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Heritage Advisory Committee

Public Information Meeting

Demolition Application H00477

John A. Misener House, 64 Wentworth Street, Dartmouth

Registered Municipal Heritage Property

November 13, 2019

Nova Scotia Heritage Property Act

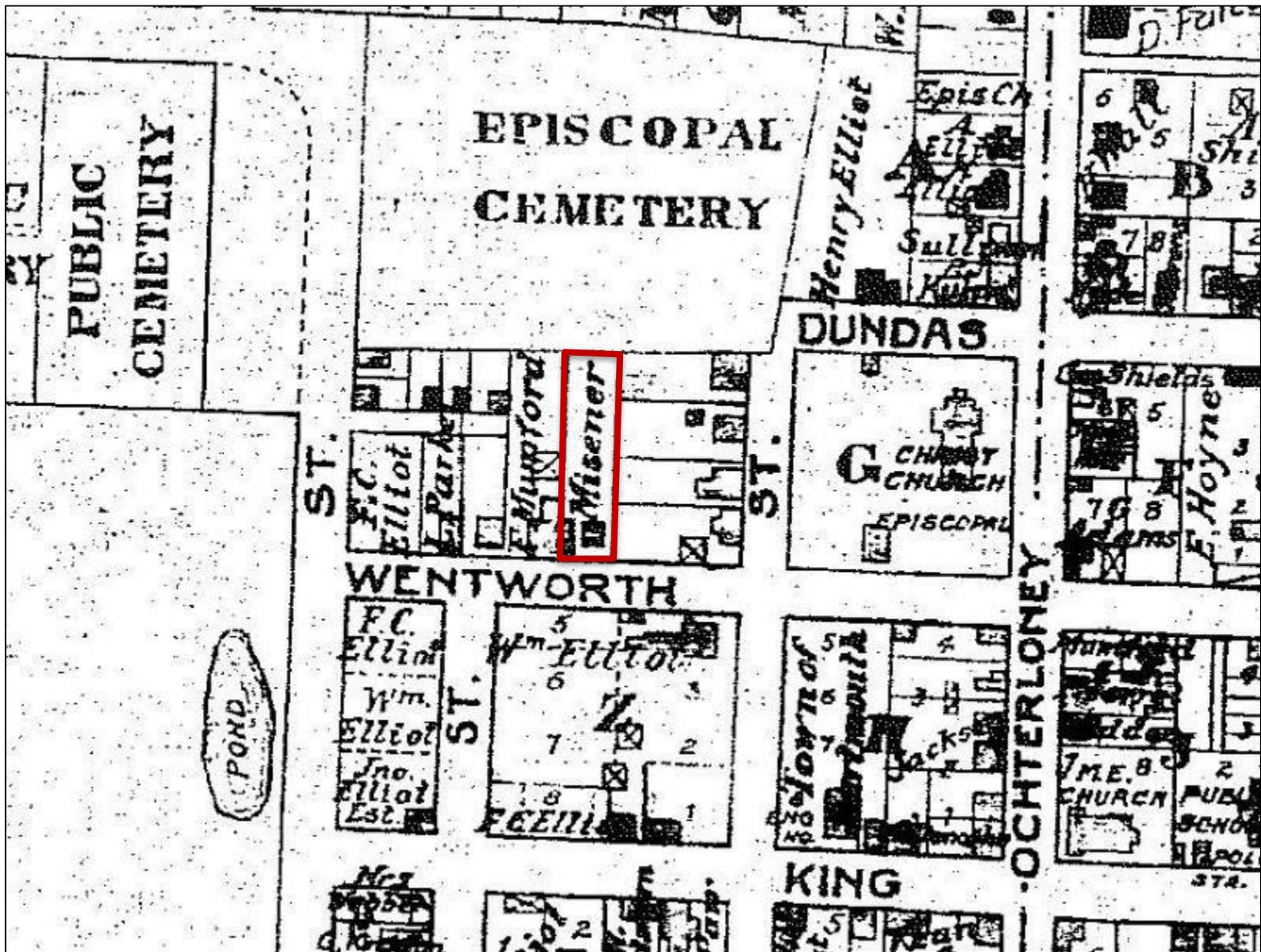
- **Section 17**

- (1) Municipal heritage property shall not be substantially altered in exterior or public-building interior appearance or demolished without the approval of the municipality.

