

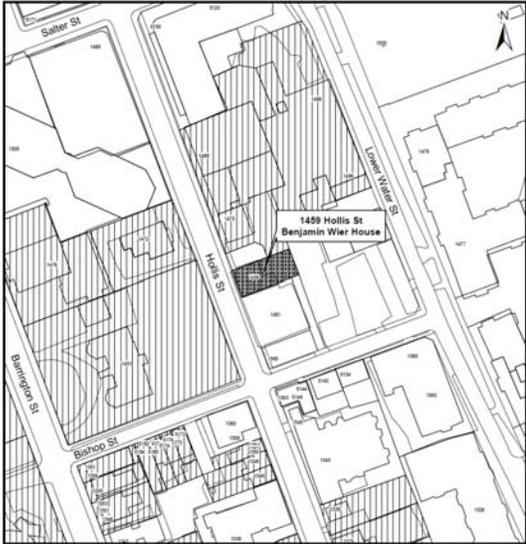
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Case H00408

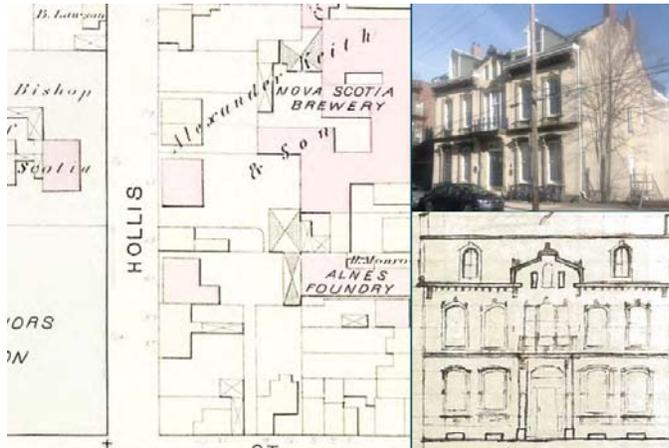
**Substantial Alteration to
1459 Hollis Street-
Benjamin Wier House**

December 6, 2016

Location



Heritage Values



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Character-Defining Elements



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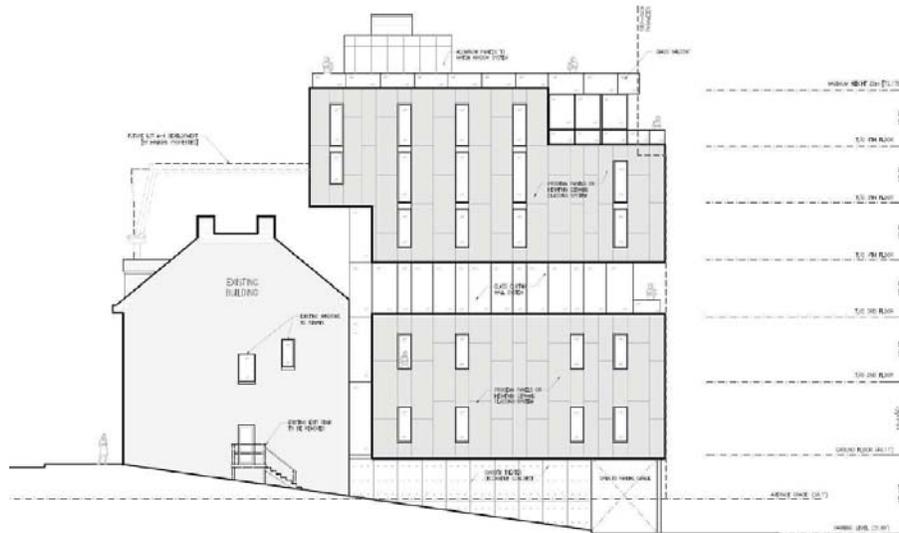
Proposal



Proposal



Proposal



Requested Alterations

- Removal of rear two storey rear addition and associated Palladian styled windows;
- Alteration to the overall form of the building;
- Removal of rear Juliet balcony and bay window projection;
- Removal of two rear dormers;
- Alteration/removal of the rear eaves;
- Enclosure of rear brick façade.

Standards & Guidelines

*Evaluation of proposed alteration to character-defining elements and heritage value against **Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd edition***

- Attachment H of the report
- 12 Standards (9 standard, 3 specific to rehabilitation)
- Standards 1, 2, 3, 5, 11 and 12 are not met
- Standards 4, 6, 7 are met

Heritage Advisory Committee

- Proposal forwarded to HAC on September of 2015
- Tie vote, no recommendation either to approve or refuse
- Has been awaiting Site Plan Approval until now

Conclusion

- Majority of heritage value and character-defining elements are at front
- Consider this a 'viable use to better guarantee long-term existence of historic place'
- Addition would appear as separate, distinct building at rear
- Clearly alteration, but historic sense of the building, value, majority of character-defining elements intact

Recommendation

It is recommended that Halifax Regional Council approve the substantial alteration to Benjamin Wier House, 1459 Hollis Street, Halifax.

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