

**HALIFAX**

# **Heritage Advisory Committee**

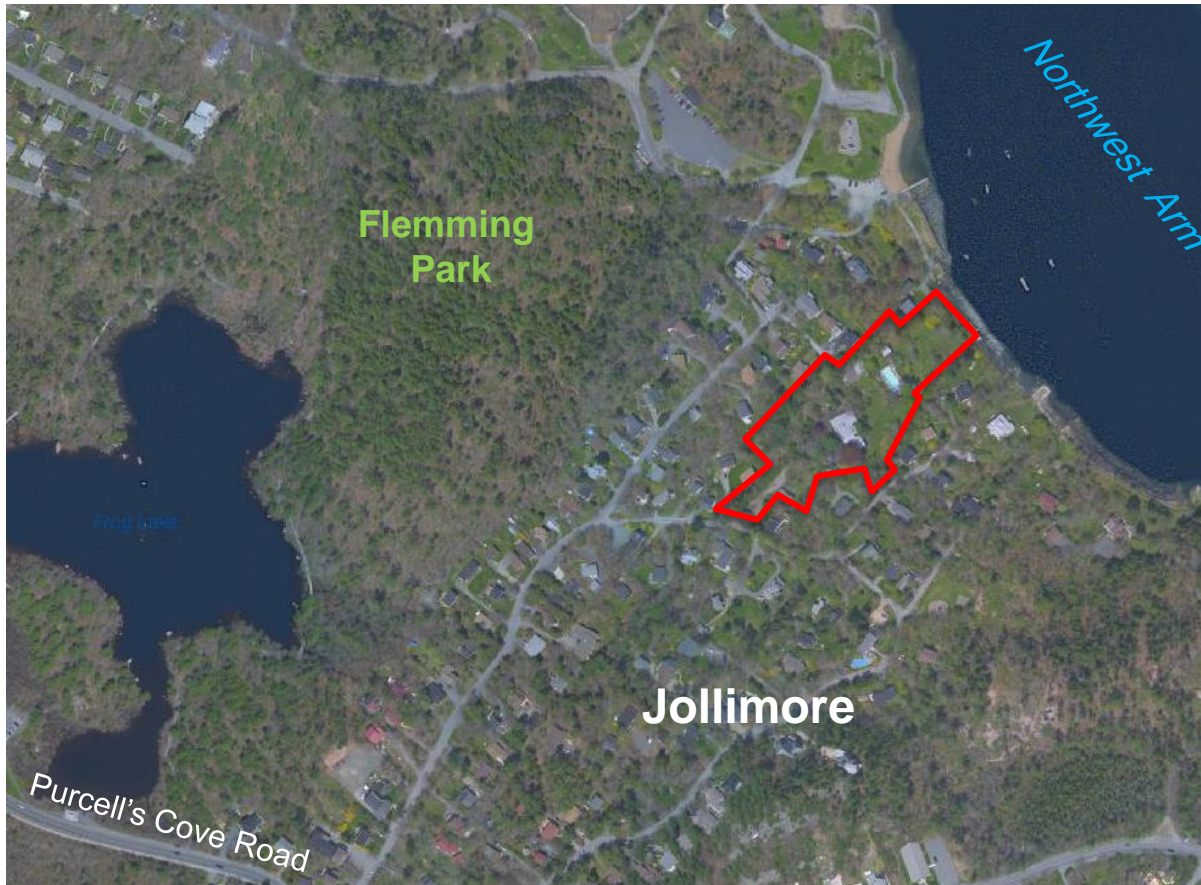
Case No. H00451

Substantial Alteration to Finntigh Mara

#10 Kirk Road, Halifax

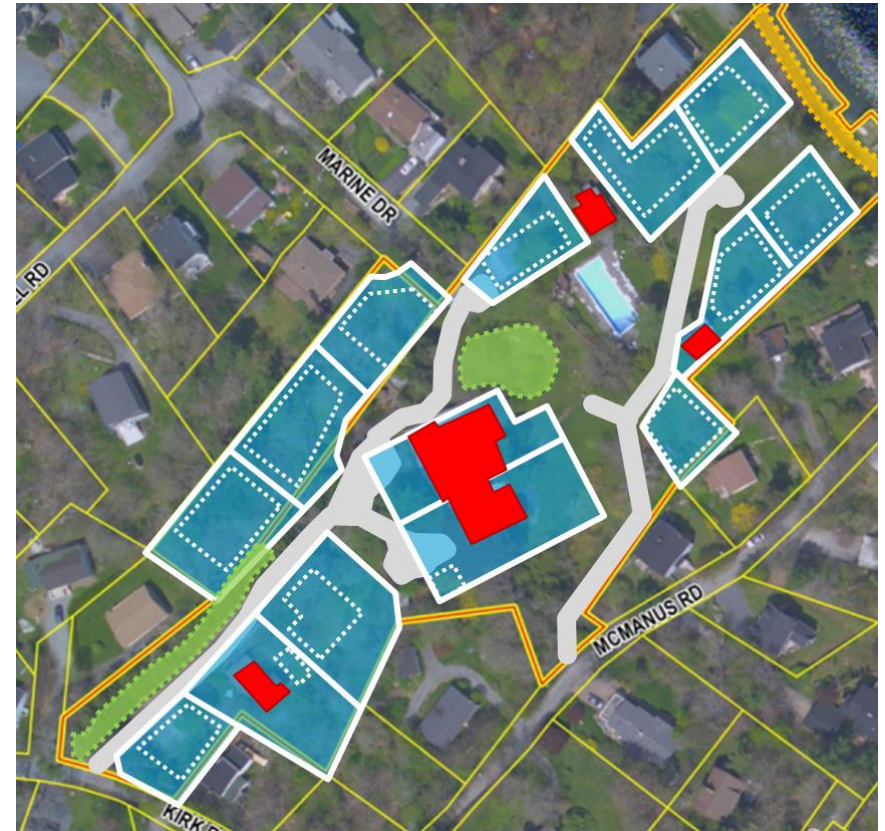
July 26, 2017

# Location



# Background

- The property was registered in May of 2010 by the current owner;
- The condominium concept was considered as a development agreement and approved by Regional Council. It would have permitted the establishment of 10 development lots while keeping the significant historic features intact;
- The concept did not attract sufficient interest, so the applicant is now seeking approval to subdivide the property, which is considered a substantial alteration.



*2010 Proposed condominium concept layout*



# Heritage Value



*Main house (c.1914) as seen in 1955*



*Pool and Pool House in 1972*

- Finntigh Mara Estate was consolidated by Dr. R.E. Mathers between 1913 and 1926. The lands had originally been part of the 1826 Jollimore land grant.
- Very representative of early and mid 20<sup>th</sup> century summer estates in the Jollimore area.
- The William Brown designed Arts and Crafts style main house was constructed in 1914 and remains intact and in good condition.
- The property includes several notable out-buildings and landscaping features, some dating back to 1865. Many of these features were originally part of separate properties that were consolidated by Dr. Mathers in the 1920s.

