



**HERITAGE BOARD AGENDA
NOTICE OF MEETING**

*Monday, August 26, 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, August 26, 2019
- 4. Adoption of Minutes** - Minutes of Heritage Board Meeting on Tuesday, June 04, 2019
- 5. Business arising from Minutes**
- 6. Reports:**
 1. 96 Prince Street - application for window alterations
- 7. Introduction of New Business**
- 8. Adjournment of Public Session**

**PLANNING AND HERITAGE COMMITTEE – HERITAGE BOARD MINUTES
4 JUNE 2019 4:30 PM
COUNCIL CHAMBERS, CITY HALL**

Included Councillor Greg Rivard, Chair
Councillor Bob Doiron
Aaron Stavert, RM
Todd Saunders, HO

Councillor Julie McCabe
Greg Munn, RM
Wayne MacKinnon, RM
Alex Forbes, PHM

Regrets Deputy Mayor Jason Coady
Tara Maloney, RM

Simon Moore, RM

1. Call to Order

Councillor Greg Rivard called the meeting to order and introduced new committee members at 4:30 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 Greg Munn, RM, and seconded by Councillor Julie McCabe, that the agenda for Monday, June 4, 2019, be approved.

CARRIED

4. Adoption of Minutes

Moved by Greg Munn, RM, and seconded by Wayne MacKinnon, RM, that the minutes of the Monday, April 29, 2019 meeting be approved.

CARRIED

5. Business arising from Minutes

There was no business arising from the minutes.

6. 165 Richmond Street, Queen Square (PID #385973)

Parks Canada is applying to install a temporary exhibit container to provide information on the conservation work being carried out on Province House. It is proposed the container be located just outside the fenced construction zone and to the south of the Boar War monument. Todd Saunders, HO, presented the application. See attached report.

This container had been located on the upper plaza at Confederation Centre for the past two summers which housed a special exhibit related to Province House. The same container is proposed to be repurposed with information provided about the conservation project and will be rebranded as the “Province House Conservation Station”. It will be moved to an area in front of the Coles Building on the Richmond St. side. The closer proximity to the building itself, should allow for better links to the project.

Visitors would enter from either the east end of the container where there is a wheelchair ramp or from the front (south side). There would also be a crushed gravel path leading up to it from the asphalt walkway to Coles Building. The structure will be fed electrically with an underground

Heritage Board

June 4, 2019

Page 2 of 3

line from inside the fence and accessed using a temporary gravel path. Two plywood panels in the fence are to be replaced with Plexiglas to allow viewing of a stone carver who will be doing work for the building.

The exhibit would be open to the public from July 1 to August 31 from 10 am to 6 pm daily. It is proposed the container would be moved to the site in mid-June and it could be moved out again by mid-September.

The application includes:

- A 20' long x 8' wide metal container with an awning that sticks out at the entrance. It is currently bright red in colour and would have graphics on it indicating what it is.
- Sliding and hinged panel doors.
- The sign shown on the top of the container is no longer proposed.
- To be located on site from mid-June to mid-September.

Comments/concerns noted:

- Board members noted Province House is largely unavailable during the construction period and it is appropriate to have something available in its place.
- Board members commented that it is a temporary installation and will not have a long term effect on the site.
- It was noted efforts should be made to ensure views and access to the Boar War monument are not impeded.

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

Moved by Aaron Stavert, RM and seconded by Councillor Julie McCabe, that the application to install a temporary container on the site at 165 Richmond Street, Province House (PID#385973), from mid-June to mid-September to assist with building interpretation during the construction period associated with Province House, be recommended to Council for approval.

CARRIED

7. 15 Hillsborough Street (PID #336198)

This is a request to remove the existing garage (approximately 10 ft. x 15.6 ft.) in order to construct a new accessory building (approximately 10 ft. x 18 ft.) on the property located at 15 Hillsborough Street (PID #336198). The property is located in the 500 Lot Area and is a Designated Heritage Resource. Todd Saunders, HO, presented the application. See attached report.

