



**HERITAGE BOARD AGENDA
NOTICE OF MEETING**

*Monday, October 28, 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, October 28, 2019
- 4) **Adoption of Minutes** - Minutes of the Heritage Board Meeting on Monday, September 30, 2019
- 5) **Business arising from Minutes**
- 6) **Reports:**
 - a) 17 West Street (PID #365890) – exterior renovations for a fire egress
 - b) 227 Grafton Street (PID #342857) – application for alterations to approved design
 - c) 181 Fitzroy Street (Hillhurst) (PID #346361) – addition at rear
 - d) 230 Prince Street (Fairholm) (PID #346320) –window alteration
- 7) **Introduction of New Business**
- 8) **Adjournment of Public Session**

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

<u>Included</u>	Mayor Philip Brown	Simon Moore, RM
	Councillor Greg Rivard, Chair	Wayne MacKinnon, RM
	Deputy Mayor Jason Coady	Alex Forbes, PHM
	Councillor Bob Doiron	Todd Saunders, HO
	Councillor Julie McCabe	Greg Morrison, PII,
	Tara Maloney, RM	Ellen Faye Ganga, PH IO/AA

<u>Regrets</u>	Greg Munn, RM	Aaron Stavert, RM
-----------------------	----------------------	--------------------------

1. Call to Order

Councillor Greg Rivard called the meeting to order at 12:00 p.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, September 30, 2019, with the addition of 133 Queen Street under new business, be approved.

CARRIED

4. Adoption of Minutes

Moved by Simon Moore, RM, and seconded by Councillor Julie McCabe, that the minutes of the Monday, August 26, 2019, meeting be approved.

CARRIED

5. Business arising from Minutes

There was no business arising from the minutes.

6. 175 Richmond Street (Coles Building) (PID #340448)

This is an application for thirteen (13) additional fourth floor windows at 175 Richmond Street (PID#340448). The property is both a municipally and provincially Designated Heritage Resource located in the Park/Cultural (P/C) Zone of the 500 Lot Area. Todd Saunders, Heritage Officer, presented the report. See attached report. Scott MacNeil, representative from Coles Associates, was at the meeting to answer any possible questions.

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.

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 windows below.
- A new chiller is proposed to be located at the north-east corner of the building to provide air for the second and third floors.
- The chiller will sit on a concrete slab at 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.

Comments/concerns noted:

- The board asked if the HVAC unit could be located on the roof but Mr. MacNeil recommended that the most practical location would be along the corner facing Church Street.
- The board asked about the type of material that will be used for the windows and Mr. McNeil responded that the inside windows used natural wood and they intend to replicate the existing materials for the new windows.

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

Moved by Simon Moore, RM, and seconded by Tara Malone, RM, that the application for thirteen (13) additional fourth floor windows at 175 Richmond Street (PID#340448), be approved.

**CARRIED
(6-0)**

7. 52 Sydney Street (PID #337873)

This is an application for an addition to the property at 52 Sydney Street (PID #337873). The property is a Designated Heritage Resource located in the DN Zone of the 500 Lot Area. Todd Saunders, Heritage Officer, presented the report. See attached report.

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 on the ground floor 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;
- Vertically oriented metal roofing is proposed to replace existing asphalt roofing;

- Windows:
 - Front/side: single hung wood, simulated divided light, 2 over 2.
 - Rear: vinyl, single hung, 2 over 2.

The building is a significantly old building dating back to 1839. In 2012, a permit was approved for an addition. In 2014, the project went ahead but then stopped after footing was put in place. The new owners of the building would like to complete the renovations to the property with the abovementioned proposals, including the change in the slope of the roof.

Comments/concerns noted:

- The board noted the use of vinyl windows for the back of the property and wood for front and side windows was approved for another designated property undertaken with excellent results. Metal roofs are not typically permitted unless they have a shingle texture and matte finish.
- Staff also added that the existing footing was previously intended for two parking spaces and the current application will build on the existing footing. Staff also noted that the existing main level steps down from the sidewalk level and the space has only a seven foot ceiling. The proposed renovation includes adjusting the main floor to be leveled with the sidewalk and the ceiling height will increase. Window locations will not be altered. It is nice to see this property being renovated.
- The board commented that they prefer the roof to remain as asphalt shingles.

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

Moved by Tara Maloney, RM, and seconded by Simon Moore, RM, that the application for an addition to the property at 52 Sydney Street (PID #337873), with the condition that the roof remain to be asphalt shingles, be approved.

**CARRIED
(6-0)**

8. King Street & Dorchester Street

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 which will involve the demolition of four buildings located in the 500 Lot Area at 91 King St (PID #336909), 93 King St (PID #336917), 94-98 Dorchester St (PID #336974), & 100-102 Dorchester St (PID #336966). Todd Saunders, Heritage Officer, presented the report. See attached report.

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 or otherwise altered for a period of 45 days to allow Council time to determine if Council will proceed with the process to Designate the Heritage Resources.

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.

Comments/concerns noted:

- Staff explained that the board may request Council for a temporary designation to allow for any further review of the property in terms of either designating the property as a heritage resource or allow for the properties to be demolished as an “as of right”.
- The board noted that each building may not warrant a heritage designation and that the department may be able to work with the applicant to develop a proposal that meets the City’s requirements.
- The board commented that the developer may decide to also demolish the properties along Queen Street and then plan to build a bigger building. Staff indicated that there is a City-owned right of way between the proposed properties to be demolished and the properties along Queen Street so they would not be able to do one massive structure on that block without acquiring that property.

No decision has to be made at this point as this discussion is for the board’s information only.


9. New Business

Mayor Brown discussed the signage being proposed at 133 Queen Street. Mr. Brown presented photos of an old signage back in 2013 and the proposed sign. Alex Forbes, PHM, indicated that this item has been dealt with staff already and no further actions need to be discussed at this point.

