

# HALIFAX

## Heritage Advisory Committee

Demolition Application H00477

John A. Misener House, 64 Wentworth Street, Dartmouth

Registered Municipal Heritage Property

July 22, 2020

# Origin

- On October 1, 2019, Ekaterine Keramiris, submitted a complete application to demolish the registered municipal heritage property at 64 Wentworth Street, Dartmouth, known as the John Misener House.

# Nova Scotia Heritage Property Act

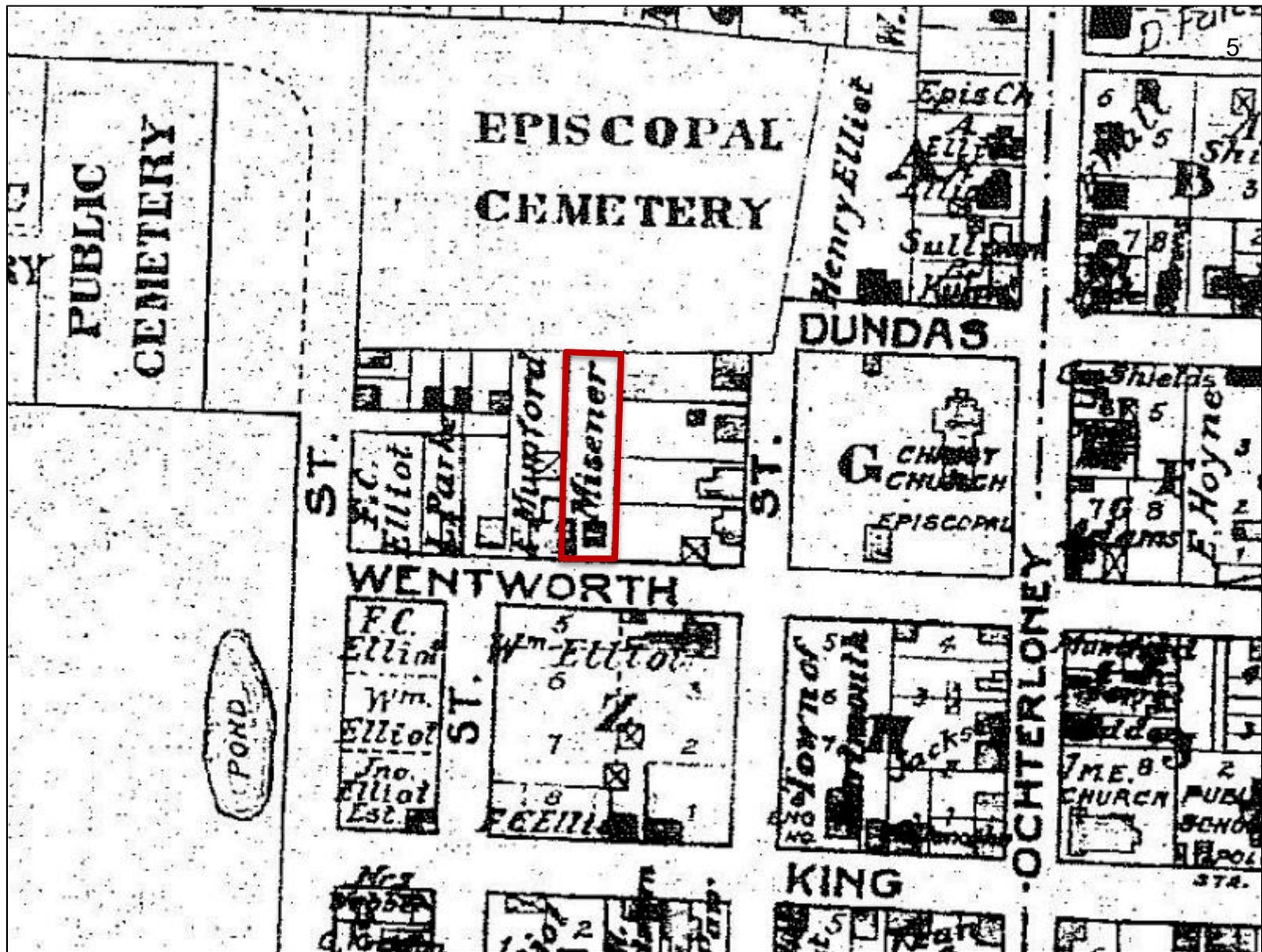
- **Section 17**

- (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<sup>6</sup>



# Cape Cod Architecture



# Cape Cod and Colonial Revival Architecture <sup>8</sup>



“Full Cape”



