



HERITAGE BOARD MEETING PACKAGE

June 27, 2022 (Monday), 12:00 p.m.

Council Chambers, 2nd Floor, City Hall, 199 Queen Street

Live Streaming: www.charlottetown.ca/video

Date prepared: June 22, 2022

Prepared by: efc/v.01

HERITAGE BOARD MEETING

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**HERITAGE BOARD AGENDA
NOTICE OF MEETING**

Monday, June 27, 2022 at 12:00 p.m.
Council Chambers, 2nd Floor, City Hall, 199 Queen Street
Live streaming: www.charlottetown.ca/video

- 1) Call to Order**
- 2) Declaration of Conflicts**
- 3) Approval of Agenda** – Approval of Agenda for Monday, June 27, 2022
- 4) Adoption of Minutes** – Approval of Meeting minutes from Wednesday, March 02, 2022
- 5) Business arising from Minutes**
- 6) Report:**
 - a) 64 King Street (PID # 335620)** – Proposed mural on King Street facade
- 7) Introduction of New Business**
- 8) Adjournment of Public Session**

PLANNING AND HERITAGE COMMITTEE – HERITAGE BOARD MINUTES
WEDNESDAY, MARCH 02, 2022 12:00 PM
VIDEOCONFERENCE (Webex)
Live Streaming: www.charlottetown.ca/video

Present: Councillor Terry MacLeod, Chair
Councillor Julie McCabe, Vice-Chair
Councillor Alanna Jankov

Greg Munn, RM
Tara Maloney, RM
Wayne MacKinnon, RM

Also: Alex Forbes, PHM
Tina Lococo, DCAO
Todd Saunders, HO

Ellen Faye Catane, PH IO/AA*
**Minute taker*

Also in attendance: Cassie Burhoe, architect, NineYards
Clar Fradsham, Facilities Manager, St. Paul's
(applicants)

Regrets: Mayor Philip Brown

Aaron Stavert, RM
Simon Moore, RM

Absent: Councillor Mitchell Tweel

1. Call to Order

Councillor MacLeod called the meeting to order at 12:10 p.m.

2. Declaration of Conflicts

Councillor MacLeod asked if there are any conflicts. Greg Munn declared conflict for 101 Prince Street application.

3. Approval of Agenda

Because Greg Munn declared conflict for 101 Prince Street application, there isn't quorum to vote on this application. Councillor MacLeod requested that this application be discussed last while Planning staff attempts to look for another board member to join.

Moved by Councillor Alanna Jankov and seconded by Tara Maloney, that the agenda for Wednesday, March 02, 2022, with changes, be approved.

CARRIED

4. Adoption of Minutes

Moved by Tara Maloney and seconded by Greg Munn, that the minutes of the meeting on Tuesday, October 19, 2021, as attached in the package, be approved.

CARRIED

5. Business arising from Minutes

There was no business that arose from the minutes.

6. 241 Prince Street (PID #346239)

Request: Single-storey addition at the rear of 241 Prince Street (PID #346239). Request for the existing ground floor be extended by an additional 30ft towards the rear yard and 41ft in width. A flat roof is proposed for the single storey addition. The addition will include a full basement for the kitchen space.

Property Information: Zoned Downtown Mixed-Use Neighbourhood (DMUN) and is a Municipally Designated Heritage Resource located in the 500 Lot Area

Presenter: Todd Saunders

Reference: Heritage Board Package

Summary:

- The property is a Richardsonian Romanesque revival style built in 1887.
- Application would include:
 - The addition to the rear currently occupied by a deck.
 - Exterior cladding to be horizontal wood lap siding.
 - Vinyl casement windows (side hinged) for the west and south sides on the main level.
 - Windows proposed are broken into 8 panes each.
- Planning staff recommended that the addition be approved, provided that wooden windows be used instead of vinyl and glazing pattern on garden doors be removed or reduced.

Discussions/Questions:

- Will there be parking issues? Parking spaces may not be an issue since there will be enough parking spaces in the area. The parking requirements will be dealt with at building & development permit stage.
- It was suggested that the design be similar to the design of the existing building. However, another member suggested that the proposed design is appropriate to provide contrast with the original house so that the addition does not provide false history/heritage on the property.
- The building is one of the finest Romanesque revival homes in Charlottetown.
- The addition is considered to be more of a sunroom.
- Members of the board agreed that the windows/door design is a little busy and recommended that the design be simplified further.
- Is the property listed as bed and breakfast, STR or an apartment building? Planning & Heritage staff can confirm the zoning of the property and its permitted use during the building & development permit stage. All requirements will be reviewed during the permit approval stage. Should there be any issues with the bylaw, staff will work with the applicant to resolve the issues.

