



**HERITAGE BOARD AGENDA
NOTICE OF MEETING**

*Monday, April 29, 2019 at 12:00 p.m.
Parkdale Room, 2nd Floor, City Hall, (199 Queen Street)*

- 1. Call to Order**
- 2. Declaration of Conflicts**
- 3. Approval of Agenda** – Approval of Agenda for Monday, April 29, 2019
- 4. Adoption of Minutes** - Minutes of Heritage Board Meeting on Monday, January 28, 2019
- 5. Business arising from Minutes**
- 6. Reports:**
 1. Victoria Park – Installation of sculpture
 2. 14 Weymouth Street (WCB) – replacement of third floor windows
- 7. Introduction of New Business**
- 8. Adjournment of Public Session**

**PLANNING AND HERITAGE COMMITTEE – HERITAGE BOARD MINUTES
28 JANUARY 2019 12:00 PM
PARDKALE ROOM, CITY HALL**

Included Councillor Greg Rivard, Chair
Deputy Mayor Jason Coady
Councillor Alanna Jankov
Simon Moore, RM
Tara Maloney, RM

Greg Munn, RM
Wayne MacKinnon, RM
Alex Forbes, PHM
Todd Saunders, HO
Ellen Ganga, IA/AA

Regrets Aaron Stavert, RM

Greg Morrison, PII

1. Call to Order

Councillor Greg Rivard called the meeting to order at 12:02 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 Simon Moore, RM, and seconded by Tara Maloney, RM, that the agenda for Monday, January 28, 2019, be approved.

CARRIED

4. Adoption of Minutes

Moved by Deputy Mayor Jason Coady and seconded by Tara Maloney, RM, that the minutes of the Tuesday, November 27, 2018 meeting be approved.

CARRIED

5. Business arising from Minutes

There was no business arising from the minutes.

6. 140 Rochford Street (PID #345736)

This is an application add an exterior wooden fire egress stair on the north side of the building to accommodate the required egress from two upper level apartments for the property located at 140 Rochford Street (PID #345736). The property is located in the Downtown Neighbourhood (DN) Zone of the 500 Lot Area and is a designated Heritage Resource. Todd Saunders, HO, presented the application. See attached report.

The application was before the board on October 30, 2018 where the application was deferred and requested if the applicant would be able to provide alternative options to the location of the fire egress stairs and materials for the stairs.

The applicant and staff explored other possible options and based on further analysis, the only option for a fire escape egress is the building on the north side of the property. This side of the property is visible from Euston Street and can also be seen from the corner of Rochford Street.

The application is now back with the following proposals:

- Two new steel doors with glass panel to meet 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 railing system and the stringers will be the most visible elements with the rails being a standard top wood rail with wood balusters at max 4" gap between.

Comments/concerns noted:

- Board members asked if the staircase can be enclosed or moved further to the west side of the property. It was noted enclosing the staircase had been suggested but it will make the look more substantial. Moving the staircase further to the west may appear awkward.
- Board also asked if the material to use can be steel instead of wood to make it look as sleek as possible and have the steel painted white or a color closest to the current color of the house. This type of material may also provide less damage to the sidings of the building.

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

Moved by Tara Maloney, RM and seconded by Greg Munn, RM, that application to construct a fire egress on the north side of the building to accommodate the required egress from two upper level apartments for the property located at 140 Rochford Street (PID #345736), subject to the material being changed to steel and painted to a color closest to the color of the current building, be approved.

CARRIED

7. Heritage Awards Nominations


The Heritage Day is scheduled on February 19, 2019 with a reception to be held at City Hall. Todd Saunders discussed the list of properties that are to receive "Heritage Awards" in recognition of those people dedicated to the protection, restoration and conservation of Charlottetown's heritage for this year. The board provided their input and staff will be working on finalizing the list of recipients for this year.

8. Adjournment

Moved by Councillor Alanna Jankov and seconded by Deputy Mayor Jason Coady, that the meeting be adjourned.

The meeting was adjourned at 12: 35 PM.

Councillor Greg Rivard

TITLE: INSTALLATION OF A SCULPTURE - DESIGNATED HERITAGE PROPERTY FILE: HERT-2019-29-APRIL-6-1 23 VICTORIA PARK ROADWAY OWNER/APPLICANT: CITY OF CHARLOTTETOWN		
MEETING DATE: April 29, 2019		Page 1 of 16
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. Location Map B. Historic Photo C. Proposed Photos D. Proposal Renderings	
SITE INFORMATION: Ward No: 1 – Queens Square Property Use: Recreation/Parkland Heritage Recognition: Designated Heritage Resource located in the OS zone. Adjacent Heritage Properties: There are six properties adjacent to the development site which are found on the list of Designated Heritage Resources; <ul style="list-style-type: none"> • 1 Terry Fox Drive - Fanningbank • 5 Queen Elizabeth Drive - F.W. Hyndman House • 112 Brighton Road - Brighton Compound • 102 Brighton Road - Woodmore • 94 Brighton Road - Ivan Y. Reddin Houses • 90 Brighton Road – “ 		

RECOMMENDATION:

The Planning & Heritage Department encourages Heritage Board to reject the application or seek additional input from Council/public on the application to locate a permanent piece of artwork within the wooded (referred to as the arboretum) area near 23 Victoria Park Roadway (PID #385973).

BACKGROUND:

Application

The City of Charlottetown Parks and Recreation Department, are applying to install a permanent piece of artwork in a small clearing within the wooded area (referred to as the arboretum) on the

west side of Victoria Park Roadway within the boundaries of Victoria Park. The proposed artwork is to be reviewed by the City of Charlottetown Arts Advisory Board to determine its artistic merit.

Proposal

The applicant has provided the following:

MosaiCanada 150/Gatineau 2017, a Canada 150 project funded by Canadian Heritage, the Government of Quebec and the Ville de Gatineau, was held in 2017/2018 in Jacques Cartier Park. The project consisted of creating mosaïculture artworks as a major attraction/event to celebrate Canada's 150th Anniversary. The mosaïculture structures celebrated Canadian Confederation, the Founding Peoples, the First Nations and our Canadian Heritage. The theme of the Gatineau exhibit reflected 150 years of history, values, culture and arts in Canada. Mosaïculture structures represented the provinces and territories of Canada and were designed in consultation with each province and territory.