An application by a previous owner to revoke the Heritage Resource designation in order to allow for the demolition of the main building was rejected by Council on September 10, 2018. Following the sale of the property to a new owner, a building permit was issued on March 29, 2019 to construct an addition and renovate the existing single-detached dwelling. A resolution was recently passed by Council on May 13, 2019 to reduce the required side yard setback from 0.85 m (2.79 ft) to approximately 0.31 m (1.02 ft); and reduce the required rear yard setback

Heritage Board

June 4, 2019

Page 3 of 3

from 0.48 m (1.57 ft) to approximately 0.30 m (0.98 ft), to allow for the proposed new accessory building (10 ft. x 15.6 ft.).

The application includes:

- Removal of the existing accessory building;
- A 18' long x 10' wood frame accessory building. The building is to be clad in wooden board and batten siding;
- Asphalt roof;
- Three square windows are proposed- one on the elevation facing Hillsborough Street above the garage doors and two on the north elevation;
- The overhead garage door is shown as a false split front with transom windows.

Comments/concerns noted:

- It was noted the proposal drawings submitted indicated some dimensions which may not meet all applicable codes. Staff indicated prior to the permit being issued any discrepancies would be corrected.
- Board members again commented how gratifying it is to see this property being developed rather than demolished.

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

Moved by Greg Munn, RM and seconded by Aaron Stavert, RM, that application to remove the existing garage and construct a new accessory building as per drawings submitted for the property located at 15 Hillsborough Street (PID #336198), be recommended to Council for approval.


CARRIED

8. Adjournment

Moved by Wayne MacKinnon, RM, and seconded by Greg Munn, RM, that the meeting be adjourned.

The meeting was adjourned at 4: 45 PM.

Councillor Greg Rivard

TITLE: ALTERATION TO A DESIGNATED HERITAGE PROPERTY FILE: HERT-2019-26-AUGUST-6-1 96-98 PRINCE STREET APPLICANT: ANGUS ORFORD		
MEETING DATE: August 26, 2019		Page 1 of 8
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. Location Map B. Streetscape Photo C. Proposed window details and partial elevation D. Historic Photo	
SITE INFORMATION: Ward No: 1 – Queens Square Property Use: Residential Heritage Recognition: Designated Heritage Resource located in the DN zone of the 500 Lot Area. Adjacent Heritage Properties: There are five immediately adjacent designated properties. <ul style="list-style-type: none"> • 78 Prince Street • 100 Prince Street • 217 Richmond Street • 221 Richmond Street • 220 Richmond Street 		

RECOMMENDATION:

The Planning & Heritage Department encourages Heritage Board to support the application to remove two ground floor windows and install one new window at 96 Prince Street (PID #340695).

BACKGROUND:

Application

The three storey brick residential building has a smaller one storey wood clad addition on the rear of the property. The applicant is applying to remove two existing windows in the single storey extension and install one new window.

The application includes:

- Removal of one fixed window on south side of the addition and one hung window on the east side (rear yard).
- Installation of one new fixed, wooden, double glazed window on the rear (east) elevation at a location slightly to the south of the existing.
- Areas where windows are removed are to be clad in wood shingle to match the remainder of the walls.
- These alterations are proposed to accommodate necessary privacy in the bathroom.

PROPERTY HISTORY

This property was awarded a City of Charlottetown Heritage Award in 2017 and the Hennessey award in 2018 for renovation work undertaken by the current owner.

96-98 Prince Street is a brick, Second Empire style home, located on the corner of Prince Street and Richmond Street. It features stacked bay windows and a large bay dormer in its mansard roof. It is positioned among a number of heritage homes and churches of varying ages.

Heritage Value:

The heritage value of 96-98 Prince Street lies in its association with various prominent Charlottetown residents; its Second Empire influenced architecture and its role in supporting the Prince and Richmond Street streetscapes.