10. Adjournment

Moved by Mayor Philip Brown and seconded by Councillor Bob Doiron, that the meeting be adjourned. The meeting was adjourned at 12: 39 PM.

Councillor Greg Rivard, Chair

TITLE: ALTERATION TO A DESIGNATED HERITAGE RESOURCE FILE: HERT-2019-28-OCTOBER – 6(a) 17 WEST STREET APPLICANT: MYRTLE JENKINS SMITH		
MEETING DATE: October 28, 2019		Page 1 of 8
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. Location Map B. Back Yard View C. North Elevation D. West Elevation	
SITE INFORMATION: 17 West 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 six properties adjacent to or nearby the development site which are found on the list of Designated Heritage Resources; <ul style="list-style-type: none"> • 2 Kent Street • 22 West Street • 18 West Street • 1 Grafton Street • 5 West Street • 12 West Street 		

RECOMMENDATION:

The Planning & Heritage Department encourages Heritage Board to support the application for an egress stair at 17 West Street (PID#365890).

BACKGROUND:

Application:

With the addition of two additional units in this building, fire egress is required. Originally, it was proposed that a metal spiral stair and balcony be installed on the north side of the property;

however, this design did not meet Fire Code regulations for egress. The applicant is now proposing a proper fire escape and balcony to be installed.

The greenhouse/sunroom on the south side has been removed.

The application includes:

- a metal balcony is proposed to run from the third storey dormer on the water side of the property to the north elevation. A metal fire escape is proposed to access ground level.

PROPERTY HISTORY

17 West Street or Westbourne, as it was called, was designed by prominent architect, William Critchlow Harris and built in 1877 by Messrs. Benjamin and Thomas Seller for local merchant, Jedediah S. Carvell. The home contained 15 rooms besides a kitchen, scullery, pantries and bathrooms. Hot and cold running water was available in the bedrooms and it was heated with hot air heating. Carvell and his brother began the business, Carvell Brothers, which lasted well into the 20th Century. Not only active in business, Jedediah was also involved in public life serving in a variety of important offices throughout his career including: Mayor of Charlottetown from 1877 until 1878, Senator from 1879 until 1889 and Lieutenant Governor of Prince Edward Island from 1889 until 1894.

As a result of a worldwide economic recession in the late 1870s, Carvell was forced to sell his new home shortly after it was constructed in 1879. A number of people owned it from 1879 until 1915, including William Markett Rayden, prominent merchant and banker, Benjamin Hartz and Lieutenant Governor Frank Richard Hartz. In 1915, Frank R. Hartz renovated Westbourne extensively by removing the large southern wing and verandah and reorienting the home so that the entrance faced the street instead of the water. Later, additions to the first floor were carried out. At some point, the original Mansard roof was replaced by the current hipped roof. However, other Second Empire style elements remain including the elaborate stacked bay windows, the heavy bracketting of the front facade, and the paired doors of the entrance.

The home enjoyed a number of occupants throughout the 20th Century including the Bank of Nova Scotia, James A. Robertson, Gavin Harding and Heber R. Large. Although extensively renovated and reduced in size throughout the years, the home is still a large and attractive home. In an area with a number of large elaborate homes, it helps support the West Street streetscape.

The following character-defining elements illustrate the heritage value of 17 West Street:

- The massing of the home
 - The hipped roof with bracketing at the eaves
 - The hipped dormers
 - The size and placement of the windows, particularly the tall windows, the elaborate stacked bay windows of the facade and the dormer windows
 - The size and placement of the doors, particularly the paneled main double door of the east side with its transom and side lights, as well as the door on the north east side of the facade with its transom and sidelights
 - The decorative mouldings painted in a contrasting colour, including the window and door surrounds, the bracketing at the eaves and on the bays, as well as the mouldings in a floral design on the bays
 - The hipped roof canopy porch over the entrance with its pendant decorations
 - The size and placement of the chimneys
- Other character-defining elements of 17 West Street include:
- The location of the home on West Street
 - The home's location on a treed lot on the bank of the Hillsborough River

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.

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:

5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

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:

Although the fire egress will be visible from the street, it is placed in the least conspicuous location possible. The main heritage character defining elements of the property are not affected.


CONCLUSION:

The Planning & Heritage Department recommends approval of the application for a fire egress at 17 West Street.