After the exhibition, the structures were shipped to each province or territory.

- *Yukon: Gold Digger - City of Whitehorse*
- *Northwest Territories: Muskoxes - City of Yellowknife*
- *Nunavut: Drum Dancer - Nunavut Arts and Crafts Association*
- *British Columbia: Bill Reid's Killer Whale - City of Coquitlam*
- *Alberta: Wild Rose - City of St. Albert*
- *Saskatchewan: Mosaïculture Artwork in development*
- *Manitoba: Polar Bear - Assiniboine Park Conservancy*
- *Ontario: Niagara Gateway - Niagara Parks Commission*
- *Québec: Mosaïculture Artwork in development*
- *New Brunswick: Horse in field - New-Brunswick Botanical Garden*
- *Nova Scotia: Fisherman and dory - Annapolis Royal Historic Gardens*
- *Prince Edward Island: Red Fox - City of Charlottetown*
- *Newfoundland and Labrador: Puffins – Memorial University of Newfoundland Botanical Garden*

PRINCE EDWARD ISLAND'S DISPLAY IN GATINEAU:

The City, working with [Mosaïcultures Internationales de Montreal](#) and with the support of the Province, chose the red fox to represent us as our mosaic sculpture.

The following text was on the display panel by our mosaic sculpture in Gatineau:

The fox, a small omnivorous mammal, is a member of the family Canidae, like the coyote and the wolf. Of the four species found in Canada – red, swift, grey and Arctic – the red fox is the largest and most common. There are three main color morphs of red fox – red, cross and black/silver.

Generally nocturnal, skittish and jumpy, the fox seems quite at ease in Prince Edward Island where it is seen day and night, in town and country, in yards and on golf courses.

The province is also home to many black, or silver, foxes, so called because their black hairs are more or less silver-tipped. Through the first half of the 20th century, fox farming on PEI flourished as fox pelts were in high demand the world over. Silver foxes are featured on the Provincial coat of arms due to their historical significance.

PROPOSED PROJECT IDEAS:

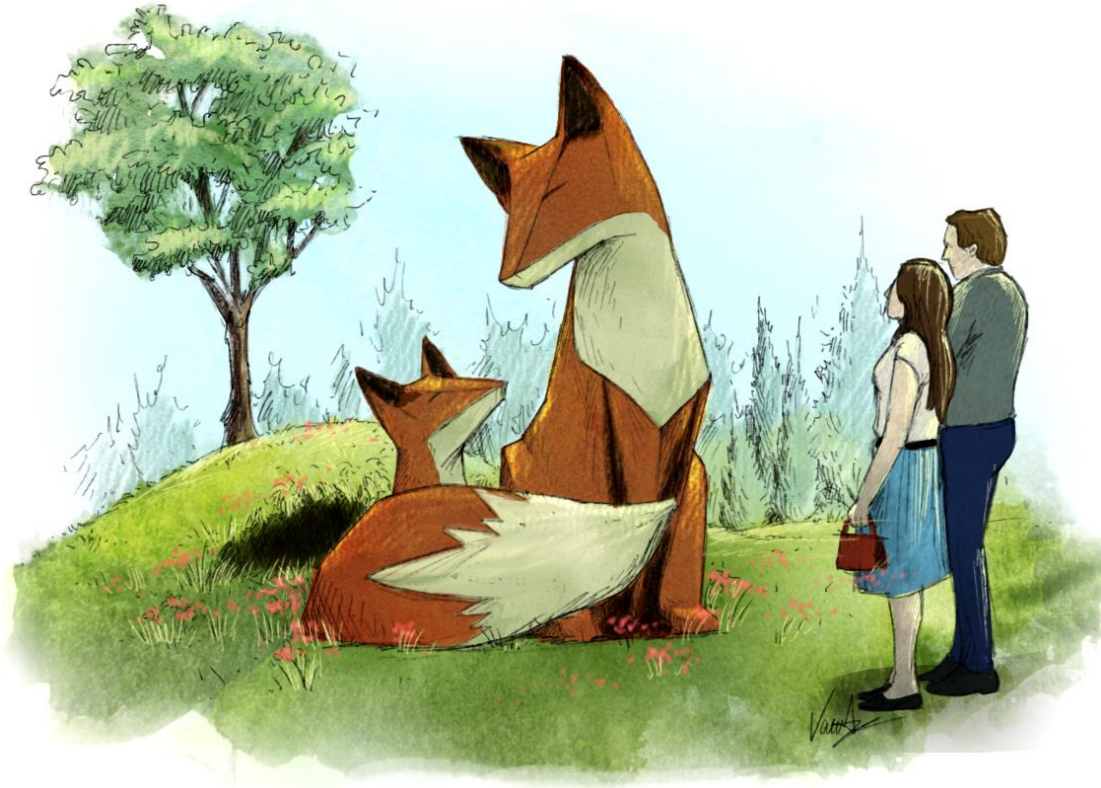
To clad the existing frame of the fox and her kit, in different types of metals.

- *The Sculpture would resemble the sketch of the mother fox and her kit.*
- *Part of the Sculpture would be clad in iron and allowed to rust to resemble the coat of the red fox.*
- *Use of different types/sizes/shapes of metal could be used to depict different parts of the foxes.*
- *The fox and her kit come with eyes would need to be installed.*
- *The frame and cladding would need to be durable.*

GENERAL INFORMATION:

1. *The approximate dimensions of the sections of the Sculpture are (Note: measurements are approximate due to the variation in the width and height of the sculpture):*
 - *Tail of the Mother Fox – from twelve (12) inches to twenty-seven (27) inches high and fourteen (14) feet long.*
 - *Body of the Mother Fox – seven (7) feet high and four (4) feet wide at the widest point (near the base).*
 - *Head of the Mother Fox - four (4) feet long (top of head to nose) and three (3) feet wide at the widest point.*
 - *Kit – six (6) feet high and an average of twenty-four (24) inches wide.*
 - *The Sculpture is three-dimensional.*
 - *Interested bidders should attend the site meeting to take their own measurements and observe metal frame.*

2. *The Proposed location is in the Native Tree and Shrub Arboretum in Victoria Park. The site would replace the salamander shaped perennial bed that was located in the center of the arboretum. The site was chosen for the fox and her kit as it is a location that is surrounded by woodlands and would be the type of habitat where you would see a real red fox.*



THE APPLICATION INCLUDES:

- Installation of a sculpture in a clearing within the wooded area west of Victoria Park Roadway.
- The sculpture is a three dimensional, metal-clad wire frame in the form of an adult fox and kit.
- The adult fox measures approx. 11ft high and 4ft wide. The tail is 14ft long and has a width of between 1ft to 2.3ft.
- The kit which sits beside the adult measures 6ft high and 2ft wide.