In the 1870s, the railway had a large impact on Prince Edward Island and railway men were important members of the community. Harry H. Houle, a native of England, was the Track Master or Road Master for the Prince Edward Island Railway. He hired prominent architects, David Stirling and William Critchlow Harris to design his beautiful Second Empire style home in 1879. Brick and Nova Scotia freestone were the materials chosen for the exterior and the home remains a fine example of the Second Empire style within the City of Charlottetown. The style is usually identified by its Mansard roof, which was named after François Mansart (1598-1666), and popularized by his son, Jules Hardoin Mansart, an architect who worked for France's King Louis XIV around 1700. The Mansard roof is almost flat on the top section and has deeply sloping, often curved, lower sections that generally contain dormers. The Second Empire referred to in the name of the style is that of Napoleon III (1852-1870). The style reached Canada through Britain and the United States and was used extensively throughout Charlottetown from approximately 1860 until 1880.

It is not clear how long Houle owned 96-98 Prince Street, but telephone directories show that Dr. George Forbes Dewar was a resident and operated his office from the building. Dewar was a respected physician in and around Charlottetown and practiced medicine for almost forty years. He also served politically representing the district of 3rd Queens in the Provincial Legislature.

Located in a mix of residential and public buildings of varying ages, the handsome building at 96-98 Prince Street helps support the Prince Street and Richmond Street streetscapes.

CHARACTER-DEFINING ELEMENTS

The following Second Empire character-defining elements contribute to the heritage value of 96-98 Prince Street:

- The overall massing of the building with its two and one half storeys
- The brick construction of the building
- The dentil detailing near the roof and the flat window arches
- The Wallace freestone accents, such as the foundation and the window lintels and sills
- The wooden trim painted in a contrasting colour including the cornice and window trim
- The Mansard roof with its shingle pattern, gabled dormers, and large bay dormers
- The size and placement of the windows, particularly the sash, two over one windows, the bay windows and the fanlights in a sunburst pattern
- The size and placement of the doors on either side of the building with fanlights and sidelights
- The various wooden additions to the building, including the porch of the south side which has retained the original dentil detailing at its roof and the wooden arched details

Other character-defining elements include:

- The location of the building on the corner of Prince Street and Richmond Street and its physical and visual relationship to its streetscape

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. and provisions listed in Section 6.

Official Plan

Section 3. of the Official Plan, "Directing Physical Growth" states; *The City will continue to build on its past by stimulating the revitalization of heritage resources; maintaining the special qualities*

of Charlottetown's neighbourhoods; and safeguarding the municipality's open space characteristics and view corridors.

Section 3.7 of the Official Plan, "Defining Our Direction" states: *Our goal is to protect and revitalize the heritage resources of Charlottetown for the benefit of current and future residents and visitors.*

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 windows proposed for removal may not be original to the house. They are believed to have been installed at the time of the wood frame addition. It is also noted these windows are single pane wood windows and do not comply with current sustainability standards. In such an instance it would appear double pane is a reasonable choice. The character defining elements of the building do not refer to these windows and as such should not alter the heritage significance of the property but rather add to its viability.

CONCLUSION:

The Planning & Heritage Department recommends the application for removal of two windows and installation of one new window at 96-98 Prince Street, be approved.

PRESENTER:

Todd Saunders

Todd Saunders, M.Arch
Heritage Officer

MANAGER:

Alex Forbes

Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

LOCATION MAP

ATTACHMENT A



LOCATION MAP – 96 Prince Street showing the property located at the north east corner of Prince Street and Richmond Street. Properties shown in pink are zoned DN (Downtown Neighbourhood), those in dark green DMUN (Downtown Mixed Use Neighbourhood), those in lighter green are zoned PC (Park Cultural).

