Historical photographs from Municipal Heritage File

Heritage Impact Statement
Re Finntigh Mara/Mathers Estate
10 Kirk Road, Halifax, Nova Scotia, B3P 1A6
Aug 31 2022

[redacted]

Prepared by
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[redacted]

MacKay-Lyons Sweetapple Architects

MacKay-Lyons Sweetapple Architects is primarily based in Halifax, Nova Scotia, Canada with satellite offices in Lunenburg, Nova Scotia, Oregon, and Massachusetts. The practice works locally and internationally on cultural, academic, and residential projects, providing full architectural, interior design, and urban design services.

Experience in the conservation of heritage properties includes:

- Colchester-East Hants Public Library - Truro, NS
- B2 Lofts - Lunenburg, NS
- Lunenburg projects - King's Arm Hotel, Foundry
- Mader's Cove Residence - Mahone Bay, NS
- Shobac School House - Kingsburg, NS
- Shobac Troop Barn - Kingsburg, NS

See Appendix 9.2 - Information & Curriculum Vitae.

In over 30 years of work, the practice has built an international reputation for design excellence as evidenced by over 150 design awards.

Both partners are active in architectural education; Brian as a recently retired Full Professor and faculty member at Dalhousie University for 37 years and Talbot as an Adjunct Professor since 1997 and a Professor of Practice as of 2013. Together, they have held 18 endowed academic chairs and visiting professorships at leading universities worldwide.

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1.0 - Introduction: Subject Property & Heritage Impact Statement

1.1 - Letter from MacKay-Lyons Sweetapple Architects

August 31, 2022

Jenny Lugar, MCIP, LPP
Planner II – Heritage
Planning & Development
902-399-8576

Re: 10 Kirk Road - Heritage Impact Statement

Dear Jenny,

This document is submitted as part of the Development Agreement application for the Finntigh Mara/Mathers Estate prepared by MacKay-Lyons Sweetapple Architects on behalf of our clients, Darin Sweet and Paul Taylar of Marterra Inc.

The property is located at 10 Kirk Road within the residential community of Jollimore in Halifax, Nova Scotia. Extending east from Kirk Road to the shores of the Northwest Arm, the property is representative of an early 20th century estate and consists of two land parcels totalling 3.75 acres.

The proposed development site became a municipally registered heritage property in 2010. This designation was approved based on the property's age, architecture, historical associations, and local historical significance.

Dr. R.E. Mathers, a prominent Halifax doctor, created the property by assembling several smaller parcels of land in the Jollimore Village. In 1914, Dr. Mathers hired well known architect William M. Brown to design the Main House. Today, the Main House remains largely intact and is considered an excellent example of Arts and Crafts style architecture.

Several secondary outbuildings and landscape features exist across the site. These features are described in the original heritage registration report but are not considered to be character-defining elements of the property.

A Development Agreement to undertake substantial alterations to the property was approved by the Municipality in 2011. This agreement, which never commenced, permitted the construction of 1 two-unit dwelling and ten single-unit dwellings across the site and was to be operated as a bare land condominium. The Main House, secondary outbuildings, and significant landscape features across the site were all to be retained as part of this agreement.

The current proposed site development parallels the approach set forth in the previous Development Agreement and consists of the following:

1. Retention and conservation of the Main House based on the original construction drawings by architect William M. Brown. This includes the removal of the 1965 Annex addition to the south side of the building.

2. Retention and conservation of significant landscape features and outbuildings found across the property including the Roost, rhododendron garden, swimming pool and terrace, stone walls, hemlock stands, significant trees, and views of the Northwest Arm.

3. Rehabilitation of the property through the formation of 14 home sites that respect the heritage value of the property and promote the character of the greater Jollimore community.

Based on our consultations with the Municipal Planning and Development staff, it was recommended that the current property owners apply for a new Development Agreement, and at the same time request the previous Development Agreement be discharged.

We look forward to your review and discussing the next steps.

Sincerely,

Talbot Sweetapple,
Partner, MacKay-Lyons Sweetapple Architects

1.2 - Site Plans

Refer to Appendices 9.4 and 9.5.

2.0 - Background Research and Analysis

Background research and analysis shall be provided, which at a minimum includes a review of the municipal heritage property file for the subject property. If available, the following information shall be included:

2.1 - Site Location and Description

Comprehensive written and visual research, with source information and references, and analysis related to the heritage value of the property, above and beyond what is available in the municipal heritage file;

The site is located at 10 Kirk Road within the residential community of Jollimore in Halifax, Nova Scotia. Known as 'Finntigh Mara' - a Gaelic name believed to mean 'small house on the sea' - the property is representative of an early 20th century rural estate.

The site fronts on Kirk Road and extends 250 feet to the shores of the Northwest Arm. Today, the property consists of two land parcels totalling 3.75 acres.

The property became a municipally registered heritage property in 2010. The primary focus of the registration was the Main House and its significant architectural features. The property also contains a variety of outbuildings and landscape features including stone walls, pool and terrace, rhododendron garden and significant trees.

The surrounding neighbourhood is typical of the eclectic Jollimore community: irregular small scale single family homes, narrow laneways, dense vegetation, and variety of wildlife.

Site Information

Total Site Area (Block A): 143,700 square feet (3.30 acres)
Total Site Area (Block B) : 19,635 square feet (0.45 acres)
Total Site Area (Combined): 163350 square feet (3.75 acres)

Kirk Road Frontage: 106.8 feet
North West Arm Frontage: 168 feet

Refer to Appendix 9.4 - Site Plan - Heritage Resources & Landscape Features - 9.4.1 - Site Plans - Diagram - Development Site Location - 2022.