PROPERTY HISTORY

The site now occupied by Victoria Park was originally part of Government House grounds, dating from 1789. A portion of the Government House property was appropriated in 1805 for a new site for Fort Edward Battery. In 1873 part of Government House Farm was deeded to the citizens of

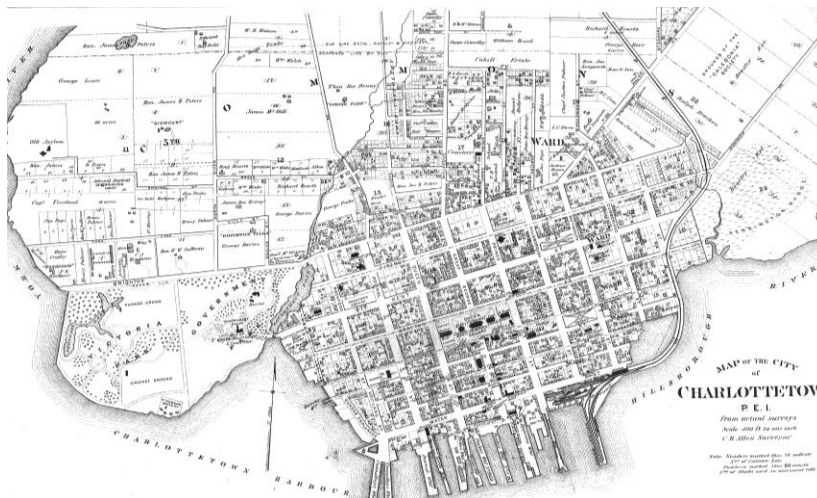
"It is a spot that nature and man have combined to make, within a few minutes' walk of the centre of the city, for recreation, quietness and beauty a place hard to surpass – a place where both youth and mature age can gather for enjoyment and rest."

PAPEI T.E. MacNutt Papers.

Charlottetown to be used as a park. It would be 1905 before 16 more acres of land, including the Prince Edward Battery and the field to the west of Government House, would be given over to the City of Charlottetown making Victoria Park the size it is today. After the Park was acquired in 1873, the City began to make improvements including the planting of trees, the removal of stumps, the construction of bathing houses

and the removal of mud from Dead Man's Pond. It was first designated as a municipal heritage resource in 2005. Since then it has been listed on both the PEI Register of Historic Places and the National Register of Historic Places.

The park has long been a major source of pride for Charlottetownians and Islanders. As with most urban centers there is little sizeable open space remaining within an easy walk of the downtown area. As the population has grown and the available recreation land in proximity to the downtown has decreased, both the pressures on, and significance of, Victoria Park has continued to grow. The park itself with its connected walking trails, water views, natural features and mature treed area is of significance in its own right; however the park also has both strong military and surveying histories.



Map 1880 Meacham Atlas

Following the passing of an Act in 1896 granting a roadway be constructed along the shore to Fort Edward from Kent Street, considerable land was again expropriated from Fanningbank and a raised terrace for foot traffic was developed as well as the main road; not far from the high tide mark. This new roadway provided a venue for processions and parades, often with people walking along with marching bands and mounted horsemen. In 1903, the roadway was extended from the Battery around to Brighton Road. It remained a dirt road until it was paved with gravel in 1925. During WW II, it was suggested that part of the Park be used to construct a Naval Barracks, but this was never built.



Victoria Park – Coronation Day, Collection Michael Curry

Given the considerable effort and expense dedicated to the construction of the park roadway, little funding remained for other improvements to the park in early years. Bath houses were constructed, some clearing and removing of stumps was conducted as well as removing mud from Dead Man's Pond. However it was really the arrival at the Prince Edward Battery as approached from Kent Street which remained the main attraction upon arrival in the park.

“The meridian stone locations should be highlighted and preserved and their stories told with site interpretation.”
Victoria Park Comprehensive Master Plan 2013 pg. 74

As a result of many mistakes being made and significant confusion regarding boundaries of land in the early 1800s The Legislature passed an Act in 1809 establishing a meridional line to regulate surveyors in the colony. Nothing happened for a number of years. Then, under Governor Charles

Douglas Smith, three commissioners; Charles Wright, William Townson and George Sydney Smith, were appointed to establish the lines for the purpose of the Act. The three commissioners ascertained the magnetic variation for True North in Charlottetown in 1820, (W 18°22'49"). They immediately placed markers on the ground in 1820 to preserve the line, and these markers are still in place. The marks placed to preserve the line were three granite stones; the one by Prince Edward Battery called the angle stone with the inscription on it, one in the field to the right and one just inside the fence of Government House grounds. The mark used to show the angle between true north and the direction of the Township line was a cannon set on end located near the rear of the south east field. Another Act was passed in 1846 requiring a line at right angles to the line established in 1820 be marked, which fixed the east/west direction. This was achieved using the 1820 angle stone and adding two others to the west, one of which is still in place. The angle stone survey markers and cannon barrel are the oldest, tangible items of historical significance on the island and are the most important artifacts in the province.