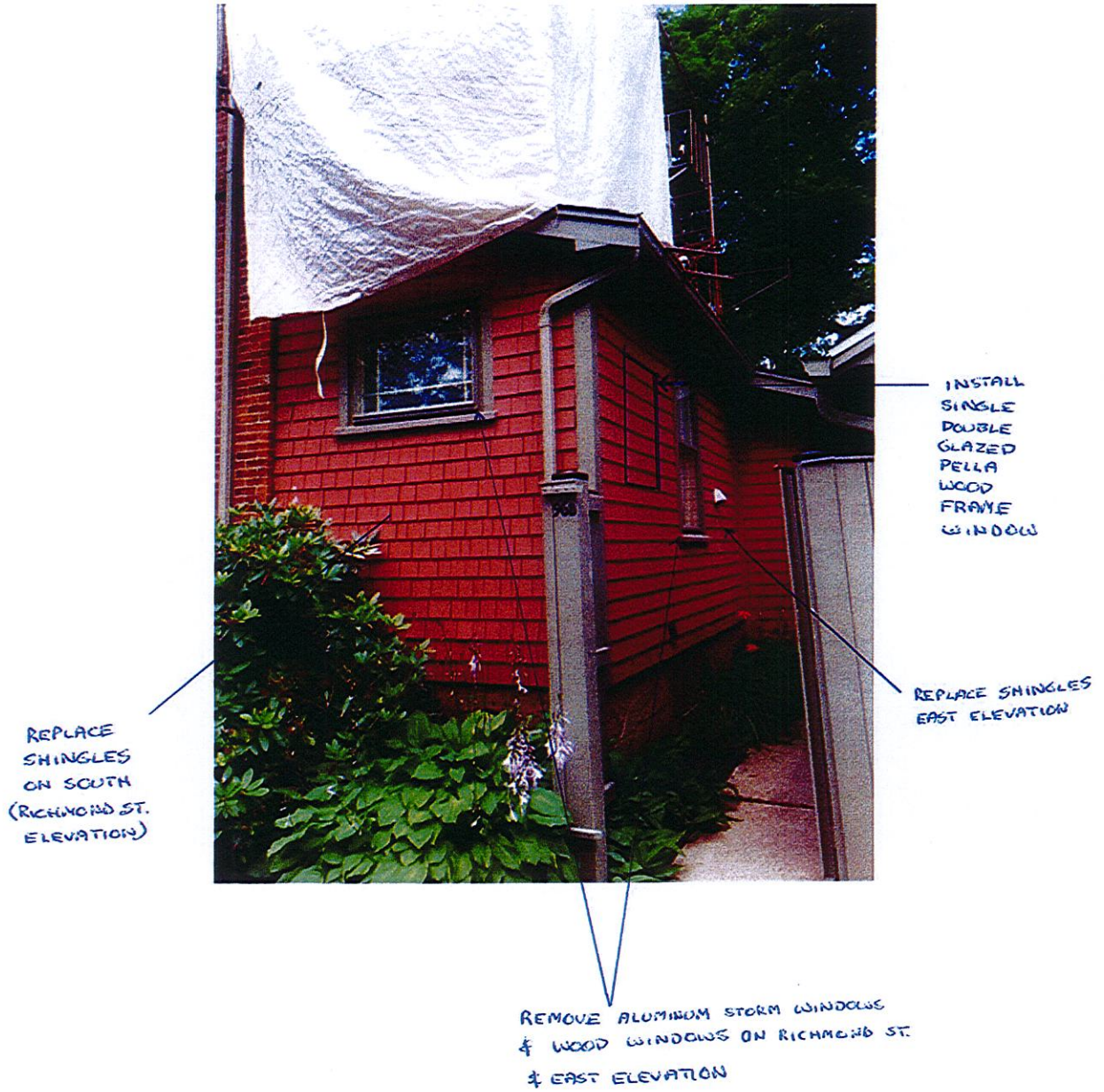
STREETSCAPE PHOTO

ATTACHEMENT B