Motion:

Moved by Greg Munn and seconded by Tara Maloney, that the application for an addition at 241 Prince Street (PID #346239), with wooden windows, be approved.

**MOTION CARRIED
(5-0)**

7. 185 Euston Street (PID#360123)

Request: Exterior alterations to existing building at 185 Euston Street (PID #360123); demolition and rebuilding of garage.

Property Information: Medium Density Residential (R-3) and is a Designated Heritage Resource located on the outside edge of the 500 Lot Area

Presenter: Todd Saunders

Reference: Heritage Board Package

Summary:

- The application was before the board on May 2021. At that time, the Board had concerns with the windows on the front bump out of the main building and the design of the proposed garage.

- The revised plans include the following:
 - Demolition of existing garage and rebuilt to similar design.
 - Windows will be replaced with wooden windows on three (3) facades, Vinyl inserts are proposed for the rear elevation only.
 - Removal of vinyl siding, removal of green asphalt siding material under vinyl (tested clear of Asbestos), removal of wooden siding down to original wood board.
 - Re-clad front of building (facing Euston Street) in clapboard. The other three (3) sides to be clapboard or wood shingle. The wood siding will be finished in a soft/light colour scheme.
 - New fire stairs at the rear of the building.
 - Expansion of verandah. Natural clear wooden shingles on new veranda roof and Walthen Drive bay roof. The peak shown on the verandah roof will be removed.
 - Wrought iron fence will surround the property.
 - Changes to the front bump out /sunroom would include reducing width of both side windows on all 3 floors.
 - Planning & Heritage staff recommends approval of the proposed alterations.

Discussions:

- Recommended that 2 over 2 windows be used on all facades. Todd Saunders explained that the 2 over 2 window and 6 over 6 windows were original to the design. The applicants were just trying to replicate the original design of the building.
- The 6 over 6 windows make the garage look busy. 2 over 2 windows would be more appropriate.
- Members of the board agreed that the proposed design is better than the design presented back in May 2021. The design is gorgeous and will be a great improvement to the area. The applicants were also lovely to work with.
- What material is proposed to be used on the rear of the building? It would either be wood clapboard or wood shingles.
- It was suggested to use more of a heritage color. Planning & Heritage staff suggested a more heritage colour but indicated that the Bylaw doesn't regulate color. The applicants were looking at clear coat cedar shingles on the garage.

Motion:

Moved by Councillor Alanna Jankov and seconded by Tara Maloney, that the proposed alterations to 183-185 Euston Street (PID 360123), be approved, subject to Zoning & Development Bylaw requirements being reviewed at the building & permit approval stage.

**MOTION CARRIED
(5-0)**

Greg Munn declared conflict and left the meeting for the next application.

Because there was no longer quorum, the presentation went ahead. Members of the board agreed to vote on the application electronically.

8. 101 Prince Street (PID #340463) (St Paul's Church Hall)

Request: Add an access ramp at the rear of St. Paul's Church and reconfiguring of driveway/parking spaces for 101 Prince Street (PID #340463)

Property Information: Park/Cultural (PC) Zone and is a Municipally Designated Heritage Resource located in the historic Queens Square of the 500 Lot Area

Presenters: Todd Saunders, Cassie Burhoe

Reference: Heritage Board Package

Summary:

- Todd presented the history on the property. Details of which are in the Heritage Board package.
- In 2016, the Heritage Board reviewed an application to increase the parking lot. At that time, the Board did not support the request to add more asphalt in the area, particularly with the access out onto Church Street.
- The current application is for an accessibility ramp and reconfiguration of parking spaces/driveway.
- Cassie Burhoe provided additional history and details of the current application. Details are also in the Heritage Board package. The goal of the ramp addition is to address some safety and accessibility issues for parishioners. The driveway also needs to be reconfigured to accommodate the ramp. The existing parking configuration forces cars to drive or back out onto Richmond streets at high traffic area. Once the ramp is installed, the parking lot will be narrower making turning around to drive out impossible. In order to allow for two (2) way traffic on Church Street, the current width only needs 2 more feet to meet the bylaw requirements of 20 ft. The plan would include the removal of unnecessary asphalt on site to provide more green spaces in the area. The expansion of the driveway would also provide a drop-off area for those accessing the ramp.
- Planning & Heritage staff recommends approval of the proposed ramp.