Nova Scotia Heritage Property Act

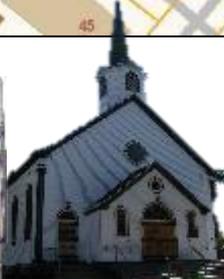
- **Section 18**

- (3) Where the municipality does not approve the application, the property owner may, notwithstanding Section 17, make the alteration or carry out the demolition at any time after three years from the date of the application but not more than four years after the date of the application.



1878 Vandervoort Map
Subject property identified by red outline

64 Wentworth Street, John A. Misener



Cape Cod Architecture



Cape Cod and Colonial Revival Architecture



“Full Cape”



“Three-Quarter Cape”



Colonial Revival Additions



Cape Cod and Colonial Revival Architecture



Pre-fab war worker dwellings – 1940s – influenced by Cape Cod architecture

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Cape Cod and Colonial Revival Architecture



Cape Cod Revival dwellings remained popular into the 1960s (right)

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Cape Cod Architecture in Dartmouth



53 Ochterloney Street, Thomas Boggs (1837)



119 Prince Albert Road, William Walker (1845)

64 Wentworth Street, John A. Misener



Cape Cod Building constructed ca. 1830.
West Elevation includes Georgian Colonial Revival extended shed roof dormer from 1960s.

64 Wentworth Street, John A. Misener



North Elevation.
New roof with extended eaves and Arts and Crafts style triangular brackets added in 1960s



South Elevation.
Vinyl siding added in 1970s

64 Wentworth Street, John A. Misener



East Elevation. Large rear Lot and 1960s rear addition.

Downtown Dartmouth Land Use Bylaw

Downtown Neighbourhood Zone

The goal of the Downtown Neighbourhood Zone is to protect the integrity and character of existing residential neighbourhoods by limiting the type, scale and design of new development, renovations, and home based businesses.

PERMITTED USES:

Single Unit Dwellings

Two Unit Dwellings

Converted Dwellings

Bed and Breakfasts in conjunction with single unit dwellings

Home Business Uses

Public Parks and Playgrounds

Townhouse and multiple residential uses in existence on the effective date this By-law

Institutional uses in existence on the effective date of the amendment

Accessory Uses

Downtown Dartmouth Land Use Bylaw

Downtown Neighbourhood Zone

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SPECIAL REQUIREMENTS - CONVERTED DWELLINGS:

An existing dwelling may be converted to two dwelling units provided that:

- a) there is no increase in the height or volume of the building; except for the addition of dormers provided that sufficient floor space already exists or the addition of structures necessary for fire safety purposes;
- b) the gross floor area of each unit is not less than 800 square feet (74.3 square metres); and
- c) at least one unit must have two bedrooms

AN EXISTING DWELLING MAY BE CONVERTED TO THREE UNITS PROVIDED THAT:

- a) the above requirements for two unit dwellings are satisfied;
- b) the dwelling was in existence on or before December 31, 1950;
- c) lot coverage does not exceed 50 %;
- d) any parking area shall be screened from adjacent single unit dwellings by a five foot high fence, and the remainder of the property shall be landscaped.

Downtown Dartmouth Land Use Bylaw

Downtown Neighbourhood Zone

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ARCHITECTURAL REQUIREMENTS FOR DWELLINGS:

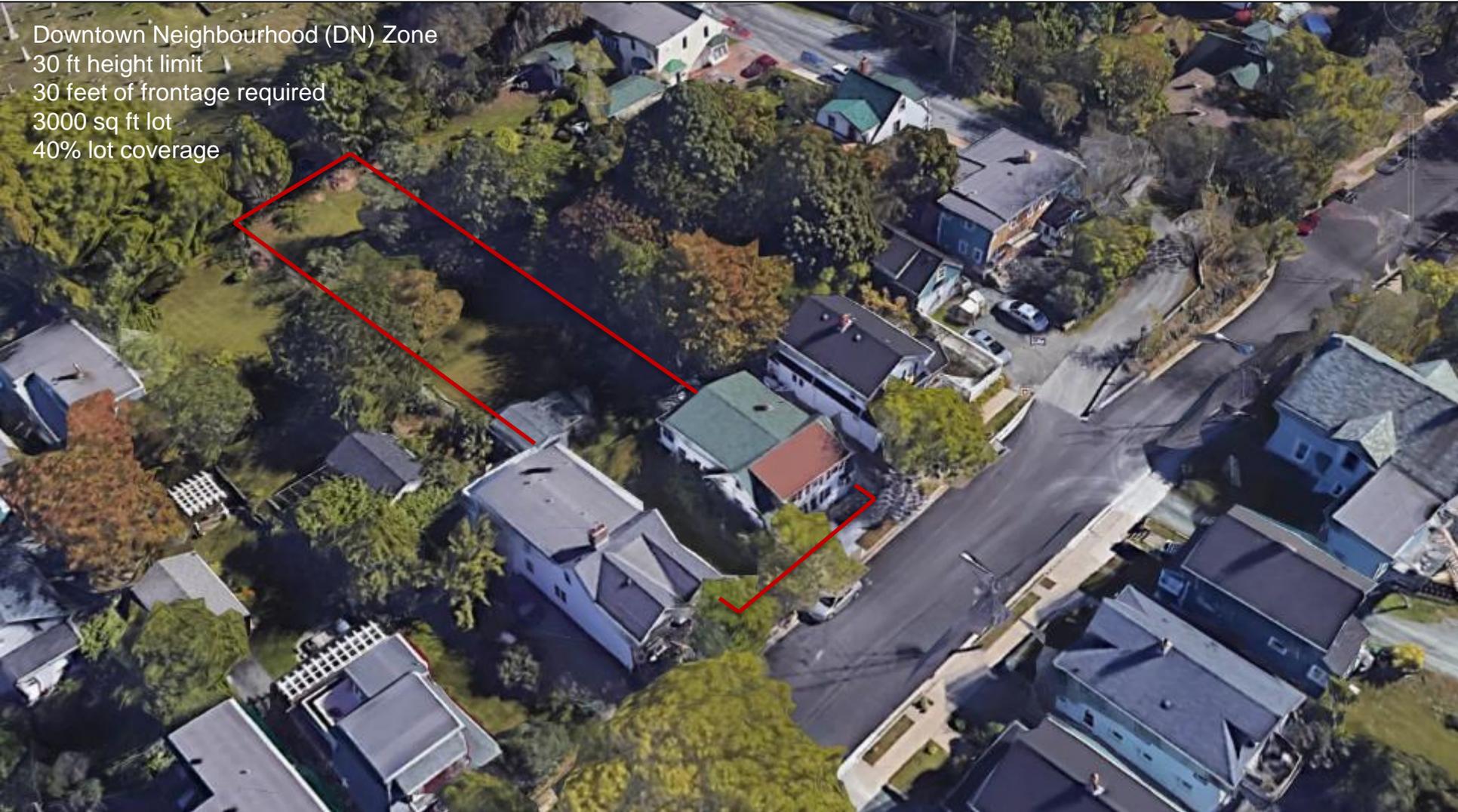
In order to provide a consistency of building form with the surrounding neighborhood, any new single unit or two unit dwelling, or enlargement or addition to an existing building shall, as determined by the Development Officer, have an architectural style that is consistent with buildings in the immediate neighbourhood in which the new building is intended to locate.

Further, building height, roof pitch, proportion, and window opening proportions shall be consistent with other buildings in which the new building is intended to locate.

New two unit dwellings shall be designed to maintain the appearance of a single unit dwelling from the street.

Downtown Dartmouth Land Use Bylaw

Downtown Neighbourhood (DN) Zone
30 ft height limit
30 feet of frontage required
3000 sq ft lot
40% lot coverage