The park has experienced tremendous development pressures during the 20th century:

- In 1934, the northern portion of the adjoining Government House property (along the eastern boundary of the park) was secured for the Prince Edward Island Hospital.
- A "caretaker's cottage" was built in the early part of the 20th century to house a park warden, typically a military veteran. This house is now occupied by a community pottery studio.
- On September 20, 1947, a baseball field and running track named "Memorial Field" was dedicated in honour of Prince Edward Island athletes who sacrificed their lives in World War I and World War II.
- A service road, named the Park Driveway, was constructed at this time to access the baseball field from Brighton Road, continuing south to the Prince Edward Battery, bisecting the park.
- In the 1950s an ice cream parlour was constructed and operated as a fundraising enterprise for the non-profit Kiwanis Club.
- Tennis courts and a clubhouse were constructed off the Park Driveway west of the Prince Edward Battery.
- A public swimming pool was built in the 1950s at the northwest corner of the park.
- Two softball fields were built on the east side of the Park Driveway opposite Memorial Field during the 1970s-1980s.
- A playground was established in the 1970s near the swimming pool.
- A skate park was constructed between Memorial Field and the swimming pool/playground in the early 2000s.

- Additional tennis courts were constructed in 2008 in preparation for Prince Edward Island to host the 2009 Canada Games. Memorial Field was upgraded at this time.
- The Canada Day fireworks displays and associated public celebrations were held at the park near Fort Edward until being moved to Confederation Landing Park in the mid-1990s. The Canada Day fireworks returned to Victoria Park in 2011.
- A for-profit children's winter carnival was held in the park during the early 2000s before moving elsewhere. This was moved after being found to be in violation of the park's founding charter.
- “Art in the Open” operating since 2001 holds a weekend event showcasing temporary public art in various downtown locations including Victoria Park woods and open fields.
- A fully accessible addition to the playground was installed in 2018.

The heritage value of Victoria Park lies in its long history as a place of recreation for residents of Charlottetown; its association with the Province's military history; and its role as the site for the establishment of the meridional line.

Features of the Park today include a dairy bar, a playground, a swimming pool, improved tennis courts, sports fields, a skateboard park, and a waterfront boardwalk. Victoria Park plays host to a number of events including City sponsored events, Canada Day Celebrations, outdoor plays and concerts. Other popular attractions include the historic Prince Edward Battery and Powder Magazine.

The following character-defining elements contribute to the heritage value of Victoria Park:

- The various woodlands with original cultivated stock, which includes varieties of pine, fir, oak, birch, beech, maple, linden and spruce trees
- The size, shape, and location of Dead Man's pond
- The size and placement of the tennis courts, playgrounds, sports fields, skateboard park and swimming pool
- The various trails throughout the woodlands
- The placement and overall construction of the various survey monuments at right angles of the meridional line
- The components and placement of the restored Prince Edward Magazine and Battery
- The continued use of the Park for recreational purposes
- The unobstructed view of the harbour
- The boardwalk running along the Park's perimeter

Early after its formation as a park the area was used for organized recreation such as cricket, baseball and tennis. A tobogganing slide was also constructed, for the use of members and guests of the Victoria Tobogganing Club. Recreational facilities have continued to increase in size and permanence and now include tennis courts, baseball diamonds, swimming pool and playground area. The Kiwanis Club has operated a dairy bar near the Battery since the 1950s.

The park contains a series of connected passive walking paths, wooded area and natural features such as Dead Man's Pond. The park is heavily used for passive walking, biking, snow shoeing and cross country skiing on the trails through the woods. The old baseball diamond was renamed Memorial Field in 1947, in dedication to P.E.I. athletes who sacrificed their lives for Canada as members of the armed forces in the First World War and Second World War. The original caretaker's house is now used as a

"In the future, Victoria Park will continue to epitomize the very best of Charlottetown. Its spaces will be of the highest quality in terms of ecology, design, and materials... it will continue to be the Crown Jewel of Charlottetown and a source of immense pride for the City."
Victoria Park Comprehensive Master Plan
2013

pottery studio. Off-leash dog walking is not permitted. Gardening demonstration boxes have been incorporated for the last number of years. In recent years, the tennis courts have been expanded, a new tennis clubhouse has been built as well as new swimming pool changing facilities. The pool and adjacent playground receive heavy use throughout the warmer months and over the past year a new substantial piece of playground equipment has been added. At one time (perhaps until the 70's) swimming off the seawall was common and bathhouses were located on the water's edge near the battery. During the 1970s and 1980s two softball fields were constructed on the east side of Park Roadway across from Memorial Field. A new baseball building has been added in the center area of the park. The central road effectively splitting the park in two has been closed to through vehicular traffic. A heavily used boardwalk was constructed along the waterfront perimeter of the park in 1994 and was recently upgraded.

There has historically been considerable pressure placed on the park for various additional uses. Regulations governing uses within the park do not allow for an entry fee to be charged for any activity. Community awareness and emotional attachment to this property is considerably high as many residents have strong memories associated with the site, live in the immediate area, or have had some form of regular and ongoing connection with it.

POLICY FRAMEWORK:***Bylaw Requirements***

In accordance with Section 4.2.3.a (iv) of the Heritage Preservation By-law, Heritage Board will review the compatibility of the proposed development in relation to the criteria listed in Section 5.1.2.

Victoria Park Bylaw and Act of 1873

<https://www.charlottetown.ca/common/pages/DisplayFile.aspx?itemId=12053302>

Victoria Park bylaw governs the use of the park and the act outline provincial regulations which state: *“The said lands shall be used, appropriated and set apart by the said City, at the expense of the said City, for the sole purpose of a Park, Promenade and Pleasure Ground, for the use of the citizens, the inhabitants of this Island, and all Her Majesty’s subjects. The said City shall not, on any account whatsoever, use, or permit to be used, the said lands, for the purposes of Circuses, Shows, or Exhibitions of any kind, whatsoever, and should the same be so permitted to be used by the said City, the lands hereinbefore mentioned shall revert to and be vested in Her Majesty, her heirs and successors.”*

Victoria Park Comprehensive Master Plan

The Master Plan for Victoria Park was adopted by the City of Charlottetown in 2013, <https://www.charlottetown.ca/common/pages/DisplayFile.aspx?itemId=12053064> to guide future development and conservation of the park. The Management Plan from this report identifies the “arboretum area” to the west of Victoria Park Roadway as “Ecological Conservation”, the dominant management function of which is restoration of the Acadian Forest composition and structure. Other areas of the park are identified for passive recreation

The report references Arts and Cultural Uses: *Arts and Cultural Uses: Much focus has been given on the recreational importance of the Park, and it is also necessary to focus on the opportunities for Arts and Culture. Victoria Park’s history, location, and landscape afford many opportunities for arts and cultural programming. Art in the park, art classes, buskers and small music performers will all enliven the space and add richness and depth to the present palette of park programs. Any art installations, performances, or other arts and cultural programming should conform to the guidelines outlined by the comprehensive plan.*

East Meadow's planting beds are popular destinations for photography, and add colour to the park. The grassy spaces beyond permit a wide variety of uses, and are popular areas for sunny naps, sketching, or yoga. Within the East Meadow, the meridian stone locations should be highlighted and preserved and their stories told with site interpretation. The East Meadow would also be the ideal location for any temporary installations of public or landscape art.

