.

(1) We ruled out the front of the house for two reasons. Firstly, from a heritage perspective the front of the house displays the true heritage aspects of the property. If the Heritage Committee did not want the fire escape to be built on the Euston Street side of the house, I doubt they would allow it to go on the front of the house. Secondly, only one bedroom window (Owen Alyward apartment) is on the front side of the house and in the event of a fire Jaime and Joe would not have access to that bedroom window in Owen's apartment.

(2) We ruled out the south side of the house as Winston indicated that the fire code stipulates that you cannot have a fire escape route through a bathroom/bathrooms.

(3) Finally, we ruled out the east side of the house as only one apartment (Jaime Hood and Joe Adams) could be serviced by building a fire escape on the east side (driveway) of the house. In the event of a fire Owen Alyward would not be able to access a fire escape on this side of the house. As previously noted, his third floor bedroom windows are on the north side (Euston St,) and the west side (Rochford Street.)

Based on the above noted we both agree that the only suitable option for the fire escape is building it on the Euston Street (North) side of the house.

The current application includes:

- Two new steel doors with glass panel to meet required fire regulations are to be installed in the two existing third floor window openings of the north elevation to allow for egress from each of the two units.
- A wooden stair and rail system is to be installed with landings as indicated.
- The upper platform/deck measures 4ft 6in deep by approximately 17ft. and is supported by 6in x 6in posts which extend the full height from grade. The Construction will be all wood painted white to blend in as much as possible with the house. The designer has attempted to limit hiding windows and kept the system as narrow as possible given the constraints. They have also tried to limit the number of columns.
- The railing system and the stringers will be the most visible elements with the rail being a standard top wood rail with wood balusters at max 4" gap between.

PROPERTY HISTORY

140 Rochford Street was built in 1841 for Dr. Charles Poole, a physician for the militia in Charlottetown. Men of his rank enjoyed the same status as land agents, proprietors and government officials in the early years of the colony, therefore he could live in a very comfortable

fashion. Only six years later, Dr. Poole was transferred and the home was put up for sale.

The home would undergo a fairly rapid succession of prominent owners in the following years. Chief Justice Edward Jarvis occupied the home in the winter of 1847, however the following spring, it was sold to Army officer, Harry B. Cumberland and his wife, Margaret William Tryon, the daughter of Lieutenant Governor Fanning. The couple already owned an estate at the mouth of the Charlottetown Harbour, so they rented the home out to Margaret William Tryon's sister, Miss Maria Fanning, who occupied the home until 1850. After she left for England in 1850, Colonel Ansel rented the home.

In 1855, local physician, Dr. Hobkirk, took up residency in the home and he would remain there longer than any of the previous residents - twenty-five years. His residence was listed as Frogmore House in the 1863 Lake Map Directory, but it was probably named by Dr. Poole. Frogmore is likely named for the royal residence, Frogmore, in England or as a reference to the sound of the frogs in Government pond that once was located near the home.

Later residents of the home were foundry owner, Thomas A. MacLean of MacLean and MacKinnon Foundry and after 1906, lawyer and Attorney General, James J. Johnston. The Johnston Family would remain in the home for many years. It was during their early years in the home, in 1910, that the present iron fence was installed, which replaced an earlier wooden fence. The iron fence was part of the fence that once enclosed Queens Square gardens.

The house has been altered over the years, but has retained its symmetrical appearance and two storey elevation with side gabled roof. Originally, a large wall dormer with round arch window was located in the centre of the roof facing the street. This has been replaced with a large stacked dormer projecting forward to the roof of the verandah. This change was likely added in 1890. Generally, it has maintained its shape and the original plank siding that also still exists on Government House. A striking home, located on a large corner lot it, it supports both the Euston and Rochford Street streetscapes.

The following character-defining elements contribute to the heritage value of 140 Rochford Street:

- The symmetrical massing of the home
- The rare, plank siding of the front and north elevation
- The style and placement of the windows, including the centrally placed and uniquely shaped,

arched windows with various cut out mouldings around the circumference

- The dormer windows and the grouped windows
- The centrally placed, double doors of the front elevation
- The door of the north elevation with its gable roof and porch with columns
- The centrally placed large central stacked dormer
- The pitch of the side gabled roof
- The verandah with balustrade, columns, and decorative bargeboard
- The pediment over the verandah, with its interesting arch design
- The bargeboard and balustrade of the verandah; the protruding belt course with its central arch
- The size and shape of the chimneys
- The location of the home on the corner of Rochford Street and Euston Street
- The large lot surrounded by a very old wrought iron fence that once was used as the fence for Queens Square

POLICY FRAMEWORK:

Bylaw Requirements

In accordance with Section 4.2.4.a (ii & iii) of the Heritage Preservation By-law, Heritage Board will review the compatibility of the proposed development in relation to the criteria listed in Section 5.1.1.