“Three-Quarter Cape”



Colonial Revival Additions



# Cape Cod Architecture in Dartmouth



53 Ochterloney Street, Thomas Boggs (1837)



119 Prince Albert Road, William Walker (1845)

# 64 Wentworth Street, John A. Misener<sup>10</sup>



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<sup>12</sup>



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

# Structural Integrity



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

# Development Potential

- **As-of-Right Potential**
- **Discretionary Approval Potential**
- **Substantial Alteration**

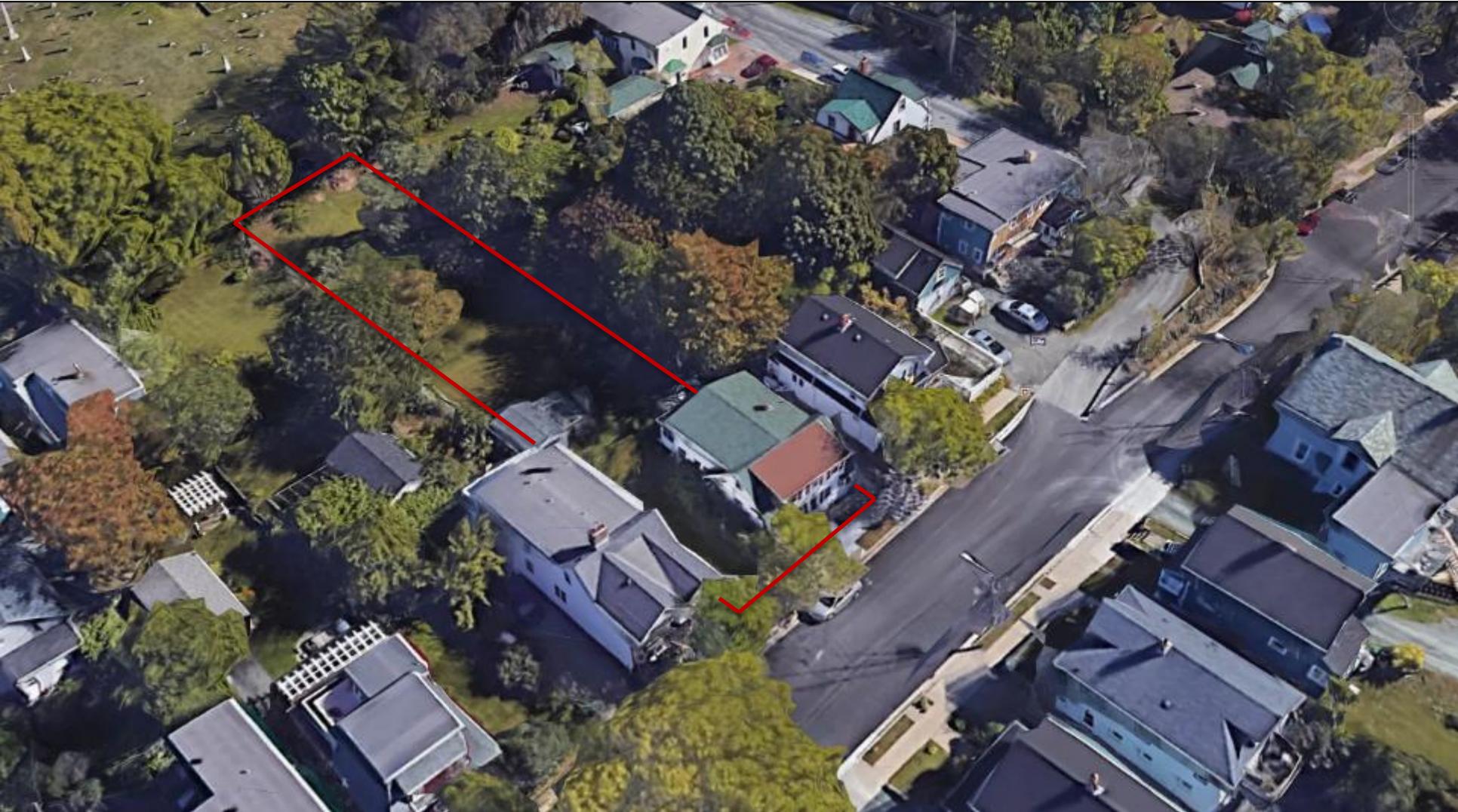


# Discretionary Approval Potential



64 Wentworth Street property identified by red outline