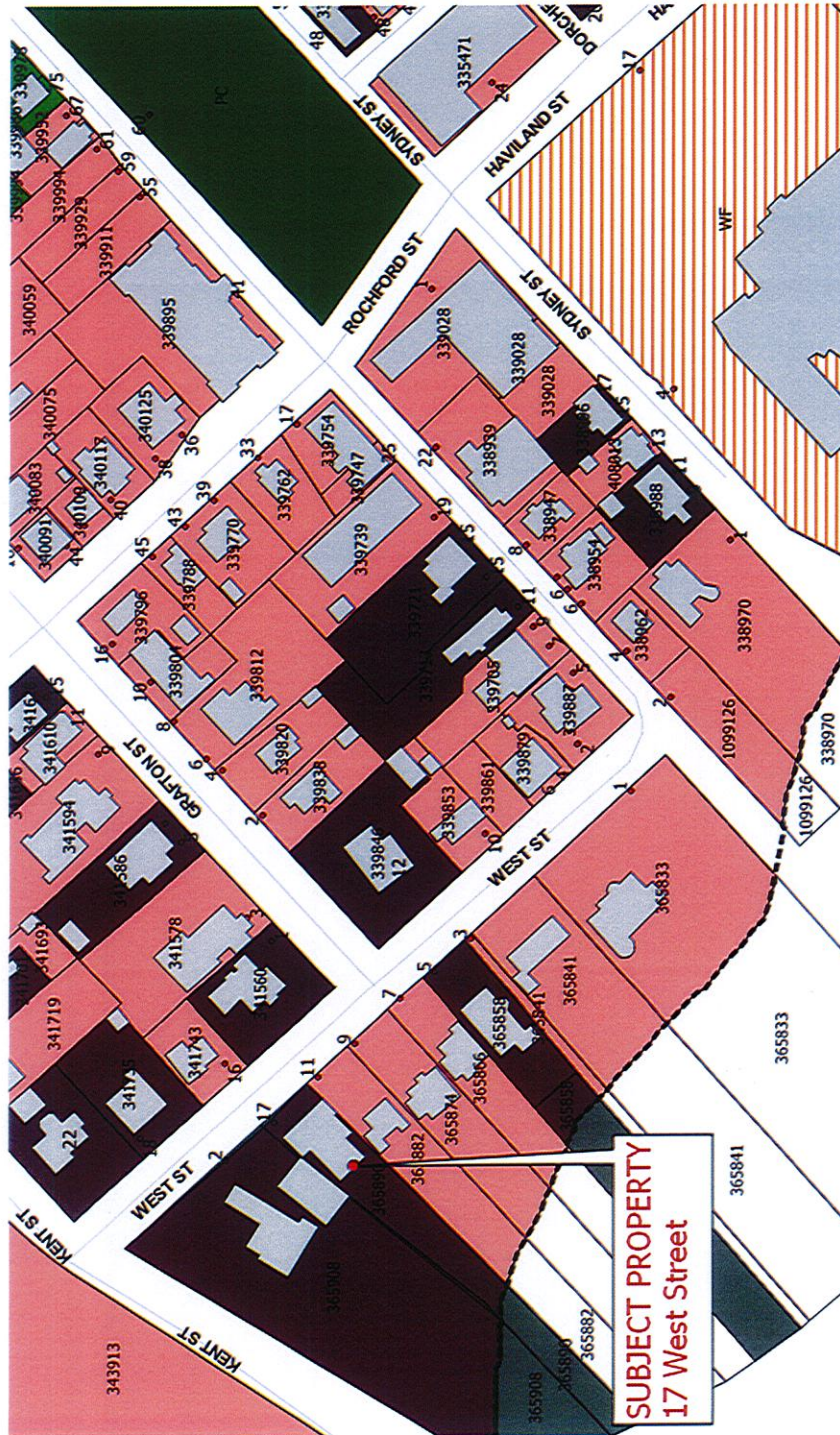
PRESENTER:


Todd Saunders, M.Arch
Heritage Officer

MANAGER:


Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

ATTACHMENT A



LOCATION MAP

ATTACHMENT B



Back Yard view

ATTACHMENT C




Side (north) Elevation

ATTACHMENT D



17 West Street
New Exit Stair
Coles Associates Ltd.
Oct 22, 2019
View 3 of 3

Rear(west) Elevation

TITLE: <p style="text-align: center;"> ALTERATIONS TO A 500 LOT PROPERTY FILE: HERT-2019-28-OCTOBER – 6(b) 227 GRAFTON STREET APPLICANT: DARIUS BRASKEY </p>		
MEETING DATE: October 28, 2019		Page 1 of 7
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. Location Map B. 2017 Photo C. 1970's photo	
SITE INFORMATION: 227 Grafton Street Ward No: 1 – Queens Square Property Use: Commercial Heritage Recognition: This is a not designated Heritage Resource but is located in the DMUN zone of the 500 Lot Area. Adjacent Heritage Properties: There are no properties adjacent to or immediately nearby the development site which are found on the list of Designated Heritage Resources;		

RECOMMENDATION:

The Planning & Heritage Department encourages Heritage Board to reject the application to retain the entrance canopy at 227 Grafton Street (PID#342857).

BACKGROUND:

Application:

Alterations to the existing building were reviewed in June 2017 after alterations including window replacements were undertaken without the required permits. Given that the vinyl windows had already been installed in contravention to the standards and guidelines in the Bylaw, Board members attempted to work with the applicant to allow the windows to remain in place. The 2017 proposal also involved a new main entry door for his business and portico addition which was eventually approved with the agreement that the following be completed:

The Board required the following details be re-instated:

- *the wood siding and wood window trims.*
- *The bell cast curve at the belt course line which is a key architectural feature.*

The canopy over the door on Grafton Street is also to be removed as seen in the earlier photo.

The applicant has since completed the addition of decks etc. but has not yet undertaken the restoration work. He is proposing an addition to the building. He is now requesting permission to retain the entry canopy over the door on Grafton Street

The application includes:

- Retention of the canopy over the entry door on Grafton Street.

PROPERTY HISTORY

This is a long-settled block with some early buildings still extant. The major change has been the construction of the Polyclinic Building (191-193-199 Grafton Street) and its attendant parking lots. Destroyed by fire in 1972, the Bridge-McConnell Building on Hillsborough Street was known locally as the Purple Onion. It housed the Mills Meat Market in addition to a number of apartments and even a popular fortune teller. The Temperance Hall that once stood on the corner of Grafton and Prince Street played many important roles throughout the 19th century. It served variously as the Philharmonic Hall, the Athenaeum and the Methodist School and Kindergarten. From 1924 through 1968 it was home for the Guardian Publishing Company. It was torn down in June of 1969.

POLICY FRAMEWORK:

Zoning and Development Bylaw June 2017

In accordance with Section 6.3.1 (b) of the Zoning and Development Bylaw, Heritage Board will review the compatibility of the proposed development in relation to the criteria listed in Section 6.6.2.

In evaluating any proposed Development of an Existing Heritage Resource site or one located in the Heritage Preservation Area or in the 500 Lot Area that does not involve an Existing Building or Structure, Council or the Heritage Board or the Heritage Officer Shall consider:

- (a) *the original or historical Significance of the site or the Heritage Resource;*

- (b) *the environmental and archeological impact of the proposed Development;*
- (c) *the application of an appropriate environmental protection plan;*
- (d) *the land elevations and the appropriateness of the Landscaping plan; and*
- (e) *the restoration of Buildings, Structures or Landscaping features, if any;*
- (f) *the compatibility of the proposed development with existing development in the vicinity; and*
- (g) *the impact of development on maintenance of the streetscape in the area, including the impact upon Neighbourhood Character Streetscapes in the 500 Lot Area.*

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:

Removing Existing Features from Other Periods

#33. Removing or altering a non character-defining roof or roof element, such as a later dormer or asphalt roofing, dating from a period other than the restoration period.