Discussions:

- Are there any concerns with the driveway going out of Church Street? Any concerns from Public Works or Police Department? Church Street is a less busy street. Planning & Heritage staff has not had an opportunity to speak with both departments yet. However, when the application was presented in 2016, both Public Works and Police Department did not have any issues or concerns.
- How are you going to prevent people from parking in that area when the downtown parking spots get busier? The proposed new lane would take away three (3) parking spaces but would be replaced with three (3) parking spaces in the new layout.
- Councillor Jankov commented as Councillor for the area that she has heard nothing but positive feedback from what the church has done on the property, and the proposal is not taking away the heritage component of the property.

Decision:

- Since the group lost quorum, the Board will vote on this application electronically. Planning & Heritage Staff will send out an email with the requirements.

Motion: *No vote was made at this time.*

Councillor McCabe and Tara Maloney left the meeting.

9. New Business


There was no new business.

10. Adjournment

There was a question whether the meeting could be adjourned without quorum. It was agreed that the meeting could still be adjourned as a result of loss of quorum.

Moved by Councillor Alanna Jankov and seconded by Wayne MacKinnon, that the meeting be adjourned. The meeting was adjourned at 12:50 PM.

Councillor MacLeod, Chair

TITLE: ALTERATION TO A DESIGNATED HERITAGE RESOURCE FILE: HERT-2022-27 JUNE – 6(A) 64 KING STREET (49-57 WATER STREET) PID#335620		
MEETING DATE: June 27, 2022		Page 1 of 10
DEPARTMENT: Planning & Heritage	ATTACHMENTS: A. Location Map B. View of King Street side of Property C. Proposal D. 45-57 Water Street Photos	
SITE INFORMATION: 64 King Street (49-57 Water Street), PID#335620 Ward No: 1 – Queens Square Property Use: Office/Entertainment Heritage Recognition: This is a municipally designated Heritage Resource and is located in the Downtown Main Street (DMS) zone of the 500 Lot Area. Adjacent Heritage Properties: There are eleven properties adjacent to or nearby the development site which are found on the list of Designated Heritage Resources; <ul style="list-style-type: none"> • 45 Queen Street • 61-63 King Street • 57-59 King Street • 57 Queen Street • 50 Water Street • 23-25 Queen Street • 40 Queen Street • 52 Queen Street • 28-30 Pownal Street • 32 Pownal Street • 38-44 Pownal Street 		

RECOMMENDATION:

The Planning & Heritage Department encourages Heritage Board to support the application to install a mural on the entry canopy of the north facade.

BACKGROUND:

Application includes:

- Located on the north side of the building over the King Street entry.
- To be painted directly on the vertically oriented metal cladding of the canopy over the main rear entry.
- The mural has been reviewed and supported by the Arts Advisory Board and forms part of Festival Inspire.

The applicant has provided a project description:

Project Description:

Festival Inspire was founded in 2014 to activate imagination in the celebration of all things art in Atlantic Canada.

Now an international travelling, non-profit street arts festival with its hometown in Moncton, NB, Inspire transforms cityscapes and towns by putting multi-disciplinary arts programming in public spaces against the backdrop of large-scale mural creation. Programming can include live art, interactive installations, projection mapping, street performance, circus, music, etc. The murals remain after the festival has come to a close, helping to build a legacy of character, culture, and beauty for the communities that house them, as well as creating invaluable assets for future user-generated content in destination marketing.

The City of Charlottetown's Tourism & Events team has been working with leadership at Inspire to attract the festival to Charlottetown during its 2022 tour season, given it is a proven event with a mission to highlight our city as a unique tourism and culture destination that can also help us strategically achieve product development targets in both our Festivals & Events Approach to Growth and the Charlottetown Public Art Plan. The Charlottetown leg of the event will take place from July 18-23 and will feature a program designed to cater specifically to the Island's unique identity including mural painting, a disco bike ride, costume making workshop, industry mixer, outdoor film screening, live musical performances, Big Circus Saturday, and interviews on the Inspire podcast.

It is proposed that three large-scale, professional murals be created in Charlottetown during Inspire. The attached mural has been designed by muralist, Jieun Kim (9,700+ followers on Instagram).

Jieun June Kim's painting practice is founded on her love of the natural and urban environments around her and the folk art of Korea; the homeland where she was born and raised. Her paintings are imbued with the symbolic forms and language of Korean cultural heritage, reimagined in response to the contemporary context of her lived experience using colourful patterns and dynamic natural forms. Jieun

is a frequent solo and group exhibitor in galleries across Canada and Korea and has been commissioned to paint murals for the Dundas West BIA in Toronto and as part of the Bell Box Mural Project on multiple occasions.