# Substantial Alteration

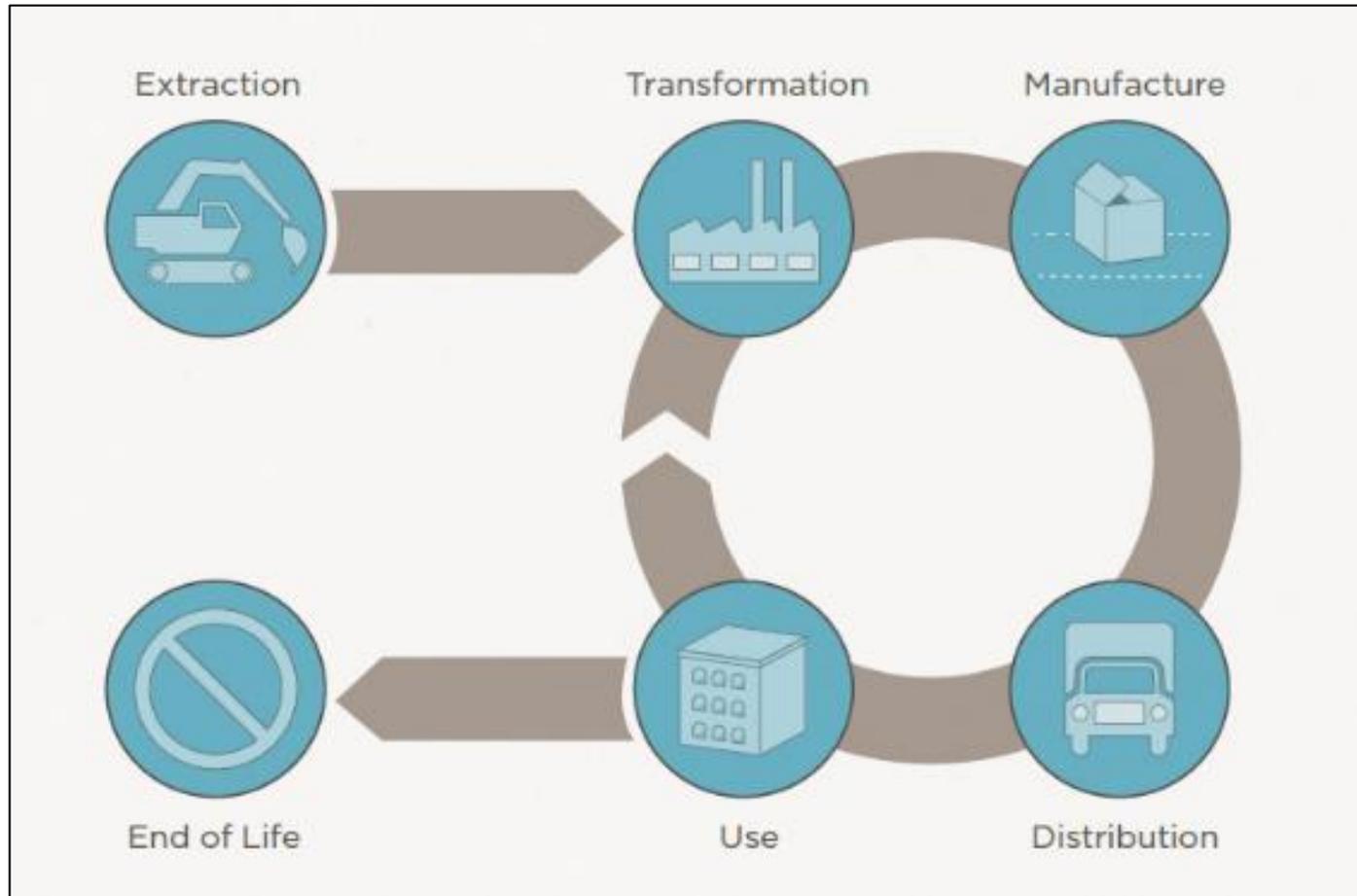


Substantial alteration is a possible alternative to demolition.

# 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



# Heritage Demolition Application Process

- Application complete October 1, 2019
- Newspaper ad published for PIM November 2, 2019
- Public Information Meeting November 13, 2019
- Initial structural integrity assessment November 20, 2019
- **Report to HAC July 22, 2020**
- Report to Regional Council TBD

# Recommendation

It is recommended that the Heritage Advisory Committee recommend that Regional Council refuse the application to demolish the registered heritage building at 64 Wentworth Street, Dartmouth.