Official Plan

Section 3.2.1 of the Official Plan, Sustaining Charlottetown's Neighbourhoods states; *Our goal is to maintain the distinct character of Charlottetown's neighbourhoods, to enhance the special qualities of each, and to help them adjust to the challenges of economic and social transformation.*

The Standards and Guidelines for the Conservation of Historic Places in Canada

The relevant Standards include: *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*

In accordance with recommended guidelines for additions or alterations to exterior walls, as noted in the Standards and Guidelines, it is recommended modifying exterior walls to accommodate an expanded program, a new use, or applicable *codes and regulations*, in a manner that respects the building's heritage value. It is not recommended that construction of an addition that requires the removal of character-defining exterior walls be undertaken.

ANALYSIS:

While the proposed development is not necessarily an enhancement to the aesthetic or heritage character of the building it is a requirement of the National Fire Code and National Building Code to provide a safe means of egress from these residential units. Given, these are legal apartments in the building, and it is now known they do not conform to NBC or life safety codes, it is required that they be upgraded to meet such codes. Although it would be preferable to locate the required fire egress in a less conspicuous location, it has been determined the two “non-street” sides of the building are not suitable for such purposes.

The plank siding on this north facing elevation is rare in the city and of heritage value to the property. It is noted as a heritage defining characteristic. The stair design leaves the siding largely intact and visible through the staircase. In this case it may be argued that the addition of an exterior egress stair has a lesser impact on the wall clad in original plank siding and is therefore preferable to an enclosed addition.

The proposed development to ensure the safe egress from existing apartments also contributes to maintaining the residential nature of the neighbourhood while allowing for the continued use and viability of a large scale residence in today’s social and economic context as noted in the Official Plan.

Notwithstanding the concerns noted, the proposed development of the subject property is adjacent to a number of designated properties, many of which exhibit similar stairs, albeit perhaps not quite as visible from the street facing facades.

CONCLUSION:

The Planning & Heritage Department recommends the application for a fire egress, be approved.

PRESENTER:

Todd Saunders, M.Arch
Heritage Officer

MANAGER:

Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

LOCATION MAP

ATTACHMENT A

140 Rochford Street



Location Map showing the property located at the south east corner of Rochford Street and Euston Street. Properties shown on the south side of Euston Street are located in the 500 Lot Area and are zoned DN (Downtown Neighbourhood), those on the north side of Euston Street are zoned R3.

