

H00499 – 1029 Tower Road

Substantial Alteration to the municipally registered heritage property
at 1029 Tower Road, Halifax

Heritage Advisory Committee
Wednesday, September 23, 2020

Application

Applicant: ZZap Consulting Inc. on behalf of the Property Owner

Location: 1029 Tower Road, Halifax
(Dr. James Doull House)

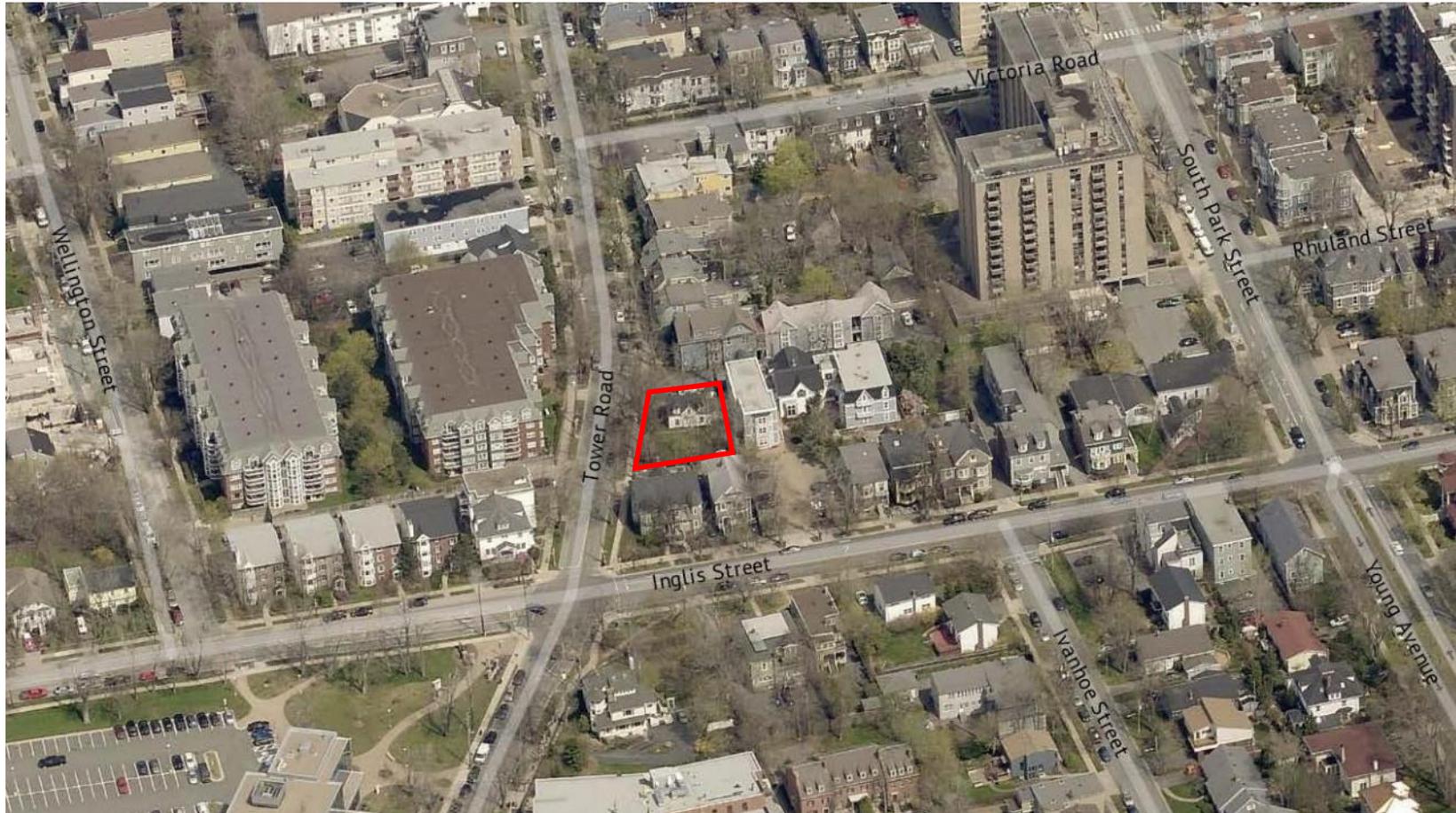
Proposal: Substantial alteration to rotate and move the building to face Tower Road, build a two-storey addition at the rear, and to construct a three-storey building on the same property.

