



**HERITAGE BOARD AGENDA
NOTICE OF MEETING**

*Monday, September 30, 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 the Agenda for Monday, September 30, 2019
- 4) Adoption of Minutes** - Minutes of the Heritage Board Meeting on Monday, August 26, 2019
- 5) Business arising from Minutes**
- 6) Reports:**
 - a) 175 Richmond Street (Coles Building) – application for window installation
 - b) 52 Sydney Street – application for addition
- 7) Discussion:**
 - a) Implications of development project proposal
- 8) Introduction of New Business**
- 9) Adjournment of Public Session**

**PLANNING AND HERITAGE COMMITTEE – HERITAGE BOARD MINUTES
26 AUGUST 2019 12:00 PM
PARKDALE ROOM, CITY HALL**

Included Councillor Greg Rivard, Chair
Deputy Mayor Jason Coady
Councillor Julie McCabe
Tara Maloney, RM
Simon Moore, RM

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

Regrets Mayor Philip Brown
Councillor Bob Doiron

Aaron Stavert, RM

1. Call to Order

Councillor Greg Rivard called the meeting to order at 11:58 a.m.

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 Tara Maloney, RM, and seconded by Simon Moore, RM, that the agenda for Monday, August 26, 2019, with the addition of 185 Kent Street, be approved.

CARRIED

4. Adoption of Minutes

Moved by Tara Maloney, RM, and seconded by Simon Moore, RM, that the minutes of the Tuesday, June 04, 2019 meeting be approved.

CARRIED

5. Business arising from Minutes

There was no business arising from the minutes.

6. 96 Prince Street (PID #340695)

This is an application to remove two ground floor windows and install one new window at 96 Prince Street (PID #340695). The property is a Designated Heritage Resource located in the Downtown Neighbourhood (DN) zone of the 500 Lot Area. Todd Saunders, Heritage Officer, presented the report. See attached report.

The three storey brick residential building has a smaller one storey wood clad addition on the rear of the property. 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.

Comments/concerns noted:

- Board members noted that they do not have any concerns approving the proposed renovations. This renovation does not affect the street scape or the mass of the property.
- It was also noted that you can see the shower head from the existing window and would make sense to move it to the side for privacy purposes.
- Staff and Board members also commended the owner of the property for his continuous efforts in keeping the character and heritage merit of the property.

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 the application to remove two ground floor windows and install one new window at 96 Prince Street (PID #340695), be approved.

CARRIED

7. 185 Kent Street (PID #342998)

This is an application to add a two storey deck with second level access in place of the existing sidewalk patio at 185 Kent Street (PID #342998). The property is a Designated Heritage Resource located in the DMUN Zone of the 500 Lot Area. Todd Saunders, Heritage Officer, presented the report. See attached report.

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.

Staff also noted that this structure can be disassembled in the future without affecting the look of the property and the new door can just be reverted back to a wall. Another option was to replace one of the windows as the access door

Comments/concerns noted:

- Board members commented that it would be best to leave the windows as is and just add the door for access to the second level. It would be easier to just convert it back to a wall instead of converting the door back into a window should the decks be removed in the future.
- Board members also noted that they are willing to support this application as the deck would still match the street scape. Also, the current look of the building is still close

- to the original look of the property. Staff also added that the windows at the lower level are new but it is not very visible with the existing sidewalk patio.
- Board members asked about the distance or the width of the deck and staff indicated that if this application is approved by the Heritage Board, the setbacks would still be reviewed by a Development Officer to ensure that it would meet the Zoning & Development Bylaw requirements.
 - Board members also clarified the type of material that will be used for the deck and staff indicated that it will be made of wood frame and the cast irons would match the existing material.

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

Moved by Tara Maloney, RM, and seconded by Councillor Julie McCabe, that heritage component of the application to install a two storey deck with second level access in place of the existing sidewalk patio at 185 Kent Street (PID #342998), be approved, subject to the Zoning & Development Bylaw requirements.

CARRIED

8. New Business

- a) Todd Saunders received an inquiry with regards to whether the installation of solar panels would be permitted. As per the Bylaw, any alteration to a heritage property needs to be reviewed and approved by the Board. The National Standards and Guidelines for Heritage Properties in Canada, in terms of sustainability, indicate that these types of initiatives should be welcomed. Staff is inclined to support such initiatives but it would be reviewed on a case to case basis. It would be best for solar panels be located at the rear of the property and flat to the roof, but again, it would depend on how the property is also situated, and the angles/positioning of the panels.

Of course there is great support for moving toward a more sustainable energy source and efforts made to that end are certainly encouraged. The role of our Heritage Board within the city is to support and protect our valued heritage resources. In ideal situations sustainability and heritage preservation can mutually support one another. However in some cases one may impose a negative effect on the other.

It was agreed that it is difficult to create a blanket statement regarding the use of solar panels on designated heritage resources as each situation is case specific. As an example, solar panels mounted on the south facing roof of Province House would have a much greater impact than those mounted on a rear facing roof of a home not visible from the street. In addition panels mounted flat on the roof have less visible impact than when they must be elevated on a frame. It was generally agreed there are situations where the solar panels would have little to no impact on the historic character of a property and would be encouraged. There are also cases where they would detract greatly from the character of the building and alternate solutions would be encouraged.

Board members asked if staff can do a little more research to ask other municipalities with regards to dealing with solar panels on heritage properties.


- b) Alex Forbes discussed about the special conditions in terms of erecting signage in the Downtown Area. The Bylaw indicates that there are specific guidelines when erecting signs to properties within the 500 Lot Area. In cases where a sign application does not meet the design standards and bylaw requirements, there is an option to allow the heritage board to make a recommendation to Council on the application if the property is a designated heritage resource.

Currently a property owner is considering having his property designated in order to have greater flexibility regarding proposed signage. However, the applicant is hesitant to apply to designate the property if the end result would not allow them to proceed with their proposal anyway. The sign is being proposed to be erected on top of the third storey window of the building which is not permitted according to the Bylaw. Board members would like to see the placement and the design and layout of the proposed sign and staff noted that all these will be provided as part of the review.

9. Adjournment

Moved by Greg Munn, RM, and seconded by Councillor Julie McCabe, that the meeting be adjourned. The meeting was adjourned at 12: 23 PM.

Councillor Greg Rivard

TITLE: ALTERATION TO A DESIGNATE HERITGE RESOURCE FILE: HERT-2019-30-SEPTEMBER – 6(a) 175 RICHMOND STREET OWNER: GOVERNMENT OF PRINCE EDWARD ISLAND		
MEETING DATE: September 30, 2019		Page 1 of 10
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. Location Map B. Proposed Elevations C. Photo D. Archival Photo	
SITE INFORMATION: 175 Richmond Street Hon. George Coles Building Ward No: 1 – Queens Square Property Use: Office Heritage Recognition: This is both a municipally and provincially designated Heritage Resource and is located in the P/C zone of the 500 Lot Area. Adjacent Heritage Properties: There are three properties adjacent to or nearby the development site which are found on the list of Designated Heritage Resources; <ul style="list-style-type: none"> • 165 Richmond Street – Province House • 197 Richmond Street – St Paul’s rectory • 101 Prince Street – St Paul’s Hall • 21 Church Street – St Paul’s Church • 180 Richmond Street – Union Bank building 		

RECOMMENDATION:

The Planning & Heritage Department encourages Heritage Board to support the application for thirteen additional fourth floor windows at 175 Richmond Street (PID#340448)

BACKGROUND:

Application:

The fourth floor of the Hon. George Coles Building at 175 Richmond St. is being renovated to provide office space throughout the floor once the Public Archives is relocated to a new address. With the office renovation, the proposal is to provide more windows on the fourth floor, positioned in the mansard roof.

The application includes:

- The windows will be a fixed skylight type window, sized and located to enhance the symmetry of the heritage building facade.
- One window is proposed to be removed in the mansard roof on the Richmond St, façade as it does not align to the floor below.

Chiller Screen/Fence

- Cooling will be provided to the building for the renovations of the second and third floors.
- A new chiller is proposed at the North corner of the building facing Church Street.
- The chiller will sit on a concrete slab on grade and it will be screened with a black metal fence, approximately 1200mm high.
- The black fence will be adjacent to the recently added black metal exit stair added to the Church St façade.

PROPERTY HISTORY

The Law Courts Building, as the Honourable George Coles Building was formerly known, was constructed between 1874 and 1876 to house the Supreme Court. Prominent local architect, Thomas Alley designed the beautiful building and a large number of carpenters, masons and other tradesmen worked on various parts of the project. Before the building was constructed, the Supreme Court met in many different locations throughout Charlottetown including: a court house designed by John Plaw in 1813-1814, private homes, a combination courthouse and post office building and Province House.

The first meeting of the Supreme Court was held in the new Law Courts Building on 11 January 1876. Mr. Justice Peters presided. The new building was described as spacious, with excellent acoustics. A unique exterior feature of the building was the elaborate gas powered clock located on the west side of the building. It would remain home to the Supreme Court until 1976 when the building was gutted by fire, destroying the roof and the clock tower. The courts were then moved to the more spacious and newly constructed, Sir Louis Henry Davies Law Courts Building near the waterfront and the Law Courts Building was renovated to house offices and the Public Archives of Prince Edward Island. The Law Courts Building was renamed the Honourable George Coles Building after the popular Premier of Prince Edward Island and Father of Confederation.

The Honourable George Coles Building is Italianate in its design, which was popular with architects in the 19th century. The Italianate style was as fashionable in Charlottetown as it was throughout North America, with many public and commercial buildings showing its influence. The brick and stone buildings were modeled on the arcaded facades of the Italian Renaissance style found in Northern Italy.