HISTORIC PHOTO
140 Rochford Street

ATTACHMENT B



Historic photo dated to 1888 showing the northwest corner of the building

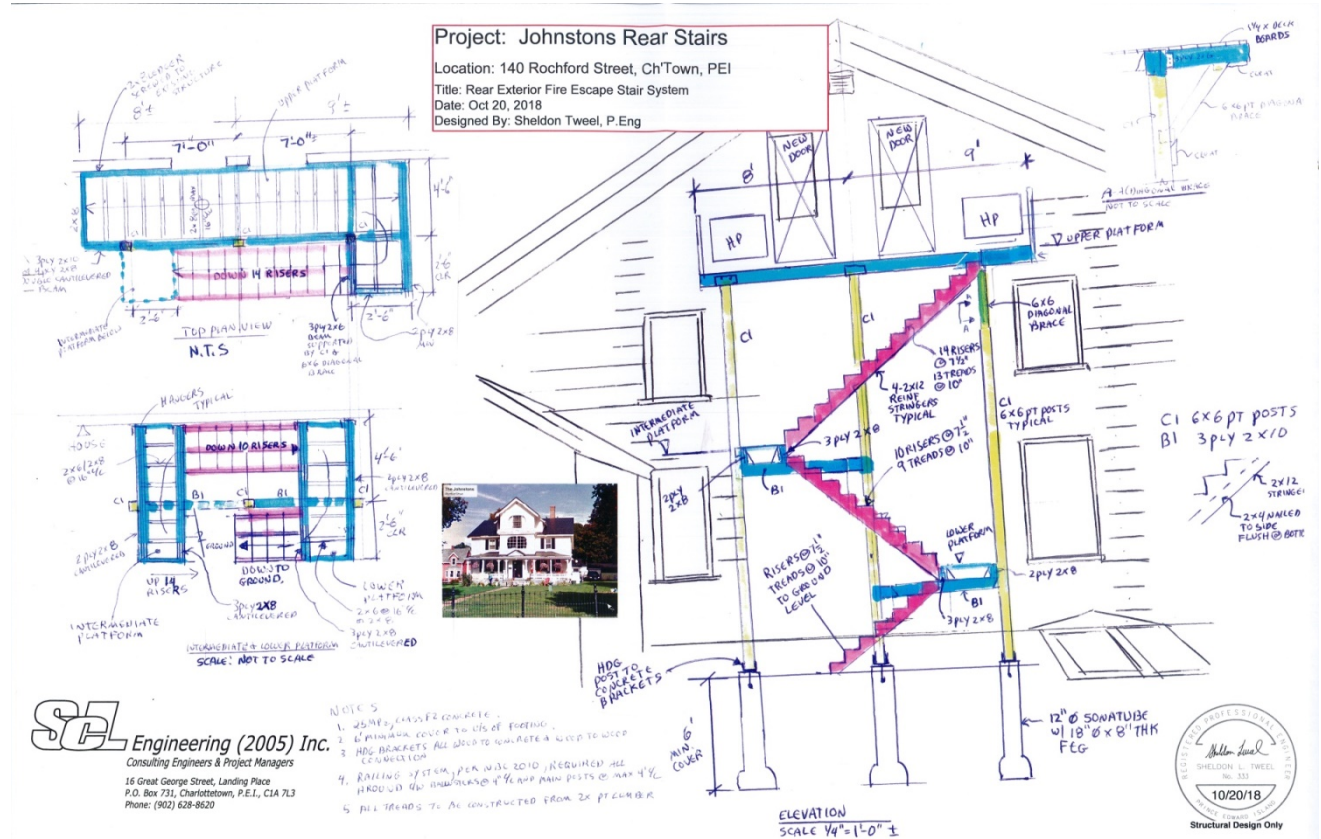
STREETSCAPE PHOTOS
140 Rochford Street

ATTACHMENT C



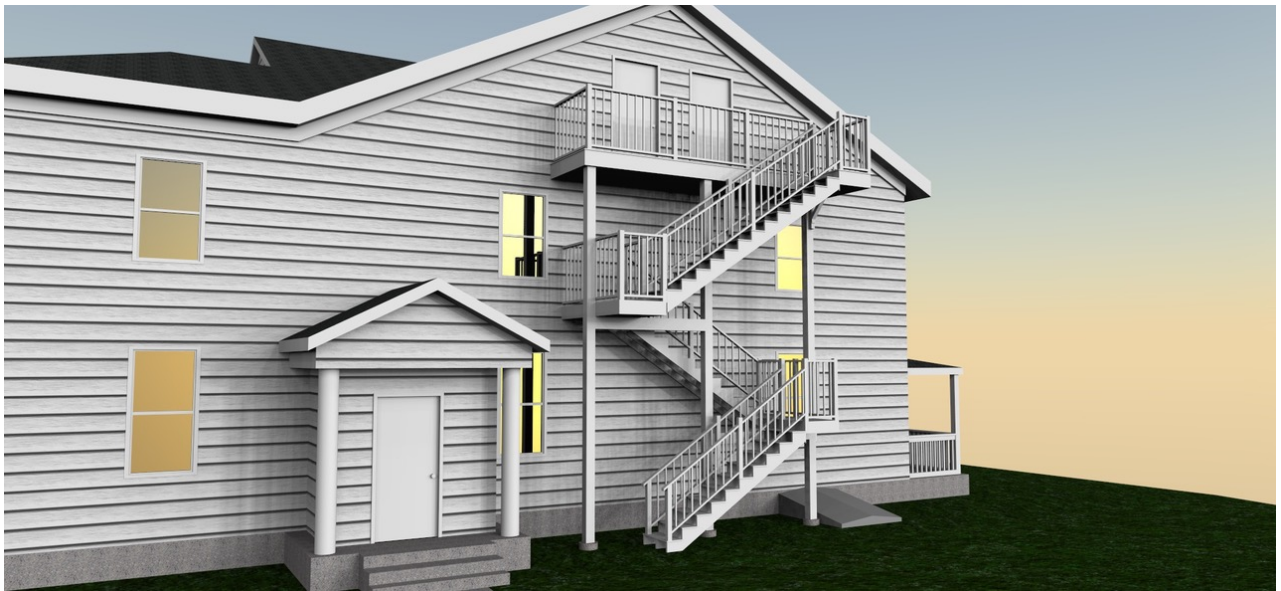
PROPOSED ELEVATION
140 Rochford Street

ATTACHMENT D



PROPOSAL RENDERINGS
140 Rochford Street

ATTACHMENT E



PROPOSAL RENDERINGS
140 Rochford Street

ATTACHMENT E