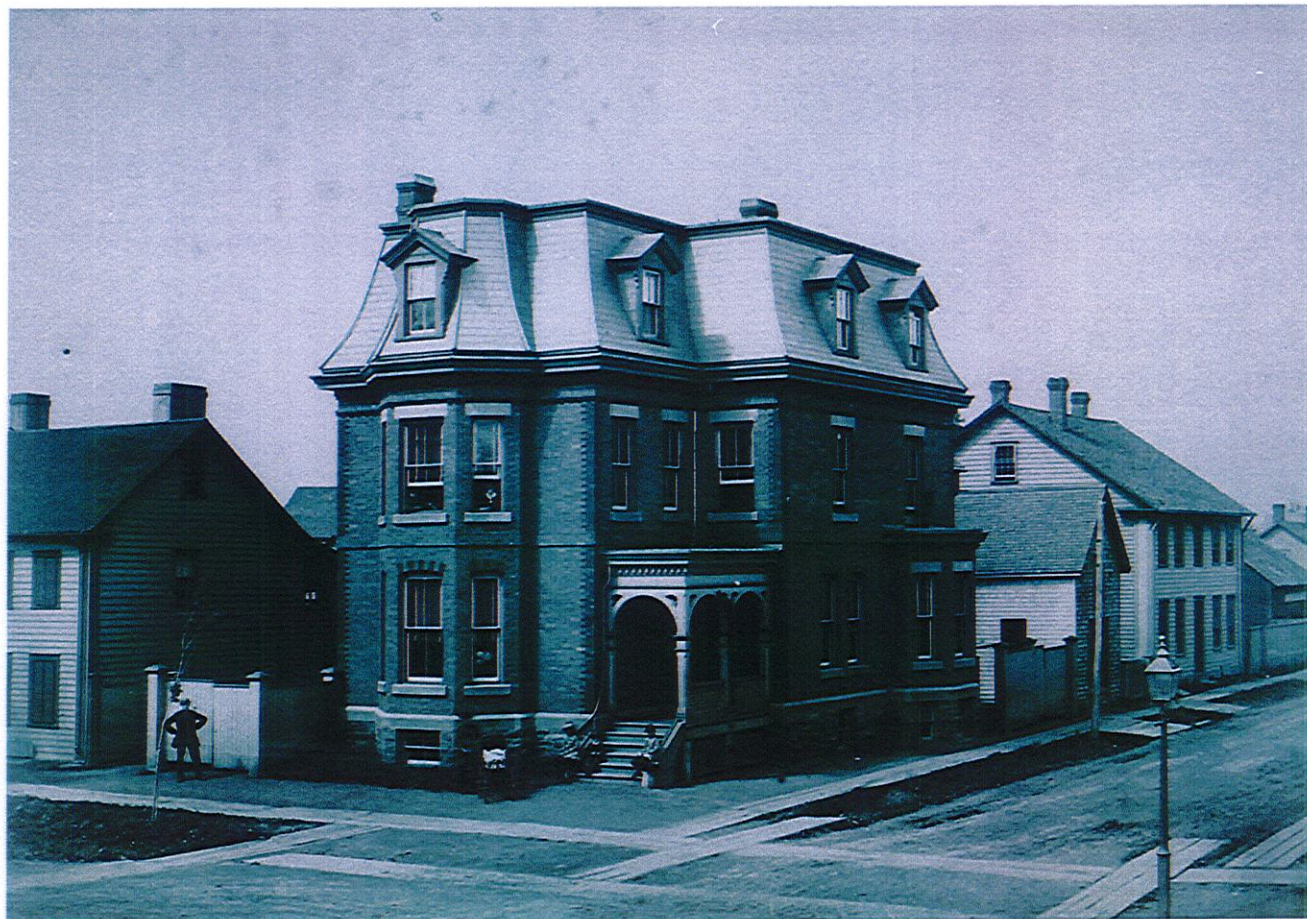
PROPOSED WINDOW DETAIL AND PARTIAL ELEVATION