ANALYSIS:

There is no new rationale presented to retain the canopy. The Board has previously reviewed design details for this property and has recommended the canopy be removed.

CONCLUSION:


The Planning & Heritage Department recommends rejection of the application to retain the entry canopy at 227 Grafton Street.

PRESENTER:



Todd Saunders, M.Arch
Heritage Officer

MANAGER:



Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

ATTACHMENT A



LOCATION MAP

ATTACHMENT B




2017

ATTACHMENT C



circa 1970's



TITLE: ALTERATION TO A DESIGNATED HERITAGE RESOURCE FILE: HERT-2019-28-OCTOBER – 6(C) 181 FITZROY STREET OWNER: CROSSROADS DEVELOPMENT		
MEETING DATE: October 28, 2019		Page 1 of 9
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. Location Map B. Proposal plan C. Proposal East Elevation D. Proposal Rear Elevation E. Archival Photo	
SITE INFORMATION: 181 Fitzroy Street: Hillhurst Ward No: 1 – Queens Square Property Use: Bed and Breakfast Heritage Recognition: This is a municipally designated Heritage Resource and is located in the DMUN zone of the 500 Lot Area. Adjacent Heritage Properties: There are four properties adjacent to or nearby the development site which are found on the list of Designated Heritage Resources; <ul style="list-style-type: none"> • 230 Prince Street - Fairholm • 238 Hillsborough Street • 202 Hillsborough Street • 202-204 Euston Street 		

RECOMMENDATION:

The Planning & Heritage Department encourages Heritage Board to support the application to extend the rear porch at 181 Fitzroy Street (PID#346361).

BACKGROUND:

Application:

It is proposed that the existing ground floor porch on the rear of 181 Fitzroy Street be extended by an additional 20 feet toward Hillsborough Street. The porch depth of 6ft 3in is retained. The existing sloped roof on the existing porch is to be removed and a flat roof with balcony above is to be extended.

The application includes:

- Details of the exiting porch and entablature, skirting etc. are to be extended across the new addition
- Three new one over one wooden windows
- Extension of 2017 verandah and second storey balcony to align with rear porch.
- Wood corner boards and cladding to match the existing.

PROPERTY HISTORY

The Longworth House's heritage value resides in its association with the Longworth Family, the home's splendid Colonial Revival style architecture and its importance to the streetscape. George D. Longworth built Hillhurst as a residence for he and his family in 1897. He hired prominent local architect, Charles Benjamin Chappell to design and the firm of Schurman, Lefurgey & Co. to serve as contractors. The Longworth family were successful shipbuilders and merchants in Charlottetown. It is alleged that some may have also been involved in rum running during prohibition. The Longworth House was one of the finest homes in Charlottetown both inside and out. Longworth spared no expense in building his residence, importing what were believed to be the finest woods at the time, from British Columbia. The house served the Longworth family well, remaining in the family until 1955. After the house was in private hands for about 16 years, in 1971, the University of Prince Edward Island (UPEI) acquired the building for \$49 000 for use as a residence for its presidents. Ronald J. Baker was the first to enjoy this prestigious home. Later presidents to occupy the house were Peter Meincke and C.W.J. Eliot. In 1995, the residence was sold and subsequently renovated into the Hillhurst Inn. The beautiful mansion reflects the grandeur of another time. Although it has been renovated since it was built, the house has retained many of its original features. The later addition of the rounded front porch adds to the beauty of the house. In an area with many beautiful homes, the Longworth House stands out. It is very important to the Fitzroy Street streetscape.

The following character defining elements illustrate the Colonial Revival heritage value of the Hillhurst Inn:

- The brick foundation
- The style and placement of the windows including the bay windows and transom lights as well as the roundel windows on the east and west sides
- The style and placement of the doors, particularly the front door with its transom light
- The style and placement of the rounded front porch

- The decorative roof brackets
- The interesting roofline with its gables
- The placement of the chimneys
- The decorative trim running throughout the home, including the trim around the windows and the railing in the gable on the façade
- The overall symmetry of the building
- The location of the Inn on the corner of Fitzroy and Hillsborough Streets

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 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.

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 intervention has different meanings for Preservation, Rehabilitation and Restoration. In the context of Preservation, it means undertaking sufficient maintenance or repairs to ensure the longevity of the place while protecting heritage value. In the context of Rehabilitation, it might mean limiting the proposed new use, addition or changes. In a Restoration, minimal intervention is a delicate balance between removals and recreations to represent the historic place's condition at a specific time in its history.

ANALYSIS:

The proposed addition extends the usefulness of the building allowing it to function as a tourist accommodation in a competitive market. Given its relatively small size and location at the rear of the building, it does not detract from the character defining elements but rather supports the use and maintains the building symmetry. This porch serves as the main service entry off the parking area.

CONCLUSION:

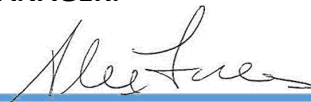
The Planning & Heritage Department recommends approval of the application to extend the rear porch and verandah at 181 Fitzroy Street.