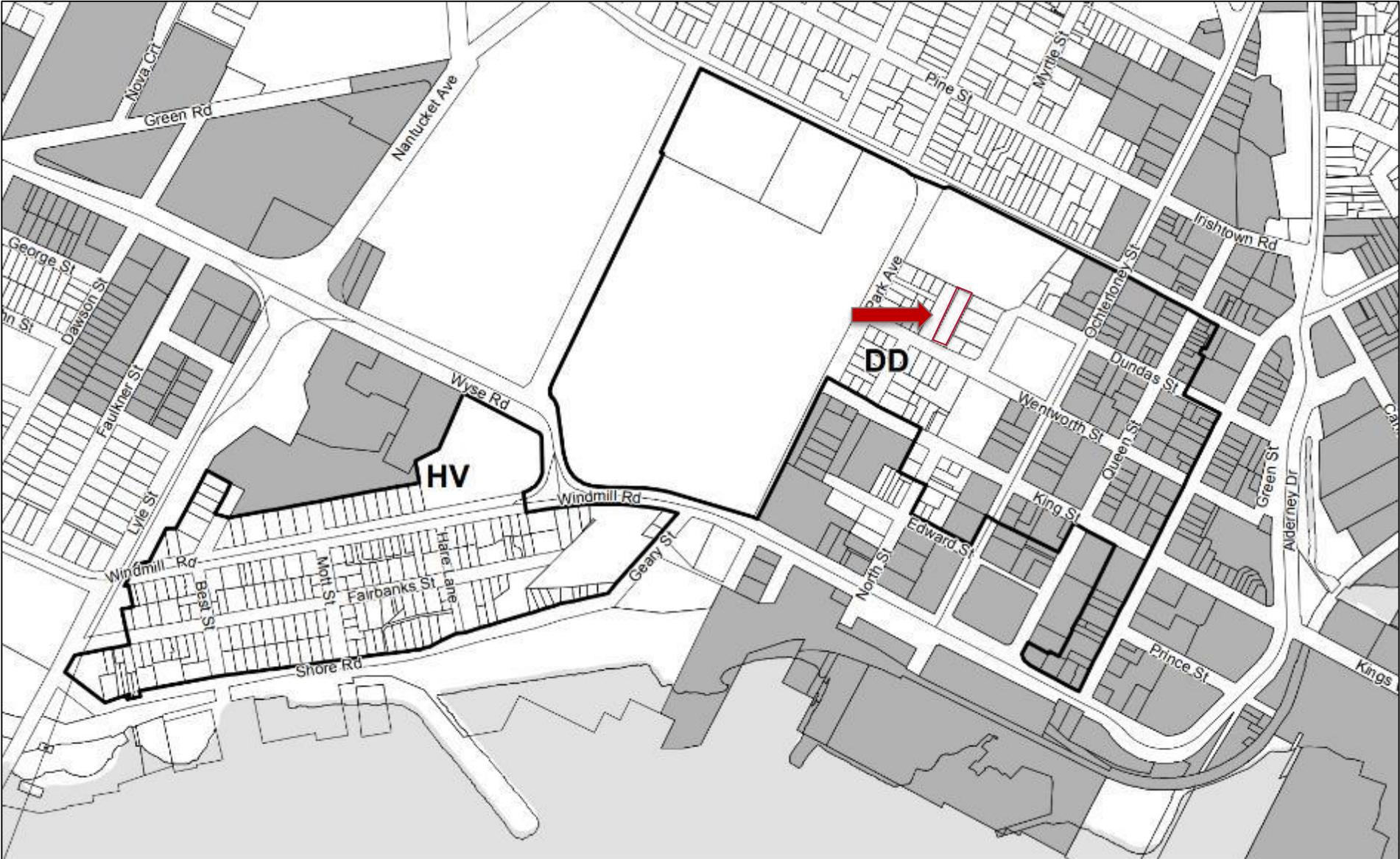
64 Wentworth Street property identified by red outline