Despite various renovations, including in the 1930s when the windows were changed on the south side of the building, and after the 1976 fire, when a less elaborate electric clock was installed on the roof on the south side of the building, the Honourable George Coles Building is a well preserved example of the Italianate style public building in Charlottetown. Located next to Province House, on historic Queen Square, it is important in maintaining the historic character of Queen Square.

CHARACTER DEFINING ELEMENTS:

- The following Italianate character-defining elements illustrate the heritage value of 175 Richmond Street:
- The overall massing of the building
- The size and shape of the building's brick exterior
- The Wallace sandstone trim of the exterior, particularly the belt courses, keystones, sills, arches, voussoirs and quoining
- The style and placement of the windows, particularly the tall, round headed windows with Wallace sandstone label surround and key, as well as the rectangular windows with sandstone trim that was the result of the 1930s renovation
- The style and placement of the doors with their decorative arch composed of Wallace sandstone voussoirs and quoining
- The decorative corbelled cornice

Other character-defining elements of 175 Richmond Street are:

- The Mansard roof which at one time had iron cresting around the top
- The clock in the centre of the roof on the south side
- The location of the building on Queen Square

POLICY FRAMEWORK:**Heritage Preservation Bylaw Requirements**

In accordance with Section 4.2.4.a(ii) 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.

City of Charlottetown Official Plan

Section 4.2 A Vibrant Downtown – The 500 Lot Area

1. Our **objective** is to protect, restore, respect and leverage all Heritage Resources.
 - Our **policy** shall be to recognize that the 500 Lot Area is comprised of an extraordinary concentration of significant heritage buildings, landmarks and streetscapes. These resources play a prominent role in defining its distinct ‘sense of place’ and should be recognized as the life-blood of the area’s civic, cultural and economic well-being and as such need to be protected and restored.
 - Our **policy** shall be to identify and recognize the heritage attributes of these buildings, landmarks and streetscapes related to their age, architectural interest and historical interest through on-going planning, studies, inventories and other municipal initiatives in order to enable adequate and appropriate protection of these heritage resources.

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 and character-defining elements when creating any new additions to an historic place or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

ANALYSIS:

This roof structure/configuration was remodeled following the 1976 fire. Five skylights were installed at that time on the south elevation and four on the west. The addition of new skylights serves to enhance the historic symmetry of the building and does not reduce any historic character defining elements. Rather it increases the usability and therefore viability of the building.

CONCLUSION:

The Planning & Heritage Department recommends approval of the application to install additional windows on the fourth floor at 175 Richmond Street.

PRESENTER:



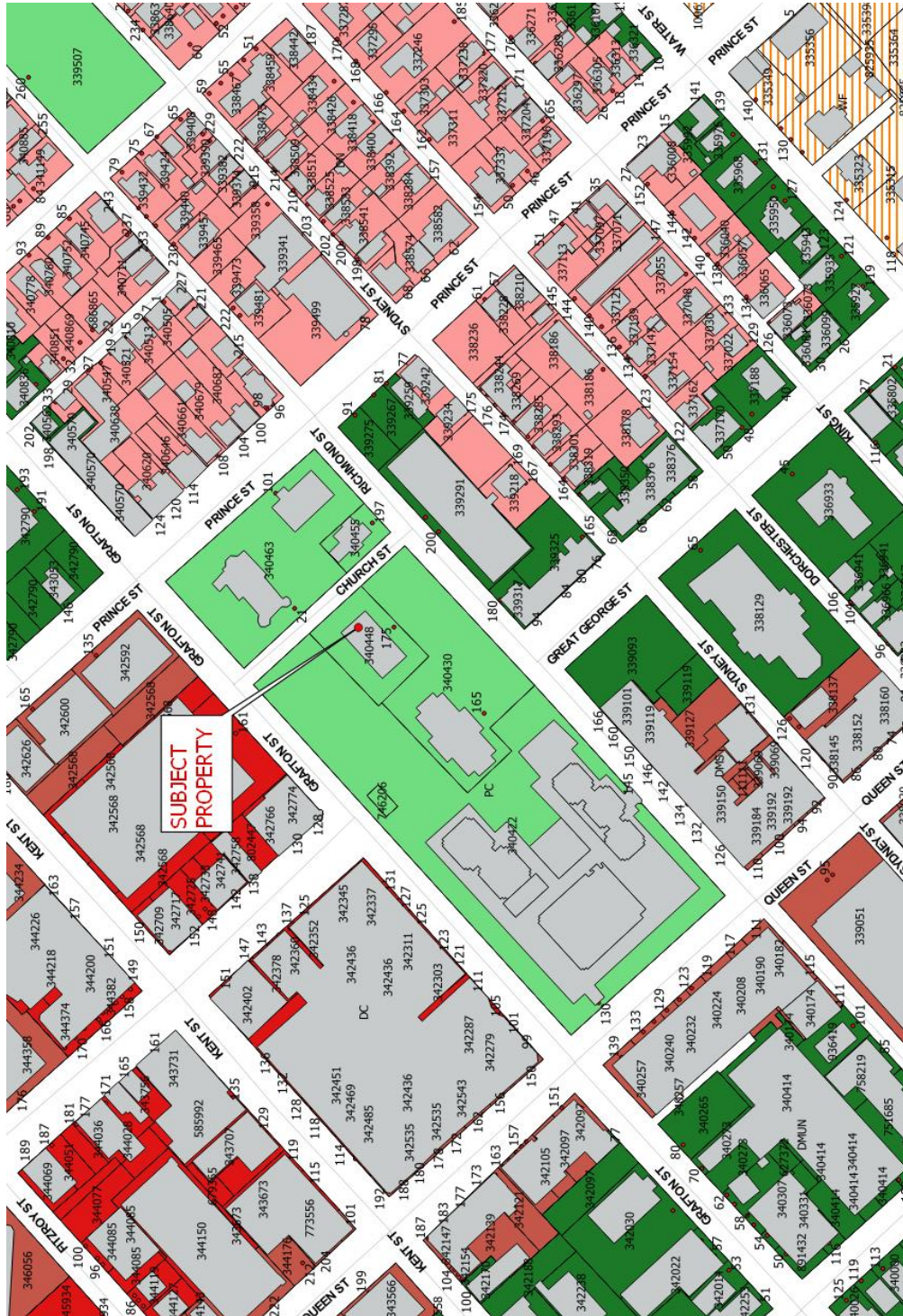
Todd Saunders, M.Arch
Heritage Officer

MANAGER:



Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

APPENDIX A



LOCATION MAP

ATTACHMENT B

PRELIMINARY ONLY NOT FOR CONSTRUCTION

NOTES
1. NEW FRISE ON SOUTH WINDOW
2. RENOVATE WINDOW AND FILL

COLES
ARCHITECTURE & INTERIOR DESIGN
175 RICHMOND STREET, SYDNEY NSW 2000
PH: 02 9231 1111
WWW.COLESARCHITECTURE.COM.AU

Project: George Coles Building Renovations
Client: Elevations
Scale: 1:100
Date: 19/10/20
Sheet: A300