PRESENTER:



Todd Saunders, M.Arch
Heritage Officer

MANAGER:



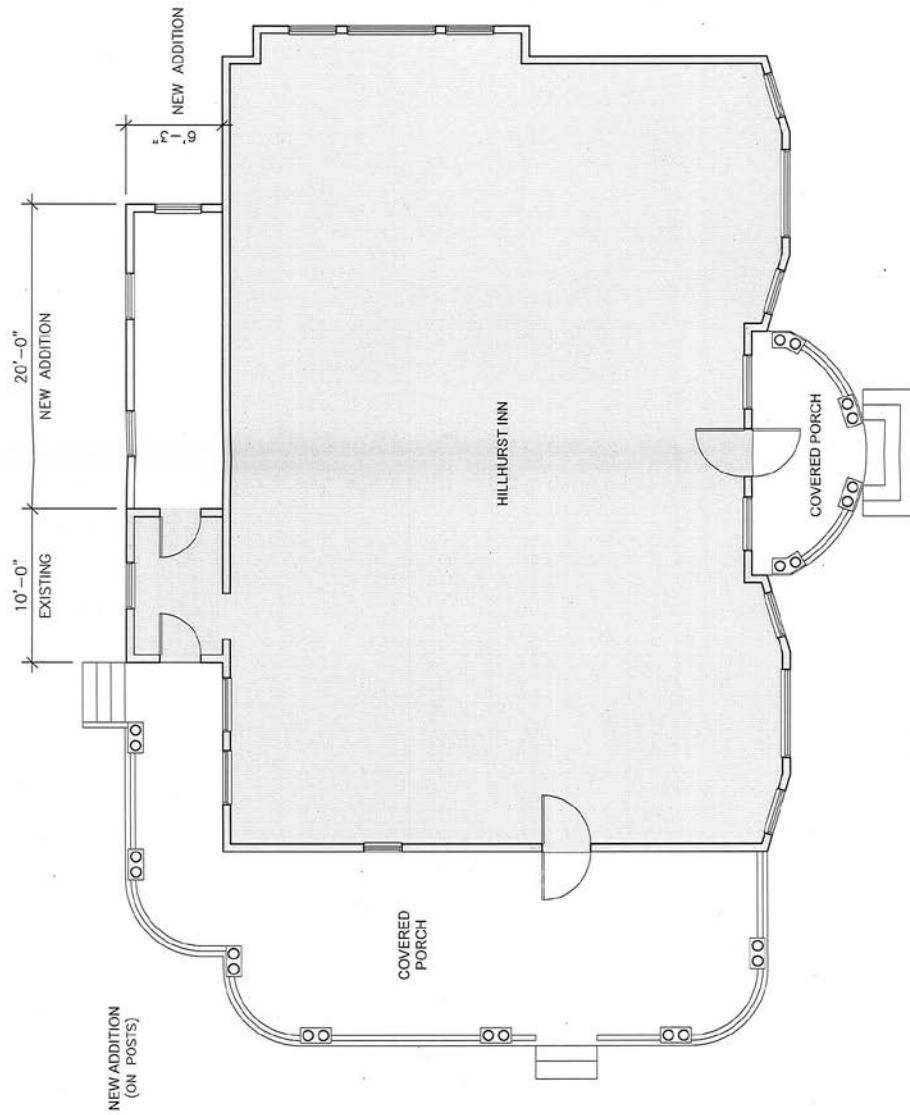
Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

ATTACHMENT A



LOCATION MAP

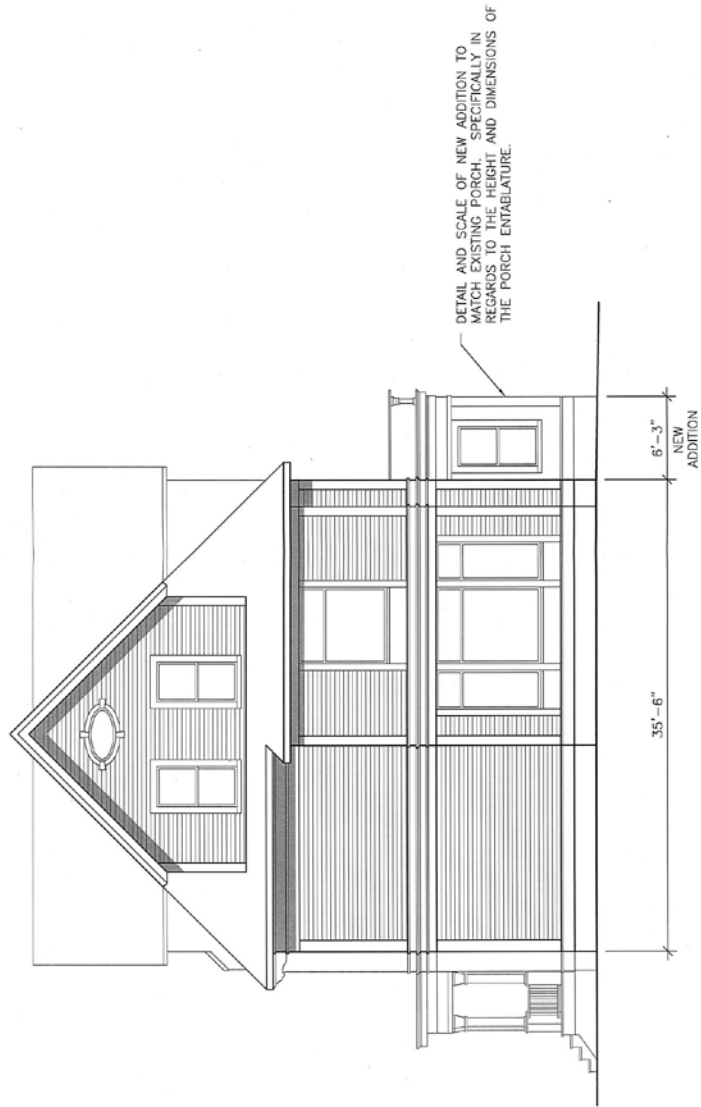
ATTACHMENT B



FLOOR PLAN
SCALE: 1/8"=1'-0"