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

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

The relevant Standards include: Conserve heritage value by adopting an approach calling for minimal intervention. Minimal intervention in the context of heritage conservation means doing enough, but only enough to meet realistic objectives while protecting heritage values. Minimal does not mean, doing little or nothing, or the least possible. In fact, enough intervention to arrest and correct deterioration, meet codes, or introduce new services, can be quite extensive. Determining minimal intervention is a matter of rigorous assessment, options analysis and creativity to identify the intervention that balances technical and programmatic requirements with protecting heritage value. The extensive damage caused by Hurricane Juan to the Halifax Public Gardens required substantial replanting. The large scope of work is still considered a minimal intervention because any less work would have negatively affected the heritage value of the place.

In accordance with recommended guidelines for cultural landscapes, as noted in the Standards and Guidelines, it is recommended protecting and maintaining a feature that supports a land use by adopting non-destructive maintenance methods in daily, seasonal and cyclical tasks to extend the life expectancy. The addition of a large metal sculpture within the Ecological Conservation Zone may negatively impact the heritage character defining elements.

ANALYSIS:

Victoria Park is a landmark in the community. Residents have strong emotional ties to the park. The Park has experienced many changes over its lifetime. Victoria Park has historically played an important part of the recreational life of Charlottetown's citizens. Its numerous attractions and historically significant monuments make it one of the most important sites on Prince Edward Island and the jewel of the Charlottetown park system.

Victoria Park features a woodland environment, cultural landmarks, and areas of both passive and active recreation. In addition to what it features within its bounds, it is also what is to be seen beyond the Park that is of significance. The transition between one landscape and another, of a ship entering the harbour, or a glimpse of the downtown form part of the park experience. Views are an important component of the landscape architecture of the park as is the opportunity to frame historic views or to possibly obscure a less desirable view. Views within the woodland as well must be considered and what may be expected to be found within an historic woodland clearing.

It is not uncommon for urban parks to have a *monument policy* that would include a process for application, review and approval (with public input) for the installation of new monuments/sculptures. The subjects of new monuments must typically be directly associated with the park, be significant to a wide range of citizens, and to future generations. The location of a monument must be accessible to all and must not compete with existing trees, structures or services, or cause traffic that conflicts with existing walking patterns. Monuments must not block important views: landscape, nature or historic features in the park. Possible future events connected with a monument should be considered when it is designed.

Regulatory documentation regarding the development and/or conservation of Victoria Park does not speak directly to the installation of permanent artwork. It is suggested from a heritage perspective the focus is to conserve and protect the original heritage defining characteristics of the park as an open natural space within close proximity to the downtown. It may be possible to determine a more urban location for the proposed sculptural.

CONCLUSION:

The Planning & Heritage Department recommends the application for a permanent sculpture to be located in Victoria Park be rejected, or the application be referred to Council/public process.

PRESENTER:



Todd Saunders, M.Arch
Heritage Officer

MANAGER:



Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

LOCATION MAP
Victoria Park

ATTACHMENT A



Location Map showing Victoria Park



Map showing proposed location to the east of Dead Man's Pond

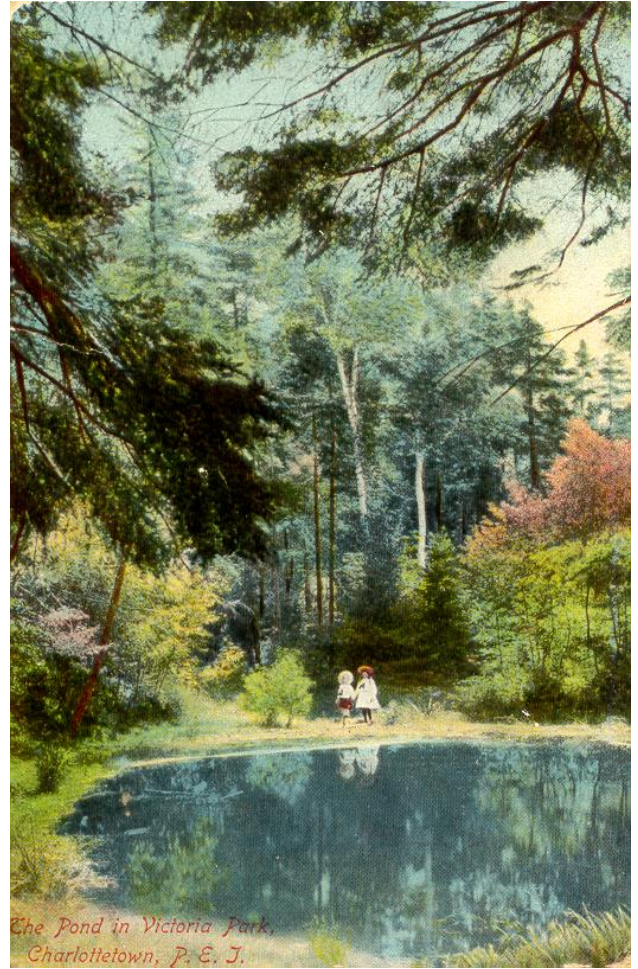
HISTORIC PHOTOS

ATTACHMENT B



AMONG THE BIRCHES. PARK SCENE, PRINCE EDWARD ISLAND

Photo by W. S. Louson Garden of the Gulf Series 2082 S



*The Pond in Victoria Park,
Charlottetown, P. E. I.*

Historic photos illustrating the park atmosphere.