North Elevation
South Elevation
East Elevation
West Elevation

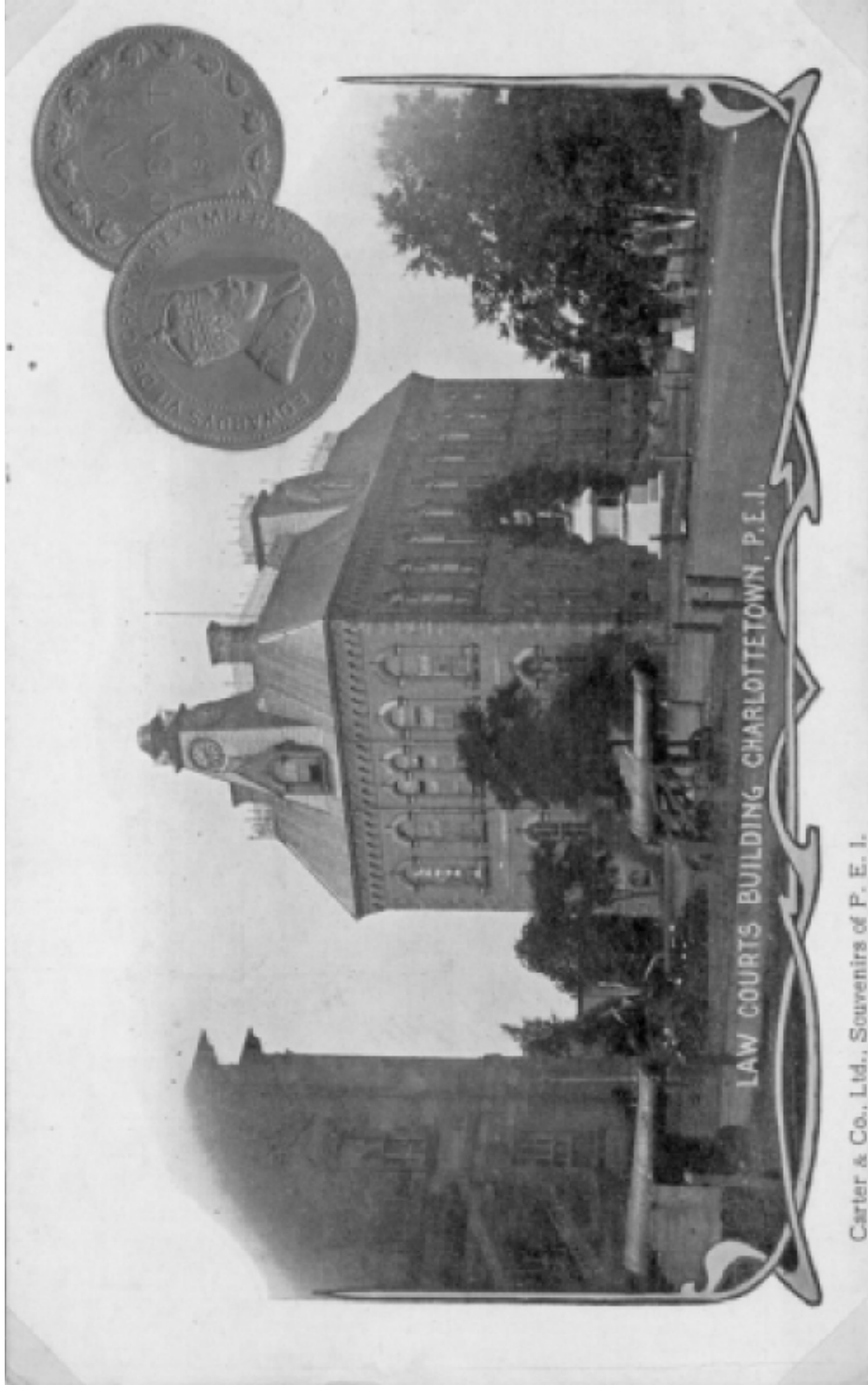
PROPOSED ELEVATIONS

ATTACHMENT C




PHOTO– showing current roof

ATTACHMENT D



HISTORIC PHOTO – showing original roof

<p>TITLE: ADDITION TO A DESIGNATE HERITGE RESOURCE FILE: HERT-2019-30-SEPTEMBER – 6(b) 52 SYDNEY STREET APPLICANT: DICO REIJERS</p>	
<p>MEETING DATE: September 30, 2019</p>	<p>Page 1 of 11</p>
<p>DEPARTMENT: Planning & Heritage</p>	<p>ATTACHMENTS:</p> <ul style="list-style-type: none"> A. Location Map B. 2012 Photos C. Site Plan D. Proposal Renderings E. Sections F. North View G. 2012 Design
<p>SITE INFORMATION: 52 Sydney Street Ward No: 1 – Queens Square Property Use: Residential Heritage Recognition: This is a designated Heritage Resource and is located in the DN zone of the 500 Lot Area. Adjacent Heritage Properties: There are three properties adjacent to or nearby the development site which are found on the list of Designated Heritage Resources;</p> <ul style="list-style-type: none"> • 48 Sydney Street • 58 - 60 Sydney Street • 70 Sydney Street – Hutchinson House 	

RECOMMENDATION:

The Planning & Heritage Department encourages Heritage Board to support the application for the addition at 52 Sydney Street (PID#337873)

BACKGROUND:

Application:

An addition to the existing designate building was reviewed in 2012 and the applicant was asked to redesign the proposal with particular attention to the roofline and windows. The application

was approved and the footing was installed in 2014 following which the project has not developed further. A new property owner is now proposing completion of the development but requires a new permit. The rear roof line has been altered slightly from the previous design as have some windows. The existing house has previously comprised two units.

The application includes:

- The addition measures 19.75 ft wide by 24 ft deep and will allow for the occupancy to increase to four units;
- the addition is set back from the front of the existing structure by 18ft.
- parking for two cars is included;
- the building is to be re-clad in wood shingle (front and side) except where fire rating is required in which case cement board will be used.
 - a four inch exposure and corner boards as existing or as revealed during construction;
- Windows: Front/side : single hung wood, simulated divided light, 2 over 2. Rear: vinyl, single hung, 2 over 2.

The building has suffered damage in the past few years, Attachment F shows in shaded red the part of the existing structure which is likely to be retained. The roof has to come off and all the floor systems have to come out. Currently the ground floor is lower than the sidewalk and has a 7ft. ceiling. It is expected the ceiling may be raised to 8ft.

PROPERTY HISTORY

50-52 Sydney Street was built for John Kennedy, a cooper, shortly after 1839. In that year Kennedy leased the property with the promise that he would build a dwelling house of at least one-and-a-half stories in line with Sydney Street. Under his lease agreement, Kennedy would give up his home at the end of twenty-one years. At that time he would be compensated for half of the house's estimated value. [1] Later residents of 52 Sydney Street were Mr. and Mrs. Patrick J. McMahon. The Guardian of January 8, 1941 carried the funeral notice of Mr. McMahon. The funeral mass was to be celebrated by Rev. P. McMahon, D.D., the Rector of St. Dunstan's Basilica and son of the departed. Sadly, Patrick's wife died only eleven months later, notice of her passing appearing in the Guardian of December 1. An undated Guardian newspaper article details a number of items found when the owner of the building worked on the house's entranceway. Among the items pulled from the walls were an 1871 Prince Edward Island penny, an ivory crochet hook, a hand carved clothespin and a copper and wooden rosary. A local Island heritage

consultant stated that it was "a beautiful example of a very old rosary" and suggested that it dated from around 1880. There are other instances throughout Charlottetown where a variety of items have been found within the walls of old homes. During a renovation at 42 Hillsborough Street, rosaries were found underneath the window sills and newspapers, bones and shoes were found within the walls.

The following Georgian inspired character-defining elements contribute to the heritage value of 52 Sydney Street:

- The overall massing of the building with its two storeys
- The wooden shingled exterior
- The simple mouldings such as the cornice, the window and door surrounds and the cornerboards, painted in a contrasting colour
- The size and symmetrical placement of the sash windows, although the slightly larger window of the east side of the first floor facade is slightly larger than the original windows
- The size and central placement of the front door
- The gable roof
- The large extension on the south or back side of the home

Other character-defining elements include:

- The building's proximity to Connaught Square
- The location of the building on Sydney Street and its physical and visual relationship to surrounding 19th Century buildings
- The building's ongoing use as a residence

POLICY FRAMEWORK:

Heritage Preservation Bylaw Requirements

In accordance with Section 4.2.5 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.

Of note; 6.5.1 When the existing structure has wooden windows, the new windows shall also be wooden. This proposal requests vinyl windows on the rear elevation.

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:

Standard 11

Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. (b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

ANALYSIS:

This design has previously been approved. The building in its current condition is deteriorating.

CONCLUSION:

The Planning & Heritage Department recommends approval of the application for an addition at 52 Sydney Street.

PRESENTER:

Todd Saunders, M.Arch
Heritage Officer

MANAGER:

Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

ATTACHMENT A



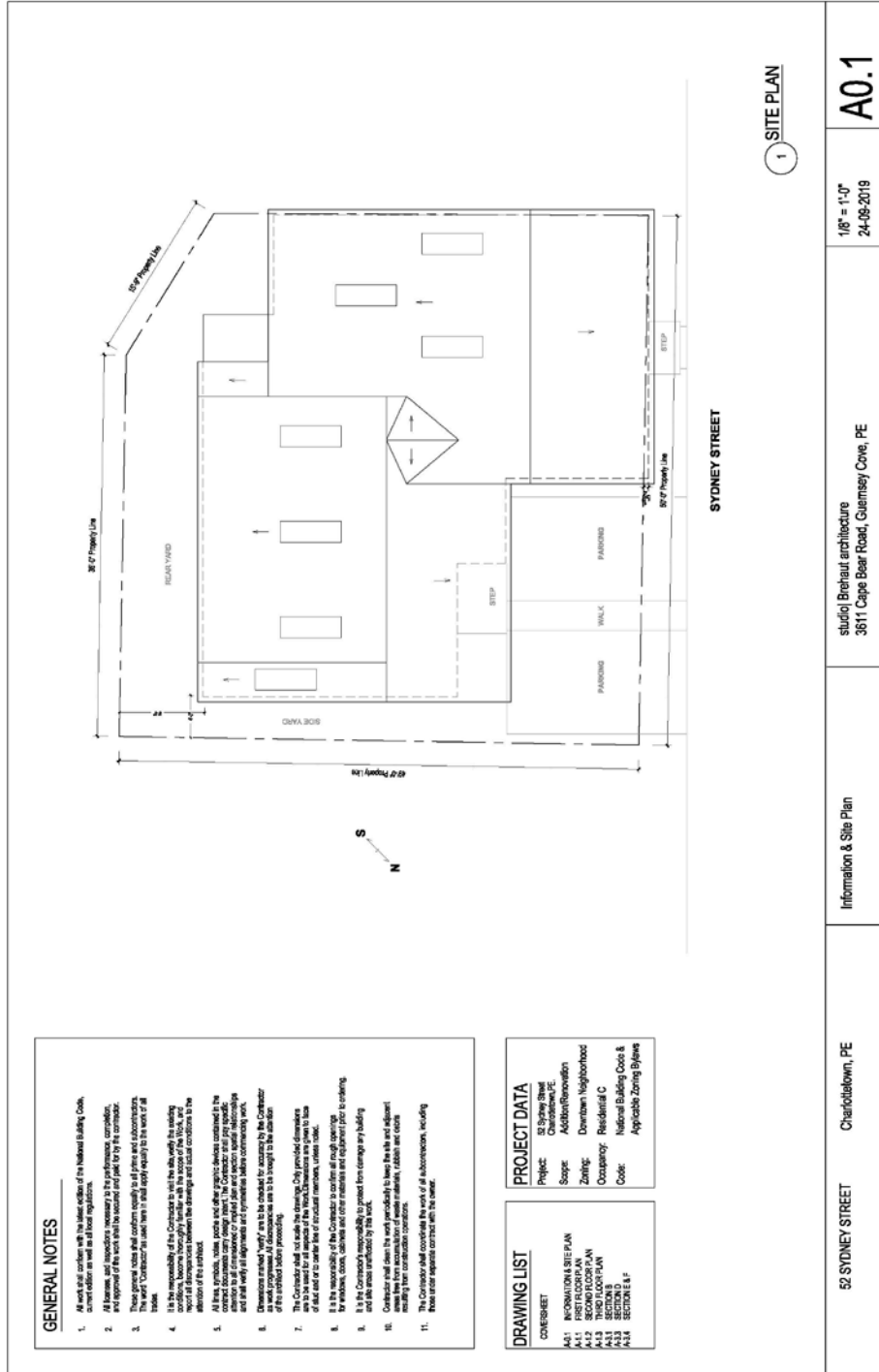
LOCATION MAP

ATTACHMENT B



PHOTOS 2012

ATTACHMENT C



1 SITE PLAN

GENERAL NOTES

- All work shall conform with the latest edition of the National Building Code.
- All construction shall be in accordance with the applicable requirements.
- All construction shall be in accordance with the applicable requirements.
- The word "Contractor" as used herein shall apply equally to the work of all trades.
- The Contractor shall conform with all codes and sub-codes.
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PROJECT DATA