Proposed porch extension – plan

ATTACHMENT C

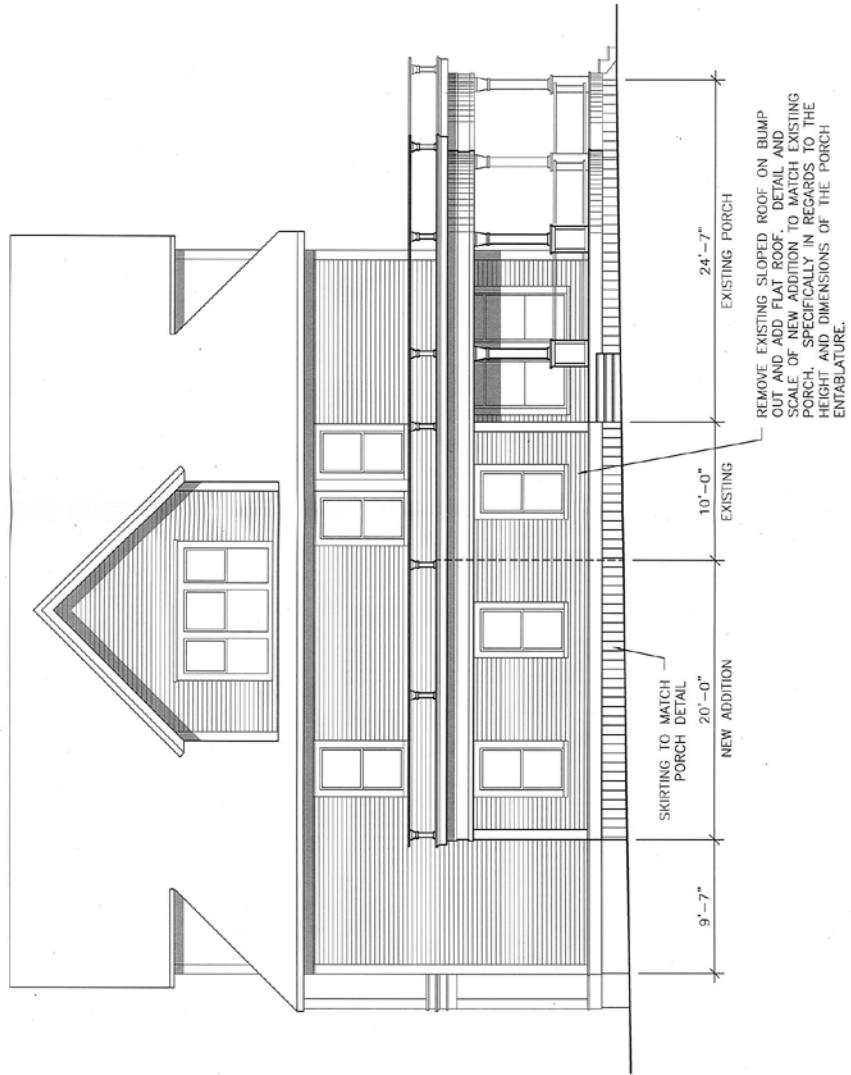


FACING HILLSBOROUGH STREET

SIDE ELEVATION
SCALE: 1/8"=1'-0"