PROPOSAL PHOTOS

ATTACHMENT C



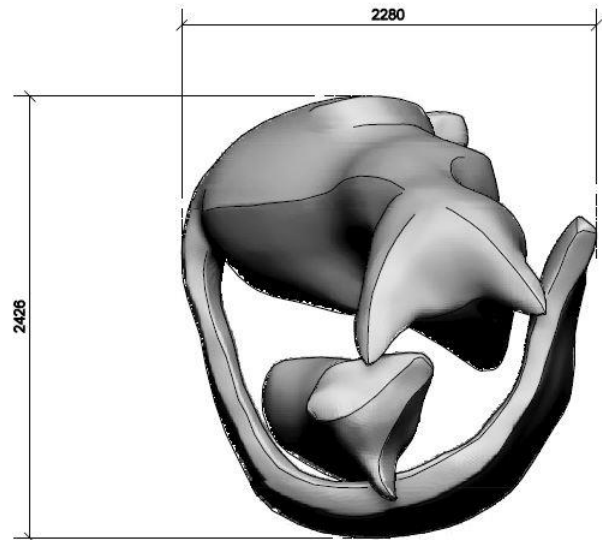
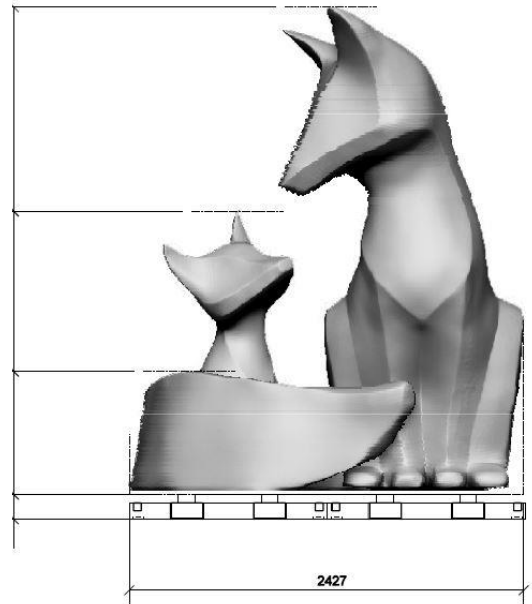
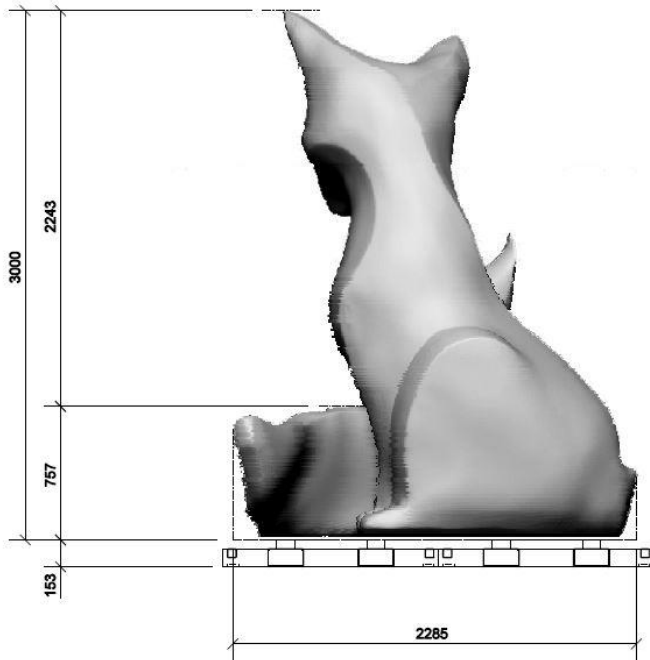
Kit and body of Mother




Photos of Existing Sculpture Framing (burlap will be removed)

PROPOSAL RENDERINGS

ATTACHMENT D



Computer Rendered, Three-Dimensional Image of Sculpture

TITLE: ALTERATION TO A DESIGNATED HERITAGE PROPERTY FILE: HERT-2019-29-APRIL-6-2 14 WEYMOUTH STREET APPLICANT: WCB of PEI		
MEETING DATE: April 29, 2019		Page 1 of 13
DEPARTMENT: Planning & Heritage	ATTACHMENTS: <ul style="list-style-type: none"> A. Location Map B. Streetscape Photo C. Proposed window details and partial elevations D. Historic Photos 	
SITE INFORMATION: Ward No: 1 – Queens Square Property Use: Office Heritage Recognition: Designated Heritage Resource located in the DMUN zone of the 500 Lot Area. Adjacent Heritage Properties: There are no immediately adjacent designated properties. The properties surrounding the site are zoned DN on the north side, DN & DMUN on the east side, PZ on the south side, and I on the west side.		

RECOMMENDATION:

The Planning & Heritage Department encourages Heritage Board to support the application to replace third floor windows at 14 Weymouth Street (PID #725804).

BACKGROUND:

Application

The applicant is applying to replace existing wooden windows on the third floor only, on all sides of the stone clad building. The proposed alterations include replacement of third floor windows with wooden windows to match the existing in style and function. The proposed windows are triple glazed, aluminum clad wood to be installed in the existing openings.

It is assumed the existing windows were installed during the 1996 renovations. As can be evidenced from the attached historic photos, it would appear the third storey windows have historically been one over one, equal split, wooden windows.

The application includes:

- Replacement of all 18 third storey windows with new units to fit the existing openings.
- Windows proposed are Marvin (or similar), single-hung, one over one (50% split), aluminum-clad wooden windows with a sub-sill.

PROPERTY HISTORY

The former Charlottetown Canadian National Railway Station is a large Richardsonian Romanesque influenced train station, constructed of Island sandstone with Nova Scotia freestone trim. The building is located near the waterfront on the corner of Weymouth and Water Streets.

Heritage Value:

The heritage value of the former Charlottetown CNR Station lies in its association with the railway on Prince Edward Island, the Station's role as a Charlottetown landmark and its importance to the Weymouth and Water Street streetscapes.

The original Charlottetown Railway Station was a wooden building located close to where the current station now stands. The wooden structure was one of six terminal stations across Prince Edward Island. These terminal stations had covered platforms, which created not only a fire hazard, but a great deal of smoke within the building each time an engine passed through the engine shed. The Station was 25 by 40 feet with a covered track and a 200-foot long platform.