Project:	52 Sydney Street, Charlottetown, PE
Scope:	Addition/Renovation
Address:	Downtown Neighborhood
Zoning:	Residential C
Compliance:	National Building Code & Applicable Zoning Bylaws

A0.1

1/8" = 1'-0"
24-09-2019

studio Brehaut architecture
3611 Cape Bear Road, Guernsey Cove, PE

Information & Site Plan

52 SYDNEY STREET
Charlottetown, PE

SITE PLAN

ATTACHMENT D



3 West View



1 South View



4 East View



2 North View

Views

20-08-19

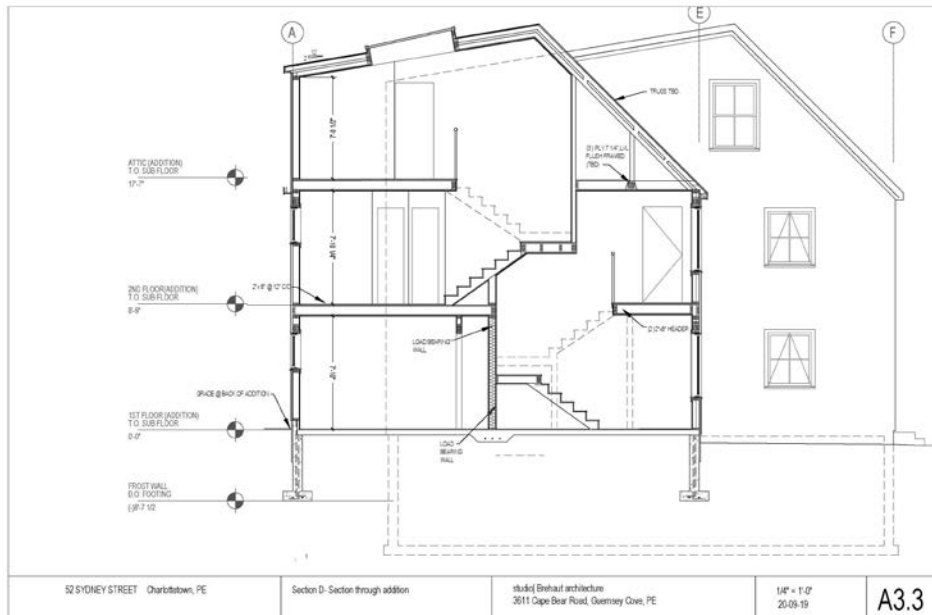
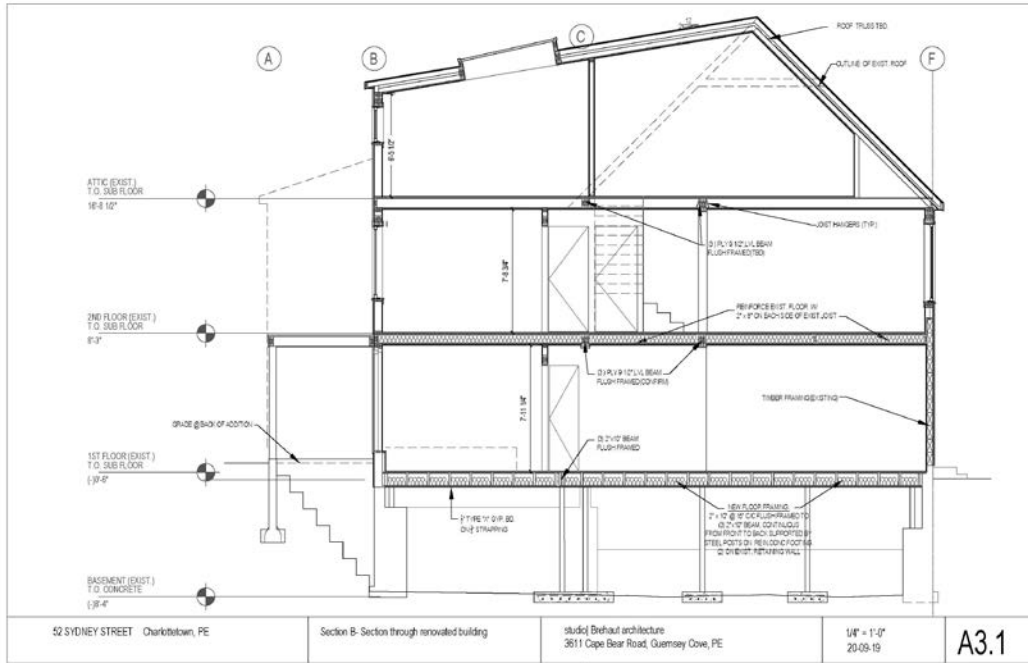
studio | BREHAUT
architecture

Exterior Views

52 Sydney St.
Charlottetown, PE

PROPOSAL RENDERINGS

ATTACHMENT E



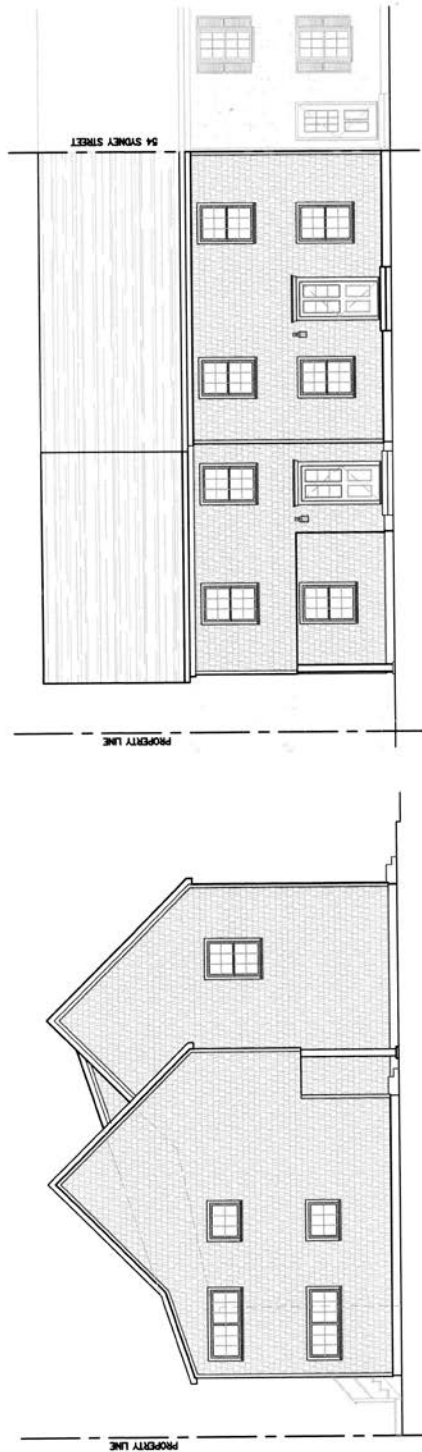
SECTIONS

ATTACHMENT F



2 North View


ATTACHMENT G



1 STREET ELEVATION

2 SIDE ELEVATION

30YD RESIDENCE – 52 SYDNEY STREET	Charlottetown, PE	Proposed Elevations	1/8" = 1'-0" 31/08/2012	A3
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TITLE: DEMOLITION OF FOUR PROPERTIES IN THE 500 LOT AREA FILE: HERT-2019-30-SEPTEMBER – 7(a) KING STREET & DORCHESTER STREET OWNER: WEYMOUTH PROPERTIES LTD.		
MEETING DATE: September 30, 2019		Page 1 of 18
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. Location Map B. 1878 Panoramic view C. 1880 Meacham’s Atlas Map D. 1917 Insurance Map E. Archival Photo F. Historic Photos G. Property Evaluation Forms	
SITE INFORMATION: 91 King Street, 93 King Street, 94-98 Dorchester Street, & 100-102 Dorchester Street Ward No: 1 – Queens Square Property Use: Residential Heritage Recognition: Properties are <i>NOT</i> designated Heritage Resources and are located in the DMUN zone of the 500 Lot Area. Adjacent Heritage Properties: There are three properties adjacent to or nearby the development site which are found on the list of Designated Heritage Resources; <ul style="list-style-type: none"> • 52 Queen Street • 100 King Street • 45 Great George Street – SDU Place 		

RECOMMENDATION:

This report is for information only to allow Heritage Board to be made aware of a proposed application and the temporary designation process should they find it applicable.