64 Wentworth Street, John A. Misener



64 Wentworth Street property identified by red outline

Centre Plan – Package B



Proposed Downtown Dartmouth Heritage Conservation District

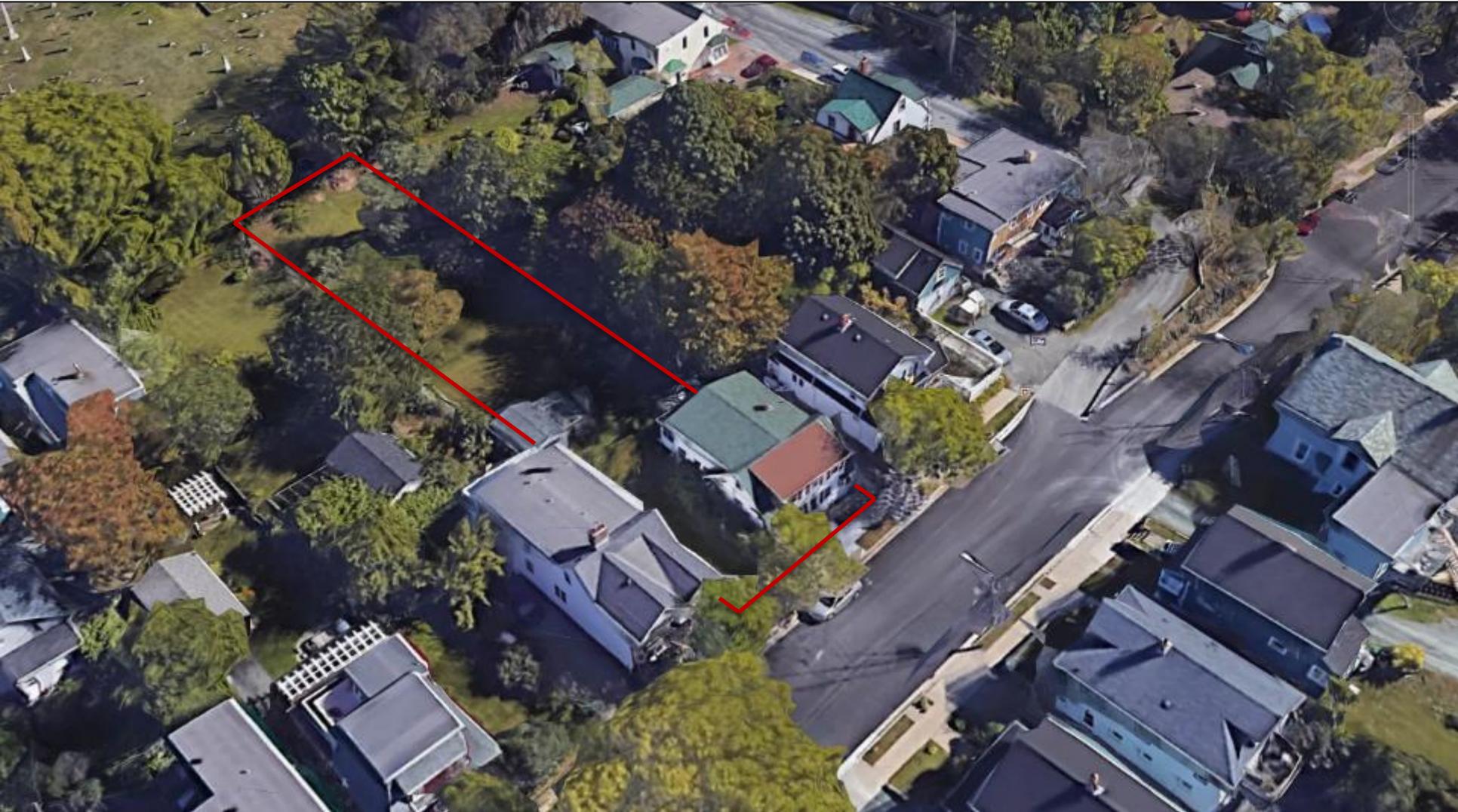
Draft Centre Plan – Package B

Policy 5.9

Outside of a Heritage Conservation District, on any property containing a registered heritage building, Council may consider a development agreement for any development or change in use not otherwise permitted by the Land Use-By-law, including a development that exceeds the maximum heights or maximums floor area ratios on Maps 2 and 3 of this Plan, to support the integrity, conservation and adaptive re-use of registered heritage buildings. For a development agreement in accordance with this Policy, Council shall consider that:

- a) any development shall maintain the integrity of any registered heritage property, or streetscape of which it is part;
- b) the impact on adjacent uses, particularly residential uses, is minimized in terms of intensity of use, scale, traffic generation, noise, hours of operation, and such other land use impacts as may be required as part of a development;
- c) the development is reasonably consistent with the policies of this Plan, in particular the objectives and policies as they relate to heritage resources;
- d) any new construction, additions, or renovations on the property meet the heritage conservation design requirements in the Land Use By-law, and the Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd edition;
- e) any new construction, additions, or renovations fronting on a street substantially maintains the predominant streetwall height, setbacks, scale and rhythm of the surrounding properties;
- f) the transition for any new construction, addition or renovation with respect to the scale, form and intensity of abutting uses;
- g) the development complies with Pedestrian Wind Impact and Shadow Impact Assessment Performance Standards of the Land Use By-law;
- h) the quality and extent of the restoration or preservation of the registered heritage property when evaluating proposals for integrated development and adaptive re-use;
- i) that any structures on the site which are not registered heritage buildings be assessed for their heritage value through a Heritage Impact Statement, and if found to have heritage value, must be retained and restored or otherwise integrated into the development so as to preserve their heritage value; and
- j) any new construction or addition considers and is reasonably consistent with the Urban Design Manual .