Proposed porch extension – east elevation

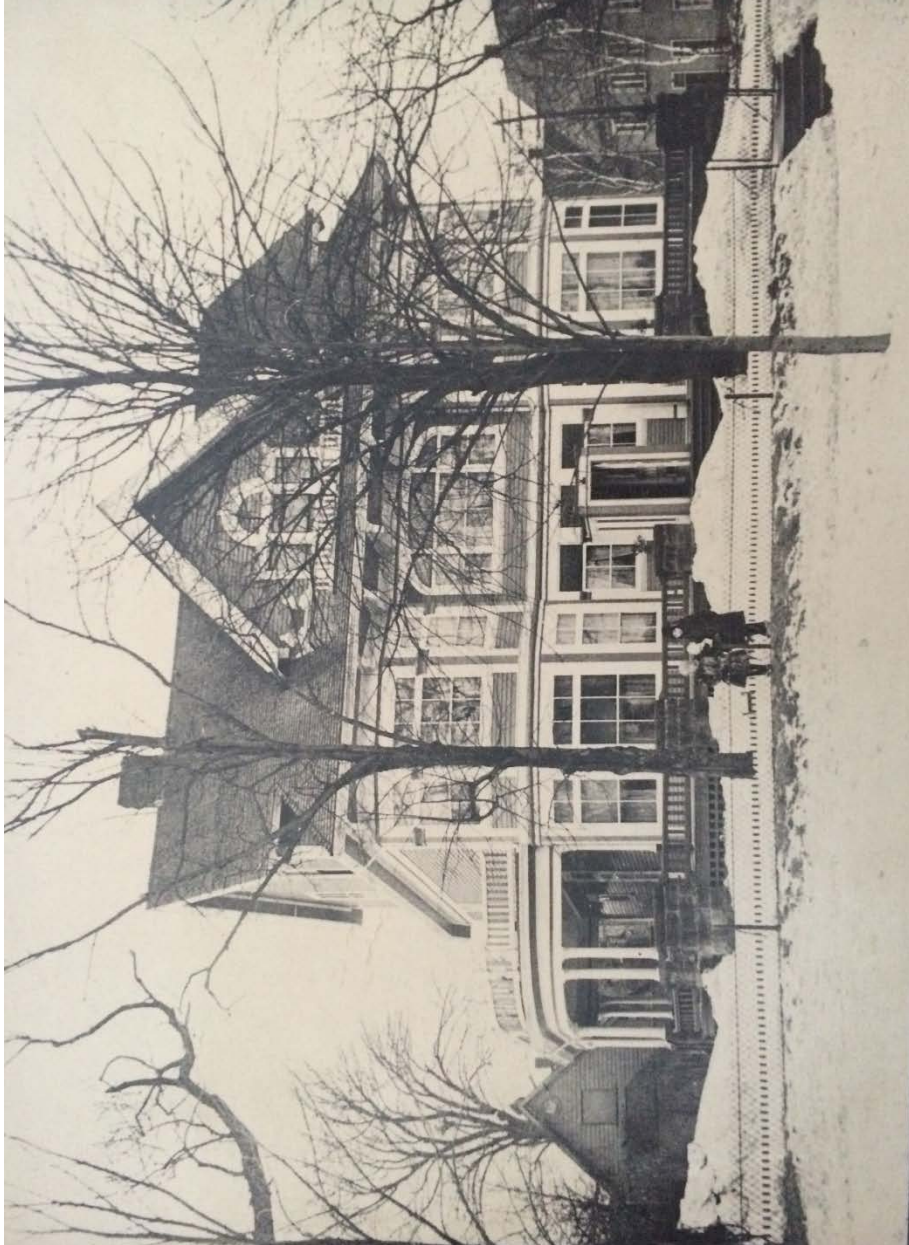
ATTACHMENT D




BACK ELEVATION
SCALE: 1/8"=1'-0"

Proposed porch extension – rear elevation

ATTACHMENT C



HISTORIC PHOTO

TITLE: ALTERATION TO A DESIGNATED HERITAGE RESOURCE FILE: HERT-2019-28-OCTOBER – 6(d) 230 PRINCE STREET OWNER: FAIRHOLM HOLDINGS		
MEETING DATE: October 28, 2019		Page 1 of 8
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. Location Map B. Photo C. Archival Photo	
SITE INFORMATION: 230 Prince Street: Fairholm Ward No: 1 – Queens Square Property Use: Bed and Breakfast Heritage Recognition: This is a municipally designated Heritage Resource and is also a NHS (National Historic Site) located in the DMUN zone of the 500 Lot Area. Adjacent Heritage Properties: There are four properties adjacent to or nearby the development site which are found on the list of Designated Heritage Resources; <ul style="list-style-type: none"> • 247-249 Prince Street • 241 Prince Street • 237 Prince Street • 181 Fitzroy Street – Hillhurst 		

RECOMMENDATION:

The Planning & Heritage Department encourages Heritage Board to support the application to replace a ground floor window with a door at 230 Prince Street (PID#346320)

BACKGROUND:

Application:

It is proposed that one ground floor window on the east side of Fairholm be replaced with a wooden door. This is to allow greater access to the grounds which have been developed on the east side of the property

The application includes:

- One ground floor window on the east elevation is proposed to be replaced with a door
- The door will match an existing rear door with panel and glass.

PROPERTY HISTORY

Fairholm was built between 1838 and 1839 for politician, office holder, landowner and land agent, Thomas Heath Haviland, Sr. (1796-1867). The grand home reflected Haviland's prominent place within the community. Haviland immigrated to Prince Edward Island from England in 1816 and soon became one of Charlottetown's most prominent citizens. He held many positions throughout his career including: Colonial Secretary, Colonial Treasurer, Judge and Member of the Executive and Legislative Councils. Haviland was also active in municipal politics serving as the second Mayor of Charlottetown for ten years. He was married into one of the Island's most influential families - the Breckens'. Unfortunately his wife, Jane Rebecca Brecken, died shortly after Fairholm's completion, but the Haviland family would remain in the home until 1855, when it was sold to Charles Young. Their son, Thomas Heath Haviland, Jr. (1822-1895) would eventually go on to become a Father of Confederation, Senator, Lieutenant Governor, and politician.

Charles Young (1812-1892) was a lawyer who had come to Prince Edward Island from Nova Scotia in 1838. On 23 November 1847, he became the first barrister on Prince Edward Island to be appointed Queen's Counsel. Well versed in the complicated land laws of Prince Edward Island, he often represented tenants in their legal disputes with proprietors. Young would go on to serve as Attorney General and Judge. He was a strong advocate of responsible government on Prince Edward Island and served as a Member of both the House of Assembly and later, the Legislative Council. In 1854, he was granted rank and precedence under Lieutenant Governor Sir Alexander Bannerman, which made him a senior member and President of the Council. He would serve as Administrator of the Government of Prince Edward Island for four years. In addition to his professional and political accomplishments, he was also a Methodist preacher. Young lived in Fairholm with his wife, Lucretia Starr, until his death in 1892.

After Fairholm had been vacant for about two years, prosperous hardware merchant and politician, Benjamin Rogers (1836-1911) purchased it. Benjamin Rogers began a hardware business with Thomas Dodd, but eventually took over the entire business in 1904. The Rogers Hardware Company operated in Charlottetown until the early 1990s. One of the Rogers' family, Irene Rogers, was a heritage advocate who wrote a commonly referred to work about Charlottetown's built heritage named "Charlottetown: The Life in Its Buildings". It is a significant

contribution to heritage conservation in the City and is often the starting point for those who research heritage buildings in Charlottetown.

Fairholm is a rare example of a brick, Picturesque style villa on Prince Edward Island. More of an architectural trend than a style, the Picturesque Movement sought to create harmony between buildings and their surroundings that would be evocative of natural settings. Fairholm's two storey bow walls with large windows allowed the outside vegetation to be viewed readily, the treed spacious lot surrounds the house, and vines climb on the exterior. These are elements that express the Picturesque aesthetic.