The Planning & Heritage Department has received an application to demolish four buildings located in the 500 Lot Area at 91 King Street, 93 King Street, 94-98 Dorchester Street and 100-102 Dorchester Street. These buildings are not designated heritage resources and are therefore not protected under the Heritage Preservation Bylaw. Their demolition is considered an “as of right” under the Zoning and Development Bylaw. There is however the ability to request that Council

impose a temporary designation on a “resource with characteristics that may meet the criteria for Designation”. This would prevent the buildings from being demolished for otherwise altered for a period of 45 days to allow Council time to determine if Council will proceed with the process to Designated the Heritage Resources.

BACKGROUND:

The City of Charlottetown has received an application to develop approximately one third (south-west end) of the block bounded by Queen Street, Dorchester Street, Great George Street and King Street. The development proposes to leave the designated property at 52 Queen Street located at the corner of King Street, untouched. The existing buildings at 54 Queen Street, 58-64 Queen Street and 68 Queen Street are to remain but will be renovated with entirely new facades. The buildings located at 91 King Street, 93 King Street, 94-98 Dorchester Street and 100-102 Dorchester Street are proposed for demolition with the lots to be consolidated and a new structure developed on the consolidated lot.

DESCRIPTION OF PROPERTIES TO BE DEMOLISHED

91 King Street is a two and a half storey, wood frame building with a street facing side gable roof built in a simple Georgian style. It is not known exactly when this building was constructed, but a similar size and shape building is found on the 1878 panoramic view. A 1917 insurance map indicates a two story building with the same footprint. According to the Prince Edward Island Telephone Directory of 1935, Mr. and Mrs. Abie Block lived at 91 King Street. It is unclear if the building was used as a single dwelling at the time as the 1917 insurance plan indicates it comprises two addresses, but by 1970 it was an apartment building. The property currently has a brick warehouse building at the rear. Provincial assessment records indicate this is currently a six unit building. This property is zoned Downtown Mixed Use Neighbourhood. This property scored 63 points (Grade 2) on the Heritage Building evaluation conducted in 2007.

93 King Street is a two and a half storey, gable roofed, wood frame building which may date to pre 1878 as it appears on the Panoramic View of Charlottetown. An 1886 newspaper notice offered the building opposite the Blake House (see 100 King Street) for sale. This appears to be 93 King Street. The first floor featured front and back shops and two large rooms in addition to a built-on kitchen with pump, washboxes and a large pantry. The second floor had four large

rooms, as did the third. Each of the upper floors featured "nice" halls. The building boasted a frost-proof cellar with a large brick pantry with cement flooring. It was noted that a water pipe conducted rainwater to the cellar. The property included large and convenient outbuildings. Some outbuildings may be indicated on the 1917 insurance plan. In 1976 the building was converted into a five unit apartment building. Provincial assessment records indicate this is currently a six unit building. This property is zoned Downtown Mixed Use Neighbourhood. This property scored 75 points (Grade 2) on the Heritage Building evaluation conducted in 2007.

94-98 Dorchester Street is a flat roofed, three storey, wood framed building with three street facing entries. It is not known when this building was constructed, but there was a three storey structure on at least part of this site as early as 1878 when the Panoramic View of Charlottetown was published. Although a three storey structure existed according to the 1917 insurance map it was located only at 94-96 Dorchester Street. There appears to have been no building at 98 Dorchester Street. A fire in 1940 badly damaged the building. At the time of the fire, the ground floor was occupied by a store and the upper two levels were residential. The fire caused considerable damage to the top two stories.

Provincial assessment records indicate this is currently an eight unit building. This property is zoned Downtown Mixed Use Neighbourhood. This property scored 57 points (Grade 3) on the Heritage Building evaluation conducted in 2007.

100-102 Dorchester Street is a front facing, gable roofed, two and a half storey, wood frame building. It was built by Owen Connolly who took pride in the quality of his buildings as a rental property around 1870. Although the properties he built for his own use are exceptional, even his rental properties were substantial, well-proportioned buildings. The 1917 insurance map shows a two and a half story structure with a one storey section at the rear which matches the current building configuration. The 1917 map also indicates it comprised two addresses.

Provincial assessment records indicate this is currently a one unit building. This property is zoned Downtown Mixed Use Neighbourhood. This property scored 78 points (Grade 2) on the Heritage Building evaluation conducted in 2007.

SITE SIGNIFICANCE

The development site encompasses the south-west third of the block bounded by Queen Street, Dorchester Street, Great George Street and King Street. In accordance with the original town plan, lots measured 84 ft by 160 ft. and ran the full depth of the block from King Street to

Dorchester Street. This block, numbered 16, consisted of lots 43-47 in the first hundred with the “Bishop’s Palace” occupying both lots 46 & 47. Of particular note is one of only four “alleys” or “right of way” through a block is found at the rear of the buildings fronting on Queen Street. This is currently owned by the City of Charlottetown. This is a unique feature in an otherwise very consistent block format.

The remaining portion of the block on the west end is occupied by SDU Place(former Bishop’s Palace) fronting on Great George Street and their vacant (parking) lot at 96 King Street, as well as two additional residential buildings located at 104 Dorchester Street (single family) and 106-110 Dorchester Street (4 units). Given the size and prominence of SDU Place (former Bishop’s Palace) it serves as the single most defining building on this block and provides a visual anchor.

The development site is located in the center of the city, in close proximity to the waterfront, an area which would have been populated early on in the city’s history. The area surrounding the site has seen some transformation in recent years with the development of Gahan House in the former Sisters of the Precious Blood convent building on Sydney Street and the more recent demolition of two houses on King Street and the subsequent development of a residential structure.

The downtown 500 lot area is recognized for both the quality and character of its streetscapes. This is due in part to the gridded street and block pattern allowing for a well-connected network. Block sizes are reasonably small and the gridded layout creates a sense of order and unity resulting in a very walkable area.

Queen Street is a 100 ft. wide street running north/south with a view to the water. Zoned *Downtown Mainstreet*, it is generally lined with three storey commercial buildings with no setbacks. It is a dominant, busy street serving a major link for both pedestrian and vehicular traffic. In recent years, attention has been paid to upgrading street amenities such as outdoor patios, historic street lighting, trees and pedestrian paving. Great George Street is also a wide street running north/south but has a much different character than Queen Street. Zoned Downtown Mixed Use, the street is truncated at Richmond Street with a clear termini point at Province House. Great George Street has a number of architectural landmarks with St. Dunstan’s Basilica, SDU Place, Province House, Hartz-O’Halloran row. The tree lined street is generally lined with well-maintained historic three storey residential buildings and a number of artistic points of interest (sculptures, monuments, interpretive panels).

Alternatively both Dorchester Street and King Street are narrow streets measuring 40 ft. in width. This results in a tight streetscape with buildings placed very close to the street edge allowing little to no space for street amenities. Zoned *Downtown Mixed Use Neighbourhood* the area has a mix of uses often contained within a house form building typology. These areas provide the transition between predominately residential areas and the more commercial areas. The scale of this zone is primarily residential form. Building forms are typically smaller scale two to three storey wood frame residential buildings. They represent a wide variety of building styles with the general sense that most are of an historic nature.

POLICY FRAMEWORK:

Heritage Preservation Bylaw Requirements

These four properties are *not* designated heritage resources and are therefore not subject to the provisions of the Heritage Preservation Bylaw. However, in accordance with Section 3.4 of the Heritage Preservation By-law, a temporary designation request may be made to Council where it is believed a heritage resource with characteristics that may meet the criteria for designation is at risk of imminent irreparable or costly damage to the site's heritage nature. .

City of Charlottetown Official Plan

3.7 Capitalizing on Heritage resources

Over the last few years, a great deal has been done to establish Charlottetown as the Birthplace of Confederation. The City's heritage buildings are not only important as a reflection of Charlottetown's social history, but they are an invaluable backdrop for helping to depict and explain the political evolution of the entire nation. Therefore, it is crucial that a significant portion of this building stock be restored and protected in order to buttress Charlottetown's seminal role in the creation of Canada. There will be no long lasting foundation for the success of a campaign based upon the municipality's identity as the Birthplace of Confederation unless there is a predominant sense that Charlottetown is an historic city. If done well, this initiative can be parlayed into significant gains for the local economy.

4.2 A Vibrant Downtown – The 500 Lot Area

4.2.1 A Starting Point – The Vision:

The 500 Lot Area is the City of Charlottetown's historic, cultural, civic and symbolic core and functions as the primary shopping, education, entertainment, recreational, service and employment hub within the City and the larger Region. The area is also a charming historical neighbourhood, home to many residents and visited by thousands of tourists each year. The 500 Lot Area benefits from its waterfront and its inventory of magnificent heritage buildings and features. Through the relevant policies of the CHARLOTTETOWN PLAN, the City should ensure that future planning actions within the 500 Lot Area continue to protect, restore and build upon the heritage resources in the area. New development, redevelopment, intensification and changes in land use should not be discouraged as they can have positive influences and make significant contributions to the evolution of the area. However, any proposed changes need to be carefully considered and managed to ensure that they do not undermine or destroy the very elements and qualities that define this area, but rather continue to create a distinct sense of place and contribute to its success.