ATTACHEMENT C



HISTORIC PHOTO

ATTACHMENT D



TITLE: ALTERATION TO A DESIGNATED HERITAGE PROPERTY FILE: HERT-2019-26-AUGUST-6-2 185 KENT STREET APPLICANT: JEFF SINNOTT		
MEETING DATE: August 26, 2019		Page 1 of 9
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. Location Map B. Streetscape Photo C. Proposed two storey deck D. Historic Photo	
SITE INFORMATION: Ward No: 1 – Queens Square Heritage Recognition: Designated Heritage Resource located in the DMUN zone of the 500 Lot Area. Adjacent Heritage Properties: There are seven adjacent designated properties. <ul style="list-style-type: none"> • 186 Prince Street • 181 Kent Street • 205 Kent Street • 215 Kent Street • 217-219 Kent Street • 218 Kent Street • 221-223 Kent Street 		

RECOMMENDATION:

The Planning & Heritage Department encourages Heritage Board to support the application to add a two storey deck with second level access at 185 Kent Street (PID #342998).

BACKGROUND:

Application

The applicant is applying to add a two storey deck in place of the exiting sidewalk patio on Kent Street. Access to the second level deck would be through a new access door to the west of the existing four windows on the second storey.

The application includes:

- New two level timber structure deck to be constructed on the footprint of the existing sidewalk patio.
- Upper deck to measure approximately 13 ft. deep and 21 ft. long
- Existing railing on the lower level to remain. Railing on the upper level to match existing.
- Installation of one new 36 inch wide door on the second level to the west of the existing four windows.

PROPERTY HISTORY

185-187 Kent Street is a two and one half storey wood framed building. It features gable roofs, gable dormers, and decorative pedimented stacked square bay windows. It is located on the corner of Kent and Prince Streets among a number of historic buildings and churches.

Heritage Value:

The heritage value of 185-187 Kent Street lies in its association with local furniture maker, Martin Dogherty, drugstore, Johnson and Johnson and its role in supporting the streetscape.

It is not clear exactly when 185-187 Kent Street was originally constructed, however judging by its construction method with birch bark covering the wide sheathing boards, it is an old structure. It is possible that cabinetmaker, Martin Dogherty built the home, as he lived and worked there before 1833 until approximately 1850.

By 1856, physician, Dr. Henry A. Johnson had purchased the home. He and his family, including his son Hammond who was also a physician, occupied the home. One of Henry Johnson's other sons, Richard, was pursuing a medical degree at Harvard when an unfortunate incident temporarily changed his career path. While traveling across the Northumberland Strait in an ice boat, a storm blew up and stranded Johnson and the rest of his party on the ice for three days. A fellow traveler and medical student, James Henry Haszard died as a result of the ordeal. While Richard Johnson survived, he abandoned his medical studies and became a minister. Approximately, ten years into his career, he developed throat problems that caused him to leave the ministry. He then returned to Harvard where he finished his medical degree in 1865.

By the time that Dr. Richard Johnson returned to the Island to practice medicine, his father and brother had died. Dr. Richard Johnson took over the residence at 185-187 Kent Street where he practiced medicine and like his peers, dispensed drugs. Before 1889, his son, Arthur had joined

him in the dispensing part of his business and when another son, Richard MacKay Johnson, received his pharmacy degree in 1893, the two would begin the Johnson and Johnson drug store business. They operated the drug store out of the 185-187 Kent Street building for many years until it was sold to Robbins E. Colwill in 1913. A later owner of the building was Hilliard Toombs who also operated a drug store from the premises. Both Colwill and Toombs retained the Johnson and Johnson name for their businesses.

The building would remain a drug store until the 1980s. It would later become a restaurant and pub called Doc's Corner. 185-187 Kent Street remains a restaurant and pub to this day. An attractive building which has important historical associations and has been a part of the corner for many years, it plays a large role in supporting the Prince and Kent Street streetscapes.