CHARACTER DEFINING ELEMENTS:

The following Classical influenced character-defining elements illustrate the heritage value of 230 Prince Street:

- The overall massing of the building
- The size and shape of the mottled brick construction
- The stone detailing throughout the building including the lintels and sills, as well as the belt courses running along the bottom of the first and second floors
- The placement and style of the windows including, the large rectangular French style windows and the blind windows, all of which have stone lintels and sills.
- The placement and style of the grouped windows of the sun porch over the doorway.
- The placement and size of the doors, particularly the centrally placed grand front door with its stained glass fanlight and side lights
- The centrally placed porch with its supporting columns, doric capitals, and heavy entablature with decorative frieze, brackets and balustrade
- The hipped roof with deep overhanging eaves and decorative detail at the roofline
- The placement and style of the four chimneys on the corners of the house

The character-defining elements that illustrate the Picturesque Movement are:

- The bow shaped large French windows of the building which were intended to provide views of the outside gardens
- The climbing vegetation on the exterior of the building
- The large size of the property
- The mature trees that line the property

- The curved driveway

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 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 intervention has different meanings for Preservation, Rehabilitation and Restoration. In the context of Preservation, it means undertaking sufficient maintenance or repairs to ensure the longevity of the place while protecting heritage value. In the context of Rehabilitation, it might mean limiting the proposed new use, addition or changes. In a Restoration, minimal intervention is a delicate

balance between removals and recreations to represent the historic place's condition at a specific time in its history.

ANALYSIS:

The windows on this property and their arrangement are a character defining element. The unique blind windows and curved glass are of particular note. The window proposed to be replaced with a door is not one of the unique windows and the proposed door retains the symmetry of the placement.

The side yard/adjoining lot has been landscaped in the past number of years. Historically the gardens associated with the property have added to the picturesque quality. Access through the door to the gardens enhances this character.

“The exterior symmetry, which calls for uniform window treatment, is achieved by the use of five blind windows. They give the architectural effect needed, yet allow some liberty with the inside arrangements. Although window glass was not taxed in the colonies, the custom of installing blind windows may have begun in England because of the tax there. The curved glass panes in the bay windows were installed in the late 19th century when Benjamin Rogers, hardware merchant, acquired the property.” Charlottetown The Life in Its Buildings – Irene Rogers

CONCLUSION:

The Planning & Heritage Department recommends approval of the application to replace a ground floor window with a door at 230 Prince Street.

PRESENTER:



Todd Saunders, M.Arch
Heritage Officer

MANAGER:



Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

APPENDIX A

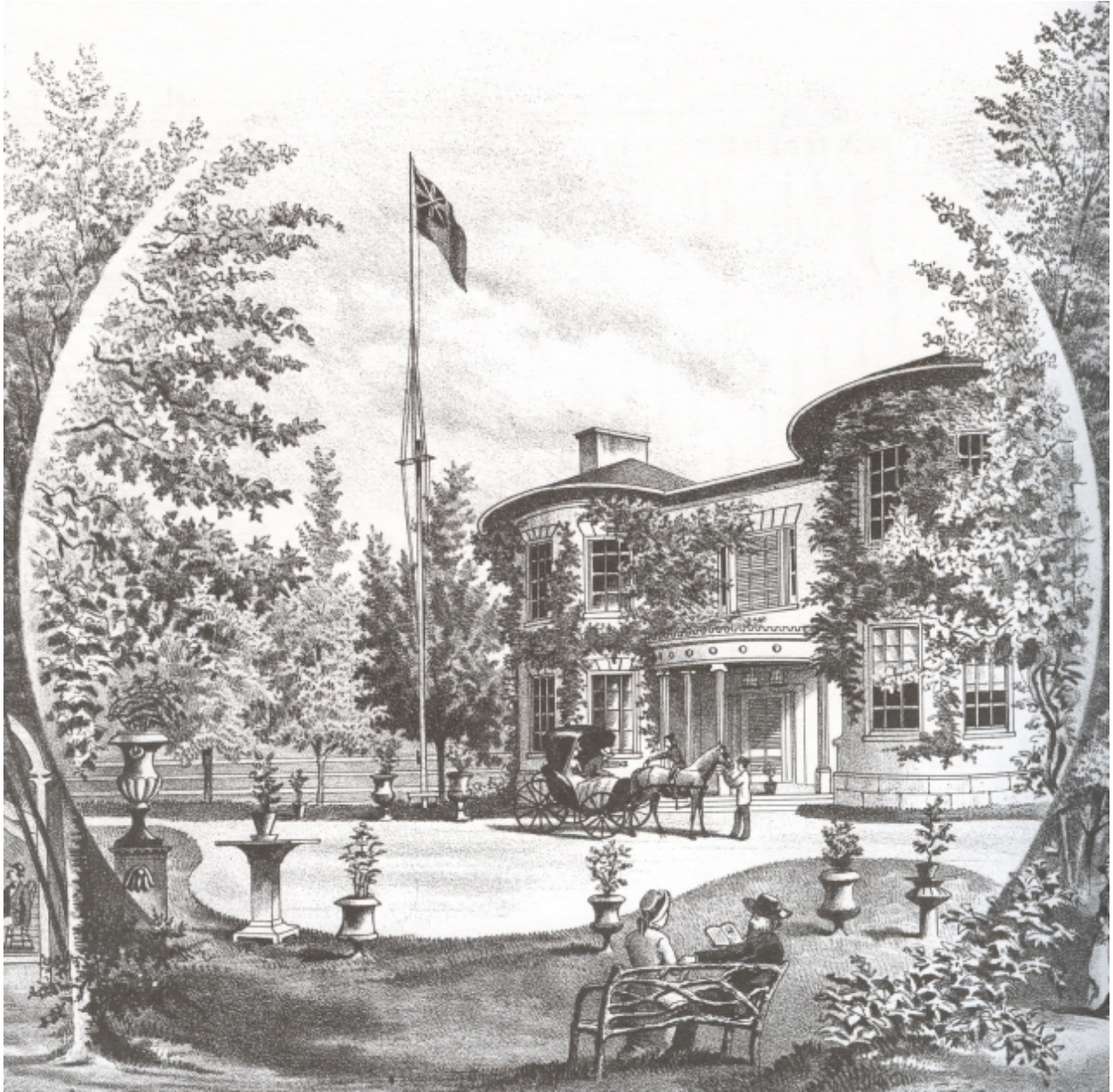


LOCATION MAP

ATTACHMENT B

PHOTO– showing window to be replaced

ATTACHMENT C



HISTORIC PHOTO – showing picturesque style