4.2.2 Defining Our Direction:

*1. Our **policy** shall be to recognize each Urban Character Area or neighbourhood, including important streets and streetscapes, civic and cultural elements, heritage resources, squares and parks, public/institutional buildings, gateways and view planes and terminate within the 500 Lot Area, and to establish a new and more detailed Zoning By-Law regime to protect and enhance these resources accordingly.*

*3. Our **objective** is to reinforce and extend the historic street and block pattern in the 500 Lot Area. Our **policy** shall be to discourage any alterations to the existing street and block pattern which is a fundamental defining aspect of the 500 Lot Area's historic character. Alterations to this pattern may only be considered where it results in an improvement of the public realm, such as a public space, while still retaining unfettered pedestrian access and views.*

*4. Our **objective** is to protect, restore, respect and leverage all Heritage Resources. Our **policy** shall be to recognize that the 500 Lot Area is comprised of an extraordinary concentration of significant heritage buildings, landmarks and streetscapes. These resources play a prominent role in defining its distinct 'sense of place' and should be recognized as the life-blood of the area's civic, cultural and economic well-being and as such need to be protected and restored.*

*Our **policy** shall be to identify and recognize the heritage attributes of these buildings, landmarks and streetscapes related to their age, architectural interest and historical interest*

through on-going planning, studies, inventories and other municipal initiatives in order to enable adequate and appropriate protection of these heritage resources.

*Our **policy** shall be to provide direction through the Official Plan and regulation through the Zoning By-law for each property within the 500 Lot Area to determine the appropriate degree and design of alterations based upon an evaluation of its heritage attributes. The ability to demolish properties and buildings and the process and timing of granting demolition permits shall also be dependent upon an assessment of each property's heritage attributes.*

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 Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for designated heritage resources. These four buildings are not designated resources.

City of Charlottetown 500 Lot Area Development Standards & Design Guidelines

<https://www.charlottetown.ca/workspaces/one.aspx?objectid=12052544&contextId=12052176>

The 500 Lot Standards and Guidelines provided an illustrated analysis of the area and approach to consider regarding heritage resources and development.

ANALYSIS:

The four addresses proposed for demolition are typical of the historic building stock in the downtown area. They are simple in form and are not adorned with ornamentation. They are not considered consistent with more elaborate architectural styles of the period but instead speak to what was a typical residence of the average working resident. They are all generally intact architecturally but clearly lack in terms of maintenance or upgrading to current standards. The evaluation scores of the buildings hover at a point where designation of each property individually is not imminent. The three gable roofed properties appear to have qualities which could warrant consideration as there are other similar buildings in the city which have achieved designation.

Although, it is believed these buildings could potentially all be restored and contribute to the authenticity of the character of the area, it is perhaps the loss in terms of loss to the streetscape which presents the greater concern. The removal of two neighbouring buildings on both streetscapes and construction of a new development results in a totally new streetscape on King

Street and half the block on Dorchester Street. Given the design standards and guidelines in place for new development in the 500 lot area, it is expected any new development proposed would be required to address streetscape concerns of scale and massing appropriately.

CONCLUSION:

This report is for information only and to allow Heritage Board the ability to request that Council impose a temporary designation on a “resource with characteristics that may meet the criteria for Designation” if deemed appropriate.

PRESENTER:



Todd Saunders, M.Arch
Heritage Officer

MANAGER:



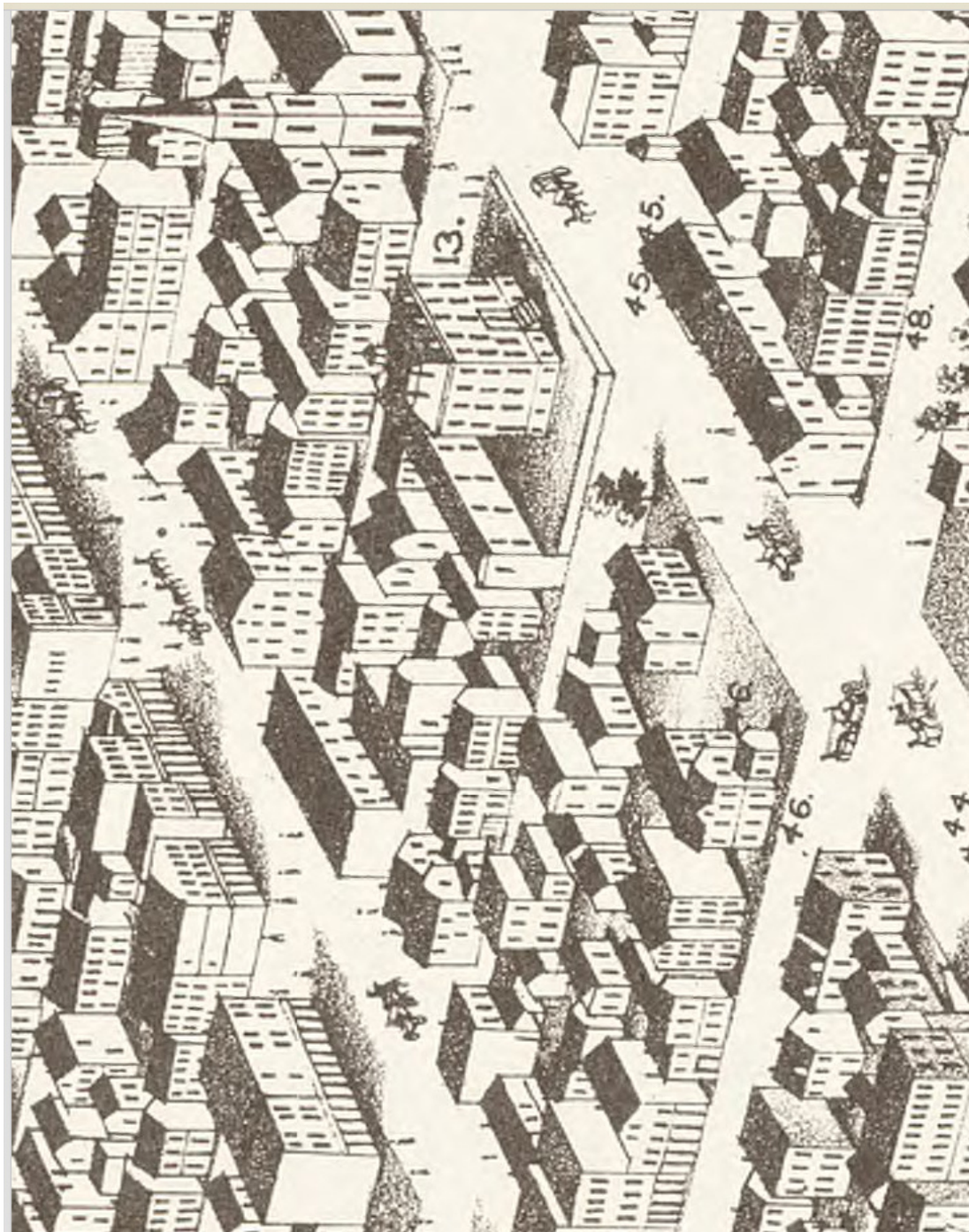
Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