# Character Defining Elements



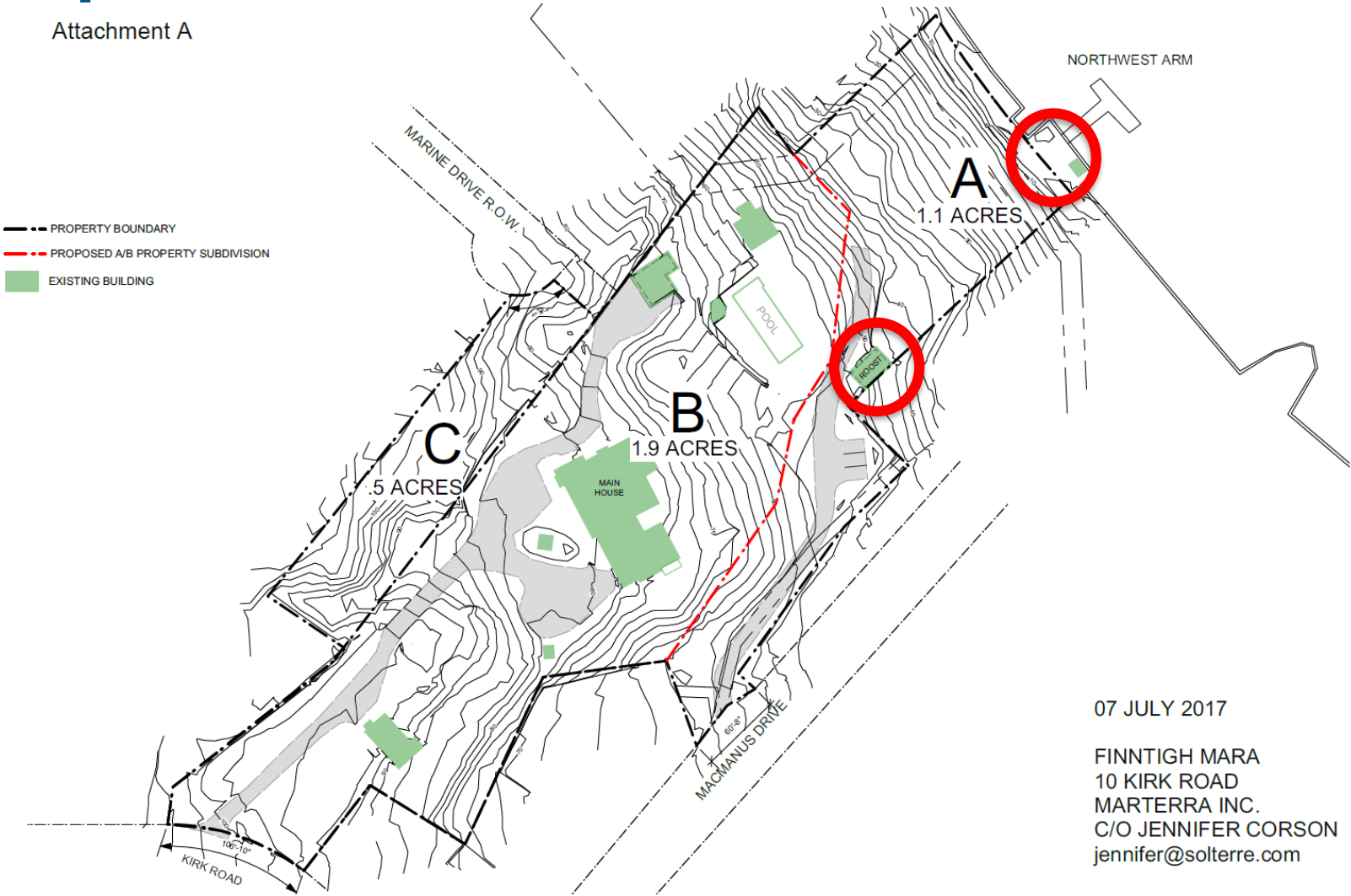
**William Brown designed, arts and crafts style residence (c1914)**

- Prominent timber framing and wide, overhanging eaves typical of this architectural style;
- Fieldstone masonry structural elements and prominent brick chimney;
- Wooden six-over-six single-hung windows and wooden plank doors consistent with this architectural style;



# Proposal

Attachment A



07 JULY 2017

FINNTIGH MARA  
10 KIRK ROAD  
MARTERRA INC.  
C/O JENNIFER CORSON  
jennifer@solterre.com

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# Proposal

- The proposed substantial alteration and subdivision would create two lots from the original property (Lot “C” is currently registered, but is a separate lot)
- The resulting lots (A, B and C) would retain heritage registration following the proposed subdivision.
- Two notable features (The “Roost” and the Boat House) would be severed from the main property through subdivision, but as noted, would retain heritage registration.
- In the opinion of Staff, the overwhelming majority of the heritage value is being maintained in the proposed “Lot B” along with the main residence, pool house, pool, gardens and gate house.



# Significant Features

## Features To Be Retained on Lot "B"



The Pool  
(c.1930s)



The Gardens  
and grounds



The Main  
House  
(1914)



The Pool  
House  
(c.1865)



The Gate  
House  
(c.1910)

## Features To Be Included in Lot "A"



The Boat  
House (age  
unknown)



The Roost  
(c.1900)



# Standards and Guidelines

*The proposed alteration has been evaluated using  
**Standards and Guidelines for the Conservation of  
Historic Places in Canada, 2<sup>nd</sup> edition***

**Please see Attachment C: Standards and Guidelines Evaluation**

- There are no structural or aesthetic changes proposed to any of the structures or landscape features;
- The majority of the character defining elements will remain on “Lot B”;
- Two structures would be severed from the main property, but would retain their registered heritage status.

# Conclusion

- The proposed subdivision would keep the main portion of the 3.5 acre (1.42 ha) estate intact, including the main residence and its major outbuildings, gardens and landscaping.
- The loss of some features could be detrimental to the integrity of the property, but in the opinion of staff, will help to ensure the long-term viability of the remaining features on Lot B.

# Recommendation

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the substantial alteration to Finntigh Mara, 10 Kirk Road, Halifax, as outlined in the staff report dated June 19<sup>th</sup> 2017.