(Planning Case #23066)



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Site Context



View of the subject property facing the south (side) property line

Site Context



View of the subject property facing the west (front) property line

Site Context – 1029 Tower Road



Dr. James Doull House

- Registered as part of the Victorian Streetscape valued for the fourteen houses designed in the Late Victorian Eclectic style.
- One of the oldest buildings in the Streetscape in Georgian style rather than Victorian.
- Building is adorned Victorian elements.
- Dr. James Doull resided in this building from 1920 to 1925. He was a renowned figure in the world of Public Health and Epidemiology.

*See Attachment E of staff report for full list of character defining elements

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Definitions - Heritage Property Act

"substantial alteration" means any action that affects or alters the character-defining elements of a property

"character-defining elements" means the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value

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Proposal (Case 23066)



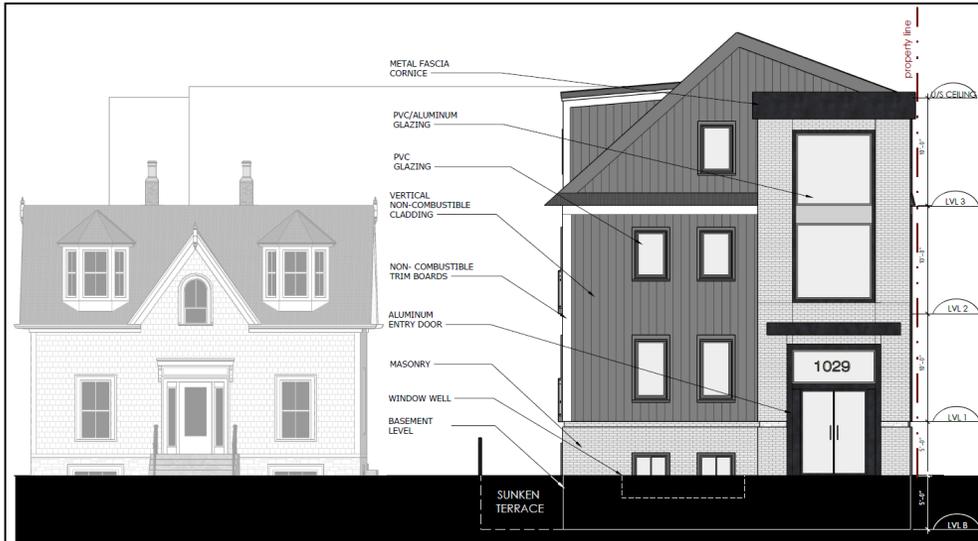
The applicant's proposal includes the following:

- Rotate and move the building to face Tower Road
- Construct a three-storey building on the same property
- Build a two-storey addition at the rear
- Alterations to meet Building Code requirements