Substantial Alteration

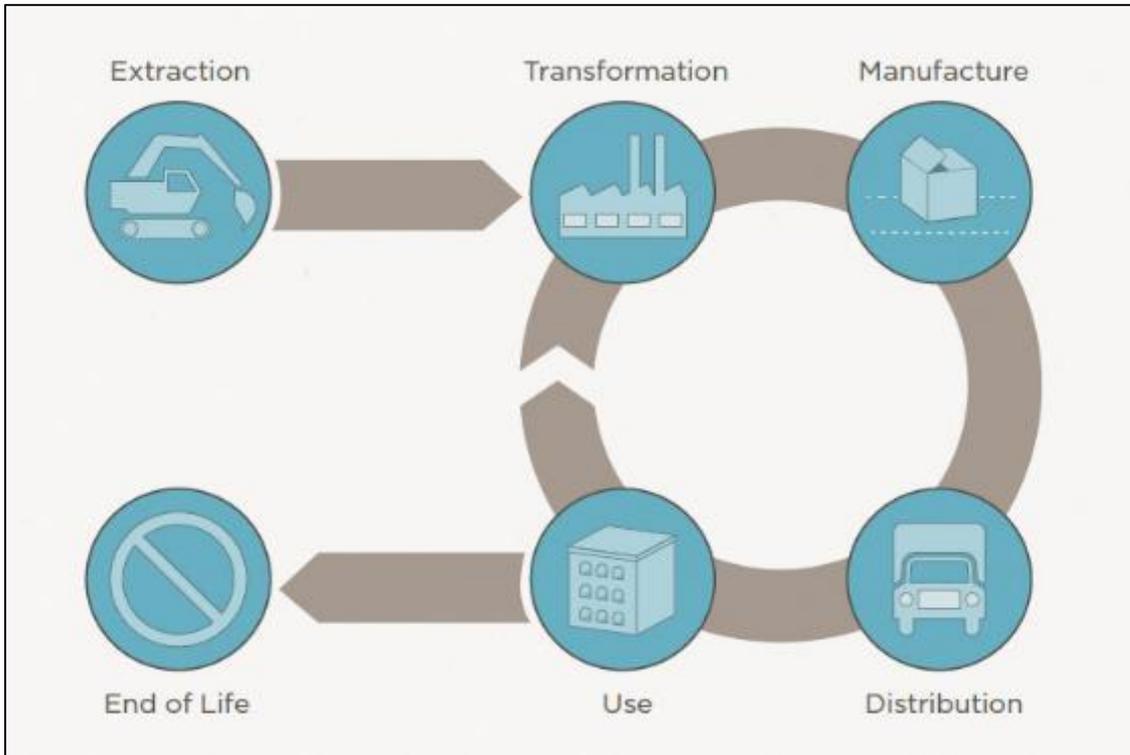


Substantial alteration is a possible alternative to demolition.

HRM Heritage Incentives Program

- HRM offers a \$15,000 cost-shared grant for materials and labour to cover exterior conservation of residential private property (\$25,000 for commercial) registered as heritage property
- Apply twice in any four year period
- Dartmouth and former county given a priority

Environmental Impact



Building Life Cycle Stages

Building Reuse Almost Always Yields Fewer Environmental Impacts Than New Construction When Comparing Buildings Of Similar Size And Functionality

Source: *The Greenest Building: Quantifying the Environmental Value of Building Reuse*: Preservation Green Lab

- Embodied Energy v. Operating Energy
- In Nova Scotia, 25 to 30% of the entire waste stream is from construction and demolition debris.

Heritage Demolition Application Process

- Application complete October 1, 2019
- Newspaper ad published November 2, 2019
- **Public Information Meeting** **November 13, 2019**
- Initial structural integrity assessment TBD
- Report to HAC and Regional Council TBD

Heritage Staff

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Questions or Comments

- Raise your hand;
- Speak for 5 minutes max and respect all points of view;
- Use the microphone and address the chair or staff; and
- Identify your name for the minutes and use sign up sheet.