The attached work has received the approval of both the Charlottetown Arts Advisory Board and also the building owner, 100451 PEI Inc. represented by Steve Dunne.

PROPERTY HISTORY

49-57 Water Street is a brick, Early Commercial warehouse with a twentieth century addition on its western side. The original building has been expanded a number of times and renovated inside and out in the twentieth century. The Estate of successful businessman and politician, James Ellis Peake (1797-1860) built the warehouse and throughout its history, a number of merchants have called the building home. The building now houses offices.

The heritage value of 49-57 Water Street lies in its Early Commercial architectural style, its association with the Peake Family, its association with various Charlottetown businesses, and its importance to the Water Street streetscapes.

The Early Commercial style dates from before the 1860s. It was often characterized by a groundfloor reserved for storefronts, double hung windows in the upper levels, simple mouldings, and a balanced facade of either shingles, clapboards, or brick. This property is an excellent example of this style in the City.

In 1861, Daniel Hodgson, a trustee of the late James Ellis Peake's estate advertised for tenders on a large brick building that would be built on the site of the former Victoria Hotel, which had burnt down. The land belonged to James Ellis Peake, a very successful shipbuilder/owner, merchant and banker whose homes and wharves were located nearby. The new warehouse was to be used by various Charlottetown merchants including, J.C. Hall, Daniel Davies, B. W. Higgs, C. Benoit and later, James Peake's sons' business, Peake Bros.

Seaman's Beverages, which was established in 1939, owned the building in the twentieth century and operated a bottling plant from the site. The building was expanded a great deal under their ownership. Seaman's eventually moved out of the building and in 1988, it was renovated to provide retail, warehouse and office space. It currently houses offices and a local cinema.

49-57 Water Street has been home to a number of prominent Charlottetown businesses and reflects Charlottetown's commercial heritage. Located in a historic area with a number of heritage buildings, 49-57 Water Street plays a major role in supporting the historic Water Street streetscape.

The following Richardsonian Romanesque influenced character-defining elements contribute to the heritage value of 241 Prince Street:

- The overall massing of the building
- The asymmetrical façade
- The gable roofs with snub gable dormers
- The heavy brick construction, particularly the intricately patterned brickwork between each storey and on the chimney
- The stone trim, including the foundation, the gable apex, the window surrounds, the stringcourses, the various stone carvings, as well as the arch above the door and the arch above the window of the north side, both supported by a short pier
- The style and placement of the windows, particularly the window in the chimney, the arched window of the north side, the rounded bay windows with iron cresting atop and the grouped windows of the second and third floor
- The size and off centre placement of the door with a fanlight and sidelights within an arched opening.
- The imposing chimney of the facade with rows of protruding brickwork, a row of columns, stone quoins, a window, a date stone inscribed "1887" and twin flues that extend up on either side of the decorative chimney window and join at the top

The following character-defining elements illustrate the heritage value of 49-57 Water Street:

- The overall massing of the original building, as well as the additions on the western side
- The size and shape of the brick construction, as well as the stone lintels and sills
- The symmetrical placement and style of the windows, including the ground floor storefront plate glass windows with transom lights, the second floor nine over nine windows, the third floor six over six dormer windows, as well as the more modern, large rectangular windows of the most recent western addition
- The style and placement of the paneled doors with their transom lights above, as well as the arched opening of the most recent western addition, with the sign above the door that reads "Seaman's Bldg - 49 Water Street"
- The gabled roof, with its square dormers, as well as the flat roof of the western addition with its brick cornice
- The placement of the chimneys

POLICY FRAMEWORK:

Zoning and Development Bylaw Requirements

In accordance with Section 44.3.1 of the Zoning and Development Bylaw, the following signs are strictly prohibited (p) Murals or any sign painted upon a building or structure in the 500 Lot Area, unless it has been reviewed by the Arts Advisory Board and approved by Council.

In this case the Arts Advisory Board has reviewed the proposal and is recommending council approve it.

Heritage Preservation Bylaw Requirements

In accordance with Section 4.2.3 of the Heritage Preservation By-law, a heritage permit is required where a change in material or design is proposed and may be referred to the Heritage Board. The compatibility of the proposed development is evaluated 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 mural has been supported by the Charlottetown Arts Advisory Board – deeming it to be appropriate public art for the City of Charlottetown. The statement of significance for this designated property references the original Water Street section of the building only and does not make any mention of the much later and contemporary addition fronting on King Street. The mural is to cover vertically oriented exterior cladding which is not an historic material. Although murals have not typically been encouraged on designated heritage buildings, the location of the proposed mural has no impact on the original structure on Water Street. The heritage character defining elements of the property are not affected.