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Substantial Alterations

West (Front) Elevation



North (Side) Elevation

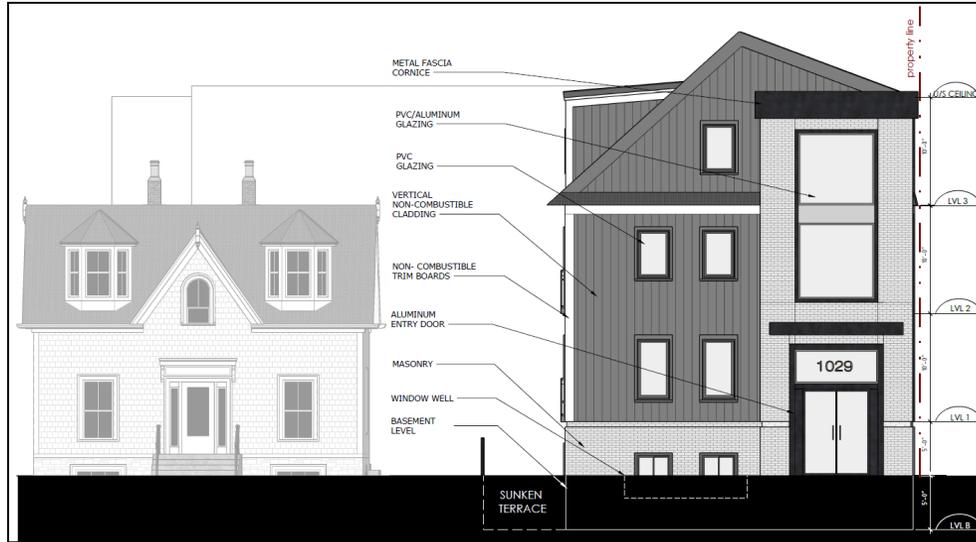


- Reposition heritage building
- Construction of new three-storey building

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Substantial Alterations

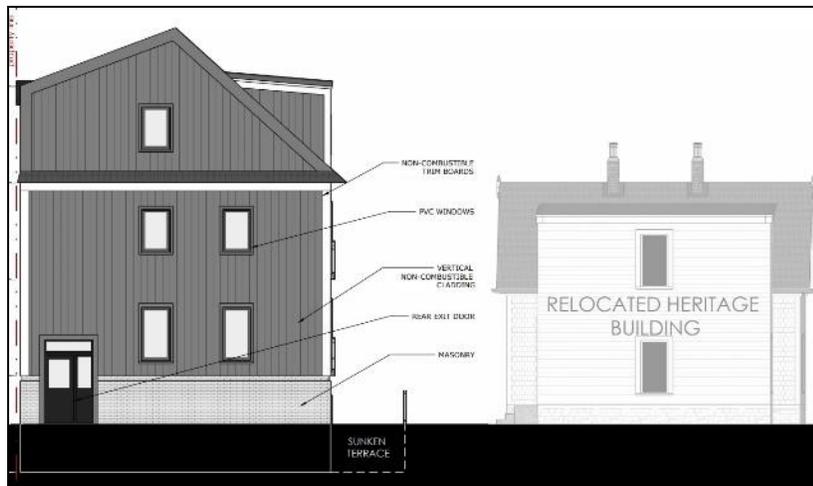
West (Front) Elevation



South (Side) Elevation