By 1900, there was a need to construct a new railway station. A great deal of controversy ensued as a new site for the Station was being selected. According to newspapers of the day, city residents favored a site at the foot of Great George Street but ultimately it was decided to build the new building near the original wooden Station, in the east bog, on the edge of town. A pond had to be filled in before construction could begin on the new building. Controversy continued as the building was constructed. Allegations of political corruption and poor workmanship were reported. Finally, when the building was completed, project costs had exceeded 13 000 dollars.

Despite the problems with the project, the beautiful, Island sandstone building was opened on 8 July 1907. The contractor was EA Wallberg of Montreal and the Engineer who supervised the site was W. Frank Boggis. The building was Richardsonian Romanesque influenced, with its heavy Island sandstone construction, Nova Scotia Freestone trim and large, arched, deeply set windows.

The building had three floors with the first containing a ticket sales area, as well as general and separate waiting rooms. The second floor housed offices and the third floor was dedicated to union meetings and storage.

The railway played an integral role in the transportation needs of Islanders throughout the 19th and a large portion of the 20th century. It was also one of the largest employers on the Island. However, due to declining passenger traffic in the 1960's, the railway passenger service ceased, with only the freight service remaining. The railway's freight service was finally terminated on 31 December 1989. Soon after, all railway tracks were removed and the land was turned over to the Province. The rail beds were eventually converted to a large trail system running throughout the entire Province known as the Confederation Trail. The former Charlottetown CNR Station is unique in Prince Edward Island and stands as a reminder of a bygone era. The building is a landmark and supports the Weymouth Street and Water Street streetscape.

Canadian National moved from the building in 1983. The building was used temporarily to house the local Farmers Market before it was left vacant until the mid 1990's. The Workers Compensation Board of Prince Edward Island purchased and renovated the building in 1996.

CHARACTER-DEFINING ELEMENTS

The following Richardsonian Romanesque influenced character-defining elements illustrate the heritage value of the former Charlottetown CNR Station:

- The stone foundation
- The Island sandstone exterior
- The Nova Scotia freestone trim, including the banding, the arches around the ground floor windows and doors with keystone, as well as the decorative broken pediments on the top floor dormers
- The style and placement of the deeply set windows, including the arched windows of the first floor alternating with the more simply designed, tall windows, with transom lights, as well as the single and paired windows of the second and third floors with their transom lights
- The style and placement of the storefront door with its transom light and lunette above
- The style and shape of the heavy stone chimneys trimmed with Nova Scotia freestone
- The style and placement of the awning on the west and south side of the Station
- The style and placement of the porch on the east side of the Station
- The mansard roof with its dormers particularly the centrally placed dormers with chimneys on either side

- The overall symmetry of the building
- The location of the building on the corner of Weymouth and Water Streets

POLICY FRAMEWORK:

Bylaw Requirements

In accordance with Section 4.2.3.a (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 3.5.2 of the Official Plan, Waterfront Development states; *Our policy shall recognize the importance of Water Street as a streetscape and urban design corridor and shall provide support for streetscape enhancements, protection of historic buildings and considerate urban infill.*

The Standards and Guidelines for the Conservation of Historic Places in Canada
<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

The relevant Standards include:

- *Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.*
- *Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence*

In accordance with recommended guidelines for rehabilitation:

Replacing in kind an entire built feature by using the physical evidence of its form, material and detailing to reproduce it. If using the same kind of material is not technically, economically or environmentally feasible, then a compatible substitute material may be considered; for example, replacing redwood decking with cedar, a less endangered species. The replacement feature should be as similar as possible to the original, both visually and functionally.

ANALYSIS:

It is noted the existing third storey windows are believed to have been installed during the 1996 renovations. It is also assumed the original 1907 windows would have been single pane wood framed windows. Given the condition of the existing windows necessitates replacement, consideration of the environmental impact of replacement with single pane must be considered. In such an instance it would appear triple pane is a logical choice. It may also be noted the

aluminum cladding may assist in ensuring the new windows are more durable and have a longer life span than those installed in the previous renovations which have lasted only approximately 23 years. The character defining elements of the building refer to the style and placement of the windows which is replicated in the proposed replacements.

CONCLUSION:

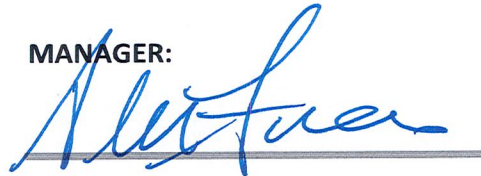
The Planning & Heritage Department recommends the application for replacement of third storey windows at 14 Weymouth Street with aluminum-clad wooden, single-hung windows to fit existing openings, be approved.

PRESENTER:



Todd Saunders, M.Arch
Heritage Officer

MANAGER:



Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

LOCATION MAP

ATTACHMENT A



LOCATION MAP – 14 Weymouth Street showing the property located at the north east corner of Weymouth Street and Water Street. Properties shown in pink are zoned DN (Downtown Neighbourhood), those in green DMUN (Downtown Mixed Use Neighbourhood), those in purple stripe are zoned PZ (Port Zone) and in blue are zoned I (Institutional).