CONCLUSION:

The Planning & Heritage Department recommends approval of the location for a mural at 64 King Street (PID#335620).

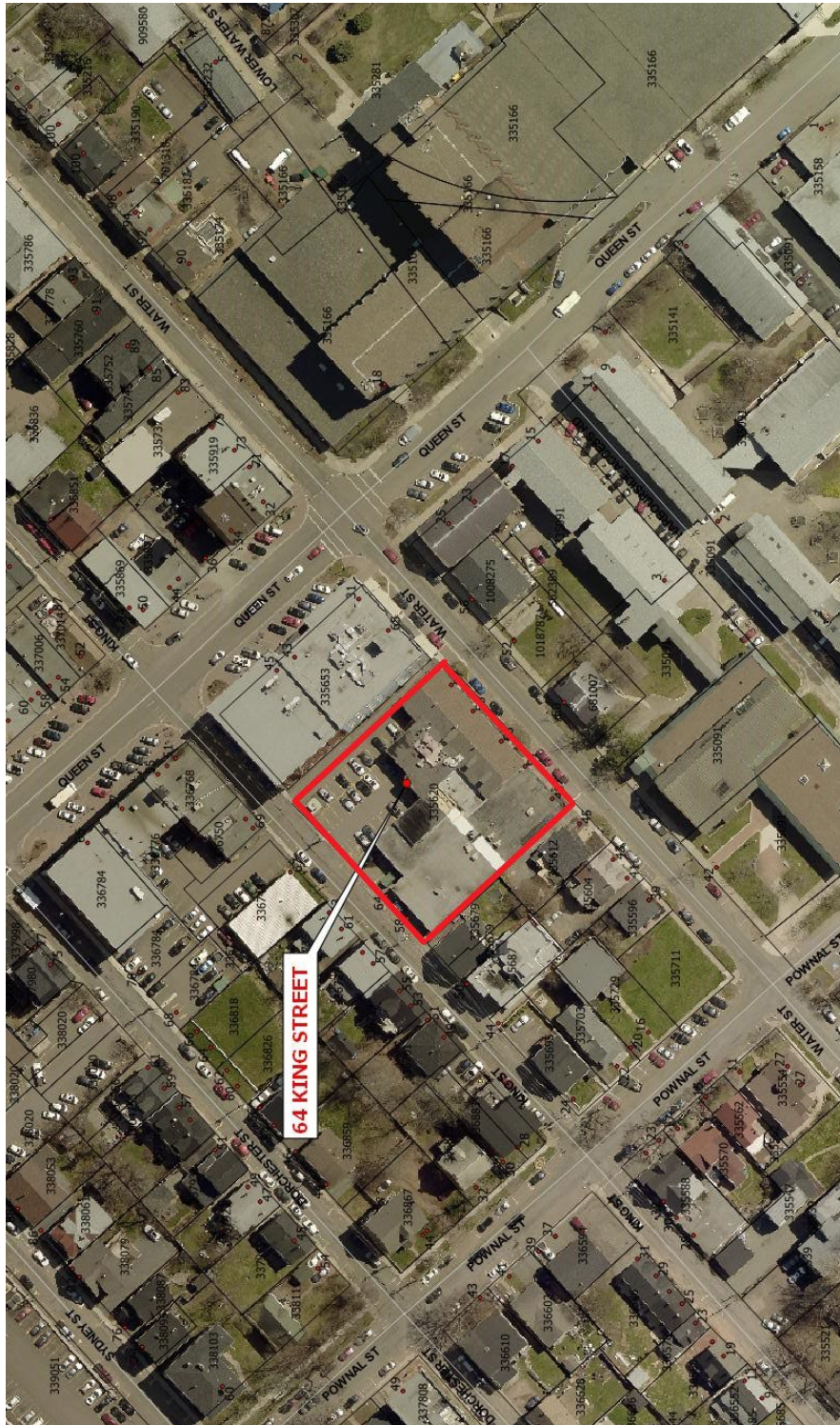
PRESENTER:

Todd Saunders, M.Arch
Heritage Officer

MANAGER:

Alex Forbes, MCIP, MBA
Manager of Planning & Heritage

ATTACHMENT A



LOCATION MAP

ATTACHMENT B



64 KING STREET (REAR OF 49-57
WATER STREET)

ATTACHMENT C



PROPOSED MURAL LOCATION

ATTACHMENT D



49-57 Water Street June 2022



49-57 Water Street circa 1974