East (Rear) Elevation



North (Side) Elevation



Substantial Alterations

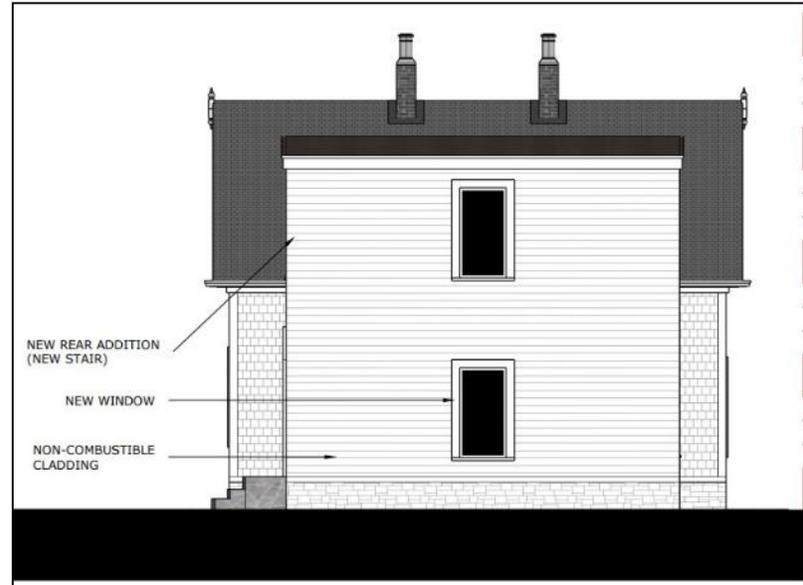
North (Side) Elevation



South (Side) Elevation



East (Rear) Elevation

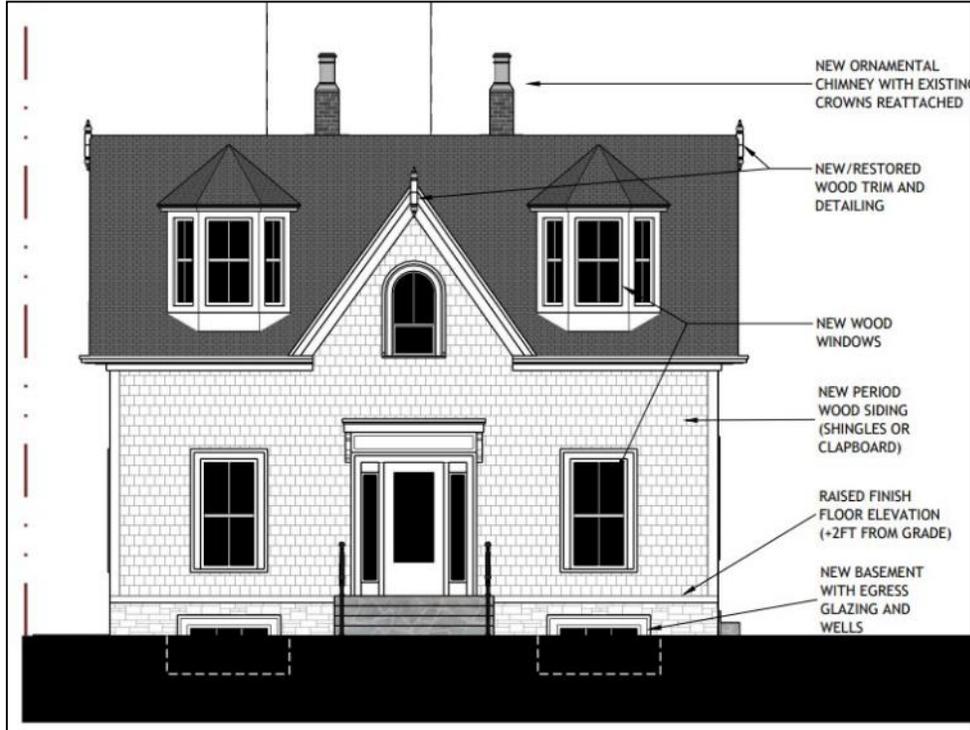


- Construction of rear addition
- Alterations to meet Building Code requirements

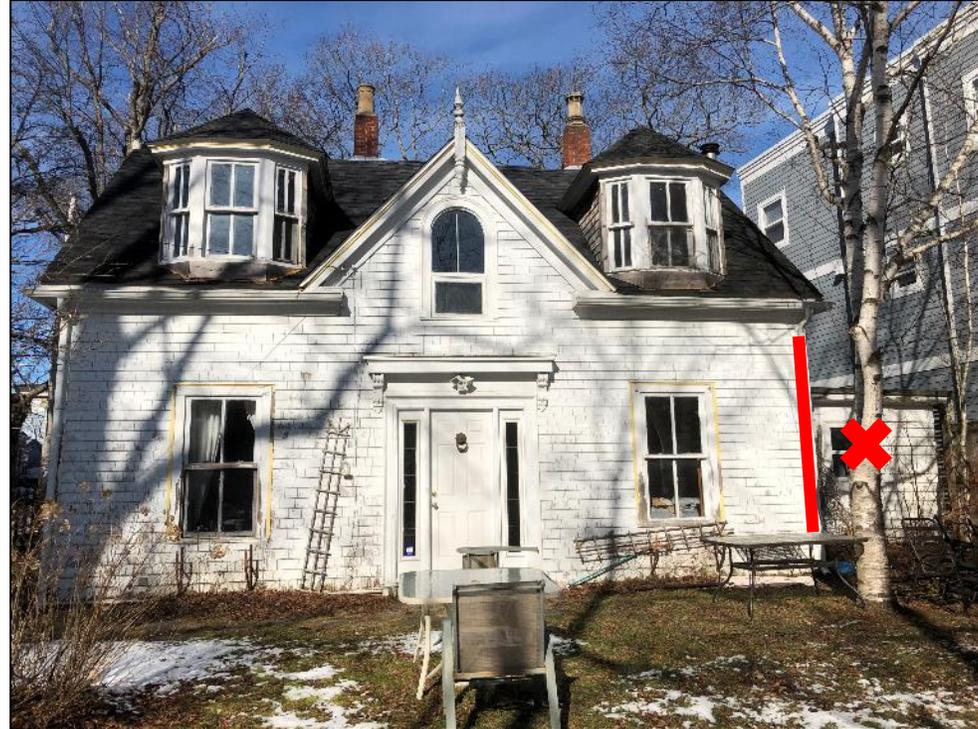
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Non-Substantial Alterations