The following character-defining elements contribute to the heritage value of 185-187 Kent Street:

- The overall two and one half storey massing of the building
- The gable roof with two gable dormers on the Kent Street facade
- The wood exterior with mouldings painted in a contrasting colour including the cornice, the cornerboards, the window and door surrounds and the interesting design in the pediment atop the stacked bay windows of the Kent Street facade
- The asymmetrical facade
- The style and placement of the windows, particularly the symmetrically placed sash windows and the stacked bay windows of the Kent Street facade topped with a gable roof
- The size and placement of the doors topped with awnings, including the door with transom light facing the corner
- The size and placement of the brick chimney
- The large addition on the Prince Street side

Other character-defining elements include:

- The location of the building on Kent and Prince Street and its physical and visual relationship to its streetscape

POLICY FRAMEWORK:

Bylaw Requirements

In accordance with Section 4.2.4.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. and provisions listed in Section 6.

5.1.1 In evaluating an application for a Heritage Permit involving a Building or Structure, the Heritage Officer, Heritage Board and/or Council shall review the compatibility of the proposed Development in relation to the original and/or existing Building or Structure, including the following:

- a. The Standards and Guidelines for the Conservation of Historic Places in Canada, as may be amended from time to time;*
- b. The original character, construction and architectural details;*
- c. The original or existing materials;*
- d. The scale of a proposed Development in relation to the scale and proportions of the original or existing Building or Structure;*
- e. The size and alignment of existing doors and windows;*
- f. The material and style of existing windows and doors, including details such as the casements, sashes, mullions, muntins, trims, and glazing;*
- g. The pitch, direction and arrangement of the roof and any associated chimney;*
- h. The significance of the accessory Building to the historic nature of the property and the original design elements of the accessory structure; and*
- i. Any other historical elements or architectural design considerations as deemed relevant by the Heritage Officer.*

Official Plan

Section 3. of the Official Plan, “Directing Physical Growth” states; *The City will continue to build on its past by stimulating the revitalization of heritage resources; maintaining the special qualities of Charlottetown’s neighbourhoods; and safeguarding the municipality’s open space characteristics and view corridors.*

Section 3.7 of the Official Plan, “Defining Our Direction” states: *Our goal is to protect and revitalize the heritage resources of Charlottetown for the benefit of current and future residents and visitors.*

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:

General Standards for Preservation, Rehabilitation and Restoration:

12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future

ANALYSIS:

It is noted the existing ground floor windows on the Kent Street elevation have been altered from the original. These accommodate the change in use of the building. The existing sidewalk patio is proposed to be replaced with a two storey wood frame deck to be placed in front of the heritage building which will do little to alter the fabric of the building itself. A new door opening is proposed to access the deck from the second level. This is an alteration to the existing fabric which affects the building characteristic and simple façade symmetry. It may be that an alternative access would be preferable.

CONCLUSION:

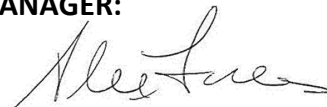
The Planning & Heritage Department recommends the application for the installation of a new second level door and two storey deck at 185-187 Kent Street, be approved with any alterations as suggested by Heritage Board.

PRESENTER:



Todd Saunders, M.Arch
Heritage Officer

MANAGER:



Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

LOCATION MAP

ATTACHMENT A



LOCATION MAP – 185-187 Kent Street showing the property located at the north east corner of Kent Street and Prince Street. Properties shown in pink are zoned DN (Downtown Neighbourhood), those in green DMUN (Downtown Mixed Use Neighbourhood), those in darker pink are zoned DM (Downtown Mainstreet).

STREETSCAPE PHOTO

ATTACHEMENT B



PROPOSED WINDOW DETAIL AND PARTIAL ELEVATION

ATTACHEMENT C



PLANNING
Rec'd
Aug 22, 2019
-mt
RS

Hunter's Patio Addition (21'-0" x 13'-0" upper deck)

April 26, 2019



HISTORIC PHOTO

ATTACHMENT D