STREETSCAPE PHOTO

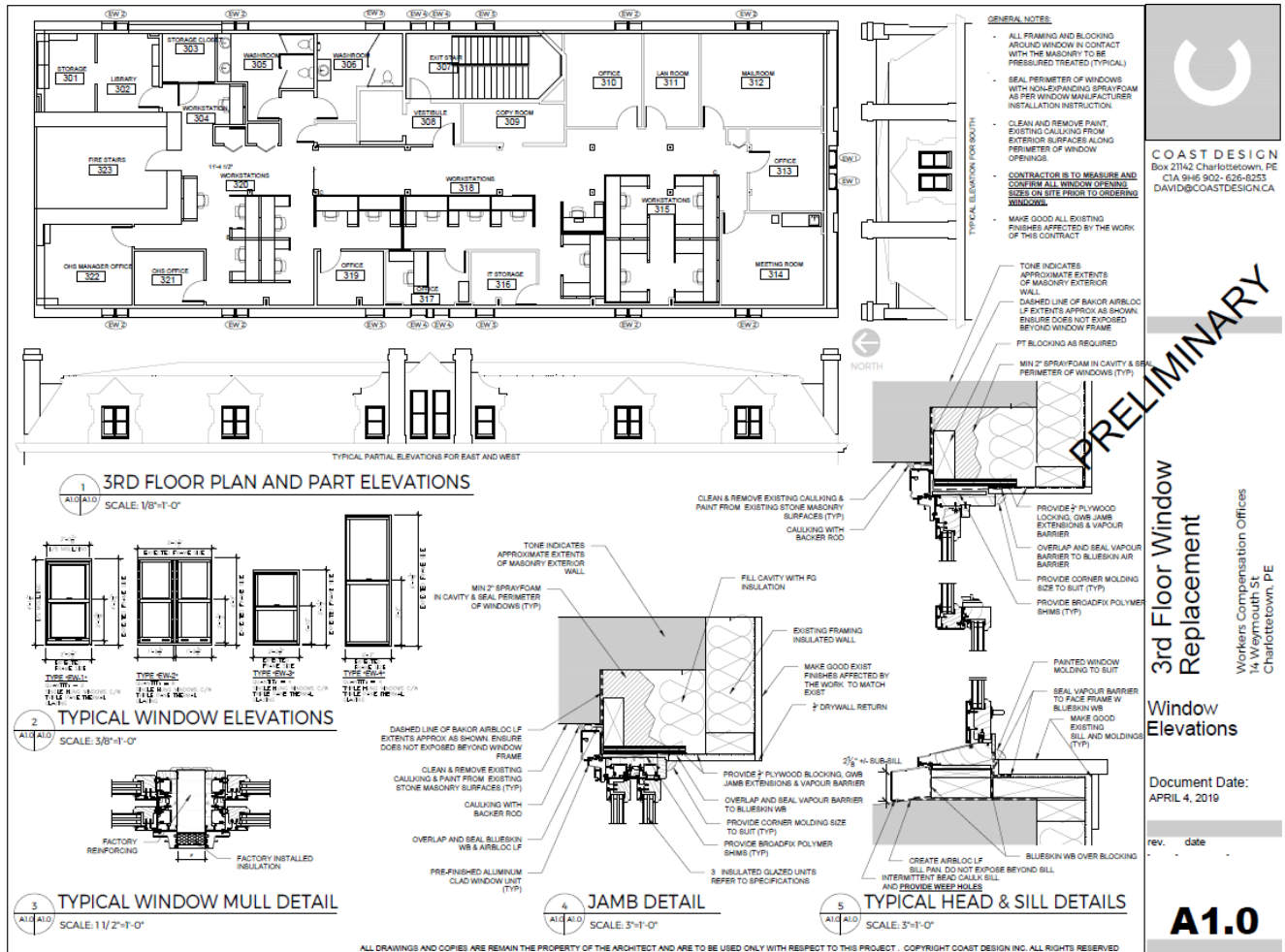
ATTACHEMENT B



14 Weymouth Street - from corner of Weymouth Street and Water Street

PROPOSED WINDOW DETAIL AND PARTIAL ELEVATIONS

ATTACHMENT C



HISTORIC PHOTOS

ATTACHMENT D



Historic photo from corner of Weymouth Street and Water Street



Photo of east elevation from 1996 renovations



East elevation after window installation in 1996



Photo of west elevation prior to 1996 renovations



West

elevation following 1996 window installation



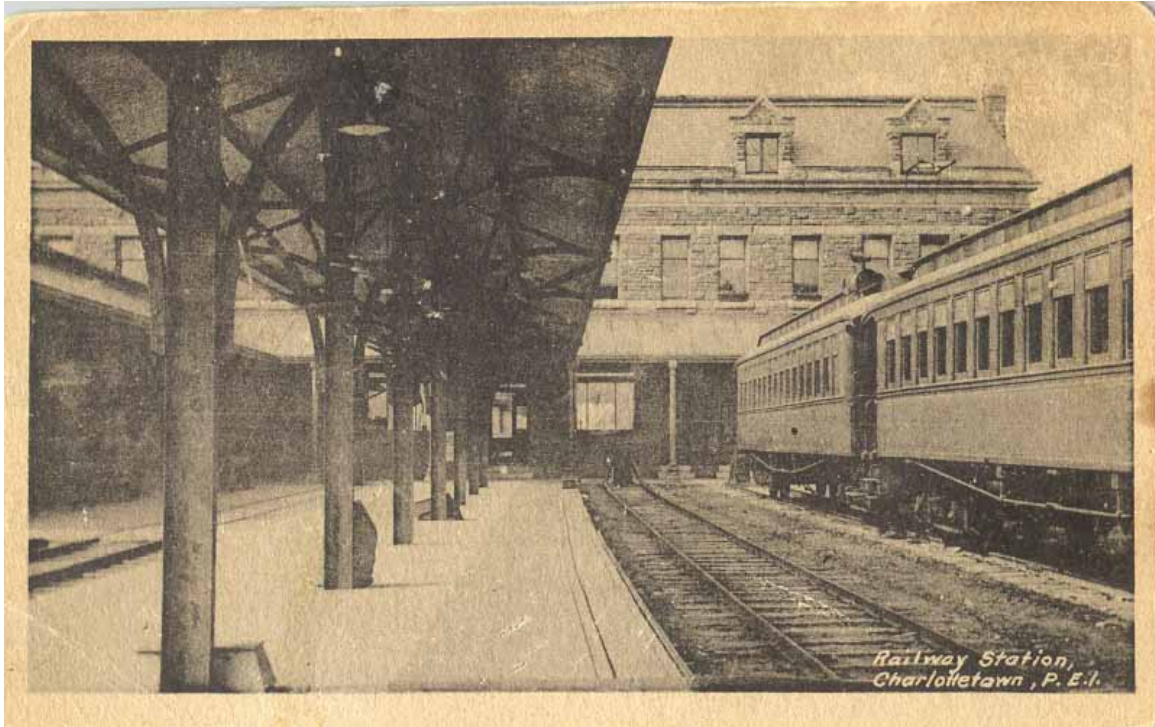
Third Floor window detail c. 1996



Historic Photo from north-west corner



Historic Photo from street corner



Historic Photo – East elevation