West (Front) Elevation



Small East Wing



- General Conservation
- Removal of small east wing

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Demolition Application



- Demolition application received on January 25, 2017
- Demolition is legal between January 25, 2020, and January 25, 2021

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Staff Evaluation

Construction of new three-storey building

- Subordinate to the heritage buildings within the streetscape due to its lack of ornamentation
- Compatible with the rest of the streetscape:
 - three-storey height, setback from the street, and rhythm of bays
- Distinguishable as a new building:
 - new materials, contemporary form, and window treatments.

Repositioning structure within existing property

- Enhance the visibility of the character defining elements on the front of the building from the public right of way
- Improve compatibility with rest of the streetscape and it will remain subordinate
- Setting the building back with a front yard will preserve the cottage setting and it will remain distinguishable from the rest of the streetscape

*See Attachment F for the complete Evaluation

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Staff Evaluation

Construction of rear addition

- Subordinate to the heritage building because it is smaller, at the rear, and will not be visible from the street
- Original form of the heritage building's rear and side elevations will be preserved
- Windows will be compatible in their dimensions and placement
- Distinguishable as a new structure through its cladding material and single pane windows

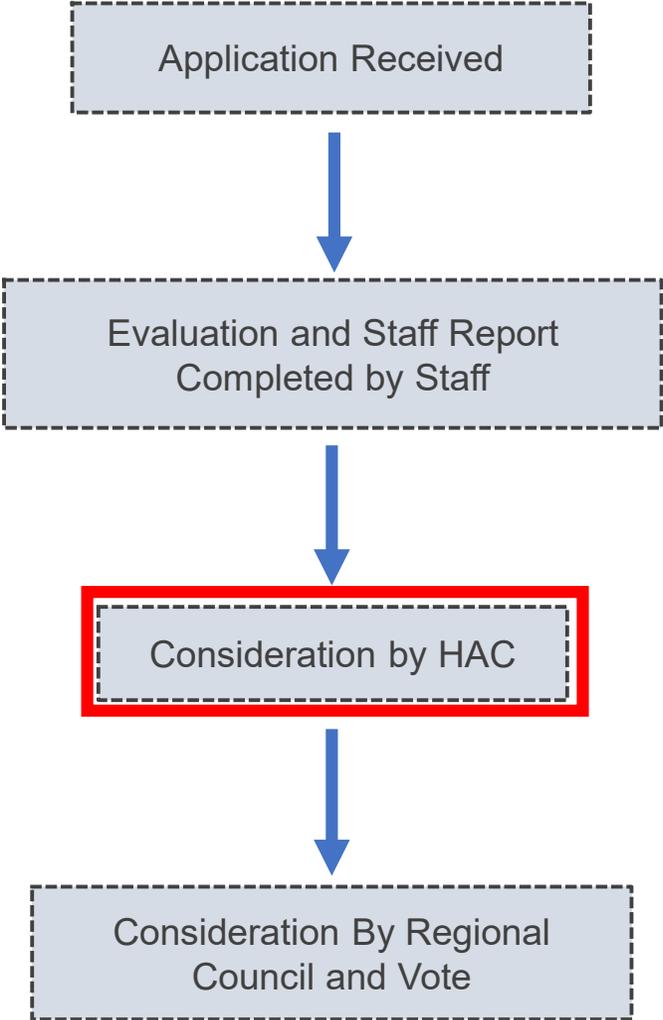
Alterations to meet Building Code requirements

- Non-combustible shingles on north side wall will match the historic appearance
- Heritage building will be raised 0.6 m higher to accommodate suitable living space in the new basement and meet egress requirements for bedroom windows

*See Attachment F for the complete Evaluation

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Substantial Alteration Process



Recommendation

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the substantial alteration to 1029 Tower Road, Halifax, as set out in this report.

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Questions / Comments