ATTACHMENT A



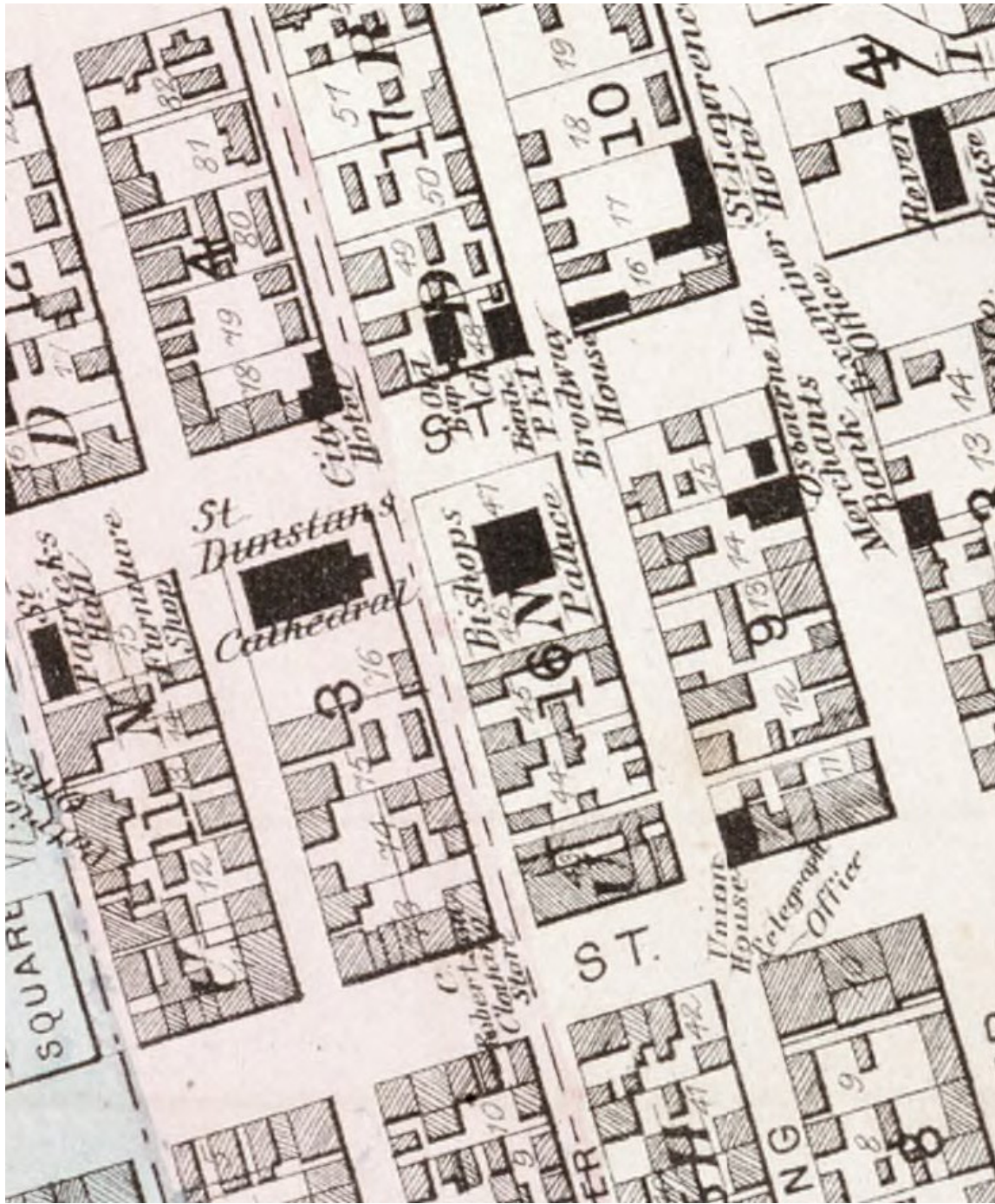
LOCATION MAP

ATTACHMENT B



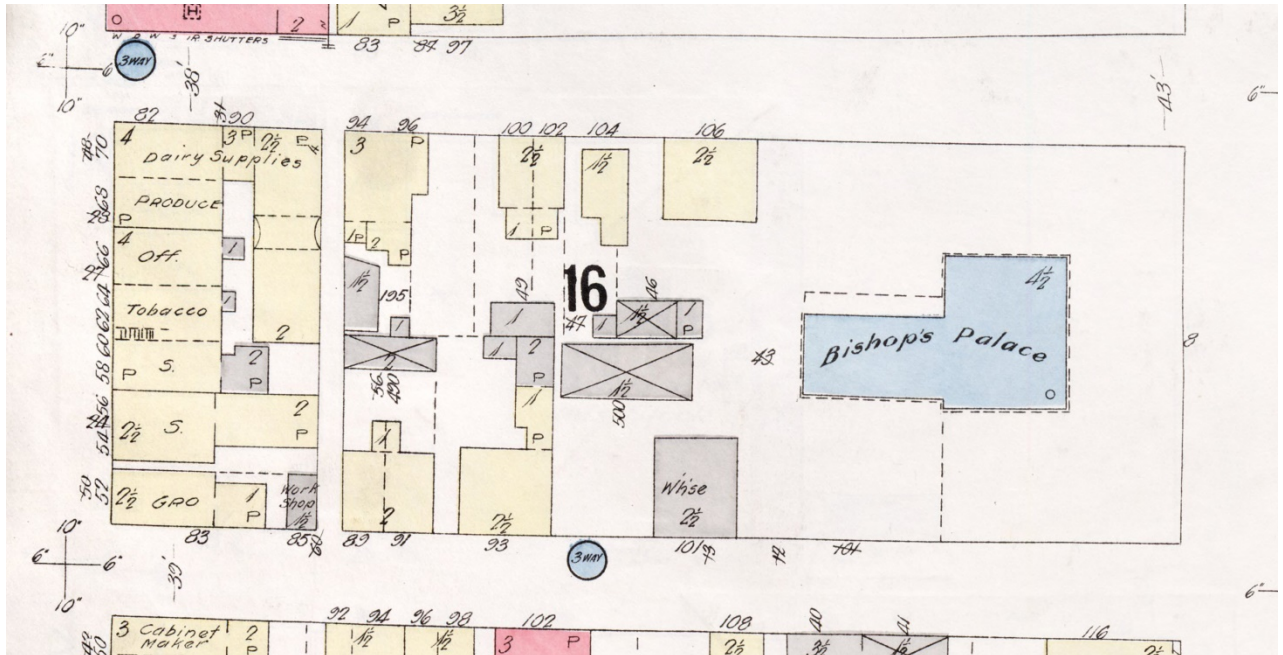
1878 PANORAMIC VIEW

ATTACHMENT C

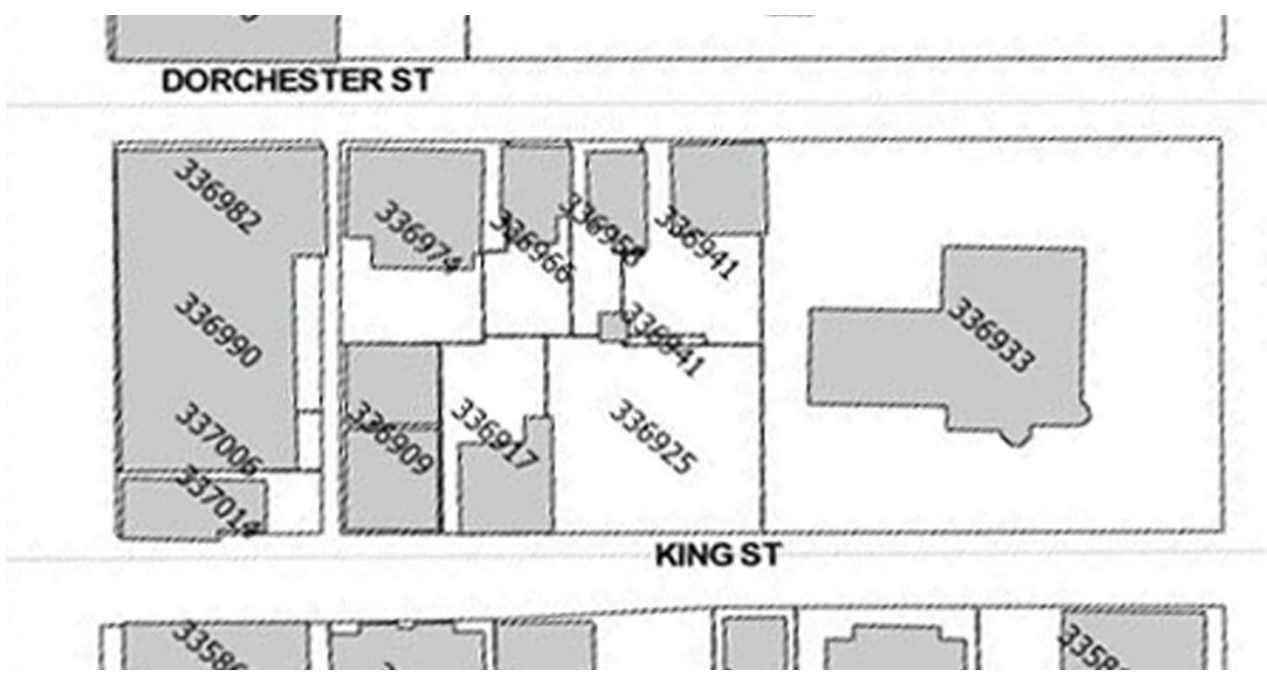


1880 MEACHAM'S ATLAS MAP

ATTACHMENT D

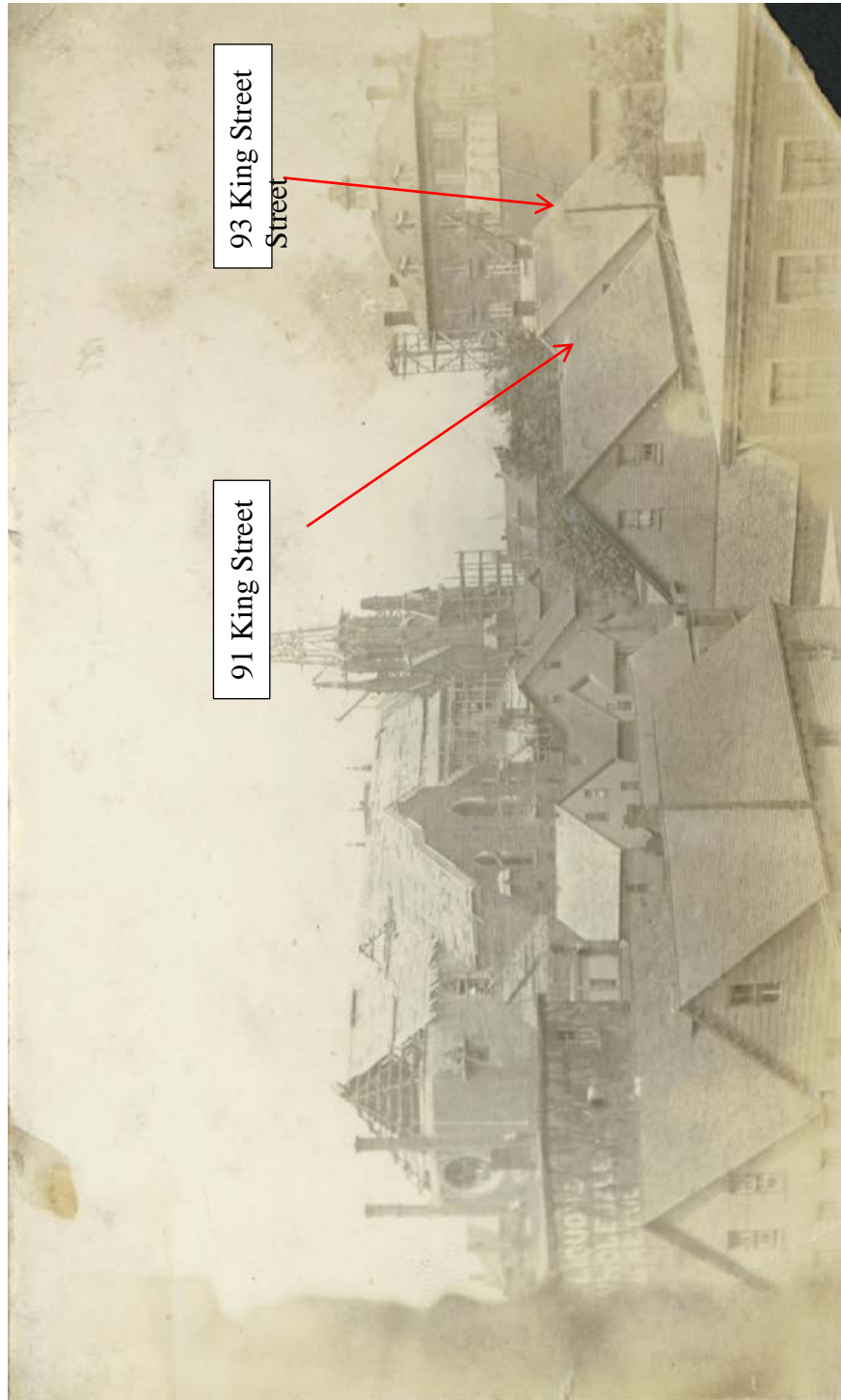


1917 INSURANCE MAP



CURRENT PROPERTY MAP

ATTACHMENT E



ARCHIVAL PHOTO c.1913

HISTORIC PHOTOS c.1970

ATTACHMENT F



91 King Street



93 King Street



93 King Street & 91 King Street from east side



**City of Charlottetown
Heritage Building Evaluation Form**

Civic Address: 91 King Street

Building Name:

Assessment: 336909

Zoning and Development Bylaw Reference: Appendix H

The Story of Charlottetown Record: #1377

Canadian Register of Historic Places Record:

Date of Photograph: June 8, 2007

Building Evaluated By: Natalie Munn

Date: July 17, 2007



Evaluation Criteria

	Pre 1840	1841 to 1870	1871 to 1900	1901 to 1930	1931 to Present
Age (Maximum 15 points)					
1.1 Date of Construction: _____	15	12	<u>8</u>	5	0
Architectural Interest (Maximum 65 points)					
	E	VG	G	F	P
2.1 Style/Tradition: <u>Georgian</u>	15	10	<u>8</u>	2	0
2.2 Construction Materials and Methods: <u>wood</u>	10	8	<u>5</u>	2	0
2.3 Design/Craftsmanship: <u>symmetrical facade</u>	10	8	<u>5</u>	2	0
2.4 Integrity: _____	20	<u>10</u>	8	2	0
2.5 Exterior Condition: _____	<u>10</u>	8	5	2	0
2.6 Setting/Streetscape: _____	<u>15</u>	10	8	2	0
2.7 Landmark: _____	10	8	5	2	<u>0</u>
Historical Interest (Maximum 20 points)					
3.1 Architect/Builder: _____	10	8	5	2	<u>0</u>
3.2 Person/Institution: <u>Abie Block, Mrs. Bevan</u>	10	8	5	<u>2</u>	0
3.3 Event: _____	10	8	5	2	<u>0</u>
3.4 Historical Context: _____	10	8	5	2	<u>0</u>

Total Score: 63

Classification: _____ Grade 1 (80-100 points)
63 _____ Grade 2 (60-79 points)
 _____ Grade 3 (40-59 points)
 _____ Ineligible for Designation (20-49 points)
 _____ Not Important (0-19 points)

Comments: _____
 Reviewed/Approved By: _____ Date: _____
 Change In Classification _____ Date: _____
 Reason: _____



**City of Charlottetown
Heritage Building Evaluation Form**

Civic Address: 93 King Street

Building Name:

Assessment: 336917

Zoning and Development Bylaw Reference: Appendix H

The Story of Charlottetown Record: #1378

Canadian Register of Historic Places Record:

Date of Photograph: June 8, 2007

Building Evaluated By: Natalie Munn

Date: July 18, 2007



Evaluation Criteria

	Pre 1840	1841 to 1870	1871 to 1900	1901 to 1930	1931 to Present
Age (Maximum 15 points)					
1.1 <u>Date of Construction: pre 1866 likely 1854</u>	15	<u>12</u>	8	5	0
Architectural Interest (Maximum 65 points)					
	E	VG	G	F	P
2.1 <u>Style/Tradition: Georgian</u>	15	<u>10</u>	8	2	0
2.2 <u>Construction Materials and Methods: wood</u>	10	<u>8</u>	5	2	0
2.3 <u>Design/Craftsmanship: symmetrical facade and eaves returns</u>	10	<u>8</u>	5	2	0
2.4 <u>Integrity:</u>	20	<u>10</u>	8	2	0
2.5 <u>Exterior Condition:</u>	<u>10</u>	8	5	2	0
2.6 <u>Setting/Streetscape:</u>	<u>15</u>	10	8	2	0
2.7 <u>Landmark:</u>	10	8	5	2	<u>0</u>
Historical Interest (Maximum 20 points)					
3.1 <u>Architect/Builder:</u>	10	8	5	2	<u>0</u>
3.2 <u>Person/Institution: Mrs. James Stanley, Lydia Seaman</u>	10	8	5	<u>2</u>	0
3.3 <u>Event:</u>	10	8	5	2	<u>0</u>
3.4 <u>Historical Context:</u>	10	8	5	2	<u>0</u>

Total Score: 75

Classification: _____ Grade 1 (80-100 points)
75 _____ Grade 2 (60-79 points)
 _____ Grade 3 (40-59 points)
 _____ Ineligible for Designation (20-49 points)
 _____ Not Important (0-19 points)

Comments:

Reviewed/Approved By: _____ Date: _____

Change In Classification _____ Date: _____

Reason: _____



**City of Charlottetown
Heritage Building Evaluation Form**

Civic Address: 94-96-98 Dorchester Street

Building Name:

Assessment: 336974

Zoning and Development Bylaw Reference: Appendix H

The Story of Charlottetown Record: #1383

Canadian Register of Historic Places Record:

Date of Photograph: June 8, 2007

Building Evaluated By: Natalie Munn

Date: July 19, 2007



Evaluation Criteria

	Pre 1840	1841 to 1870	1871 to 1900	1901 to 1930	1931 to Present
Age (Maximum 15 points)					
1.1 <u>Date of Construction:</u>	15	12	8	<u>5</u>	0
Architectural Interest (Maximum 65 points)					
	E	VG	G	F	P
2.1 <u>Style/Tradition: Vernacular</u>	15	10	8	<u>2</u>	0
2.2 <u>Construction Materials and Methods: wood</u>	10	8	<u>5</u>	2	0
2.3 <u>Design/Craftsmanship:</u>	10	8	5	<u>2</u>	0
2.4 <u>Integrity: A flue fire in 1940 damaged the building</u>	20	10	<u>8</u>	2	0
2.5 <u>Exterior Condition:</u>	10	<u>8</u>	5	2	0
2.6 <u>Setting/Streetscape:</u>	<u>15</u>	10	8	2	0
2.7 <u>Landmark:</u>	10	8	5	2	<u>0</u>
Historical Interest (Maximum 20 points)					
3.1 <u>Architect/Builder:</u>	10	8	5	2	<u>0</u>
3.2 <u>Person/Institution: John B. Fleming, storekeeper, John Connolly and Gus McDonald</u>	10	8	5	<u>2</u>	0
3.3 <u>Event: fire struck the building in 1940</u>	10	8	5	<u>2</u>	0
3.4 <u>Historical Context: Commercial History</u>	10	<u>8</u>	5	2	0
Total Score: 57					

Classification: _____ Grade 1 (80-100 points)
 _____ Grade 2 (60-79 points)
57 Grade 3 (40-59 points)
 _____ Ineligible for Designation (20-49 points)
 _____ Not Important (0-19 points)

Comments: _____
 Reviewed/Approved By: _____ Date: _____
 Change In Classification _____ Date: _____
 Reason: _____



**City of Charlottetown
Heritage Building Evaluation Form**

Civic Address: 100-102 Dorchester Street

Building Name:

Assessment: 336966

Zoning and Development Bylaw Reference: Appendix H

The Story of Charlottetown Record: #1382

Canadian Register of Historic Places Record:

Date of Photograph: June 8, 2007

Building Evaluated By: Natalie Munn

Date: July 10, 2007



Evaluation Criteria

	Pre 1840	1841 to 1870	1871 to 1900	1901 to 1930	1931 to Present
Age (Maximum 15 points)					
1.1 Date of Construction: <u>c.1870</u>	15	<u>12</u>	8	5	0
Architectural Interest (Maximum 65 points)					
	E	VG	G	F	P
2.1 Style/Tradition: <u>Vernacular</u>	15	10	<u>8</u>	2	0
2.2 Construction Materials and Methods: <u>wood</u>	10	8	<u>5</u>	2	0
2.3 Design/Craftsmanship:	10	8	<u>5</u>	2	0
2.4 Integrity:	20	<u>10</u>	8	2	0
2.5 Exterior Condition:	<u>10</u>	8	5	2	0
2.6 Setting/Streetscape:	<u>15</u>	10	8	2	0
2.7 Landmark:	10	8	5	2	<u>0</u>
Historical Interest (Maximum 20 points)					
3.1 Architect/Builder:	10	8	5	2	<u>0</u>
3.2 Person/Institution: <u>Owen Connolly-one of his rental properties, Andrew F Murphy</u>	10	<u>8</u>	5	2	0
3.3 Event:	10	8	5	2	<u>0</u>
3.4 Historical Context: <u>An early purpose built rental property, Commercial History</u>	10	8	<u>5</u>	2	0

Total Score: 78

Classification: 78 Grade 1 (80-100 points)
 _____ Grade 2 (60-79 points)
 _____ Grade 3 (40-59 points)
 _____ Ineligible for Designation (20-49 points)
 _____ Not Important (0-19 points)

Comments:

Reviewed/Approved By: _____ Date: _____

Change In Classification _____ Date: _____

Reason: _____