2.2 - Built History of Finntigh Mara

A description of the evolution of the property over time including original construction, additions, and alterations with dates of construction supported by documentary or physical evidence; and

Note: The historical information presented below has been compiled based on our review of the municipal heritage property file.

Late 1700s: The King's Quarries (black slate and ironstone) and the Queen's Quarries (granite) at Purcell's Cove were in operation. This stone can be seen in the Prince of Wales Martello Tower, the foundations of the Town Clock, and in many of the older buildings of Dalhousie University. The quarries were eventually acquired by Dalhousie University and operations ended in the early 1960s.

These quarries may have supplied the stone for the foundations and stone walls found across the property at 10 Kirk Rd. The stone is assumed to be granodiorite, found along a fault just west of the development site, that cuts through the Jollimore neighbourhood from the Northwest Arm to Purcells Cove Road and continues southwest.

Refer to Appendix 9.4 - Site Plan - Heritage Resources & Landscape Features - 9.4.1 - Site Plans - Diagram - Quarries - NS Dept. NR - 1987.

1872: The large concrete pool (with flagstone terrace) and Pool Shanty, a small stick-built cottage, were

constructed.

Late 1800s: The Gate House was constructed. This salt-box style house was used as a guest house on the estate.

Early 1900s: The Roost was constructed. This small and simple classical-revival cottage features wooden windows and cedar shingles.

1911-1929: Dr. R.E. Mathers began assembling land in the community of Jollimore on the shores of the Northwest Arm in 1911, and by 1944 had purchased a 3 acre parcel of land commonly known as Finntigh Mara (Block A and B). This parcel had frontage on what was then School Road (later to be renamed Kirk Road) and ran 250 feet to the Northwest Arm.

> 1913: The waterfront north side all the way to and including the main house area (also including the Shanty area) was conveyed to Dr. R.E. Mathers by Amos Slaughenwhite on March 13.
>
> 1914: The Finntigh Mara Main House was designed by the well-known Halifax born architect William M. Brown in the Arts and Crafts style (also called a Craftsman Bungalow) and was eventually built in the 1920s (exact year unknown).
>
> 1916: The waterfront centre (Shanty area to the waterfront) was conveyed to Dr. R.E. Mathers by J.L. Hetherington on May 17.
>
> 1921: The waterfront south property (Roost down to Waterfront) was conveyed to Dr. R.E. Mathers by Amos Slaughenwhite on May 21.
>
> 1923: The Gate House lot was conveyed by sheriff's deed to Dr. R.E. Mathers on July 27.
>
> 1923: The lot across the property between the main house and the gate house was conveyed to Dr. R.E. Mathers by Amos Slaughenwhite on September 17.

1937: The waterfront south property (Roost down to Waterfront) was conveyed to Dr. R.E. Mathers by J.R MacLeod on May 14.

1940s-50s: Dr. Mathers (eye doctor and surgeon) and Dr. A. Ernest Doull practiced at 5186-90 Morris Street, downtown Halifax. Now a municipally registered heritage building, it was named after the two eye doctors as the Mathers and Doull Building. It is likely that this is how Dr. Mathers was introduced to William Brown (Case H00345 - Application to consider 10 Kirk Road, Halifax as a Municipally Registered Heritage Property).

1944: The larger piece of land (Block A) created by Dr. R.E. Mathers was sold to Dorothy Martin (wife of Gerald Martin) on December 14.

1955: The Marine Drive property was conveyed to Gerald Martin (Grandfather to Finley) by John Cruikshank on June 04.

1965: A complimentary addition was constructed on the south side of the Finntigh Mara Main House, now known as the Annex.

1966: In 1966, Gerald Martin purchased an abutting half-acre parcel of land (Block C) and the total land mass raised to 3.75 acres.

1966: Gerald Martin and Dorothy left the house to their two children, [redacted]

1980s: An additional dormer was constructed on the main house (Kirk Road front) to allow for a third bedroom at that level. The renovation was sympathetic with the original exterior details blending in well to the large, low pitch of the main roof (exact year unknown).

1991: The property was passed along to [redacted] and remained in the [redacted] ownership for four generations.

2009: [redacted] conveyed the land to [redacted]

2010: 10 Kirk Road was officially designated as a municipally registered heritage property.

2020: [redacted]. ownership is transferred to [redacted]

2.3 - Research Materials

Research material shall include relevant historic maps, drawings, photographs, sketches/renderings, permit records, land records, directories, etc. as may be available.

Refer to Appendix 9.1 - Bibliography - 9.1.1 - Existing Heritage Documents.

3.0 - Statement of Significance

A Statement of Significance is necessary to evaluate a proposed intervention using the Conservation Standards. The Statement of Significance may be used, in whole or in part, by the Municipality in crafting its statement of significance for the subject property. The Statement of Significance shall include the following:

3.1 - Research and Analysis

New research and analysis of the property as well as information contained in the heritage file;

Refer to Appendix 9.3 - Elevations - Heritage Resources - 9.3.8 - Field Review - 2022.

3.2 - Heritage Value and Character-Defining Elements

A statement of heritage value and character defining elements as defined in the Heritage Property Act of Nova Scotia. The Statement of Significance will be written in a way that does not respond to or anticipate any current or proposed interventions; and

Description of Historic Place

The property is located at 10 Kirk Road within the residential community of Jollimore in Halifax, Nova Scotia. Known as ‘Finntigh Mara’ - a Gaelic name believed to mean ‘small house on the sea’ - the property is representative of an early 20th century rural estate.

The property fronts on Kirk Road and extends 250 feet to the shores of the Northwest Arm. Today, the property consists of two land parcels totalling 3.75 acres.

The property became a municipally registered heritage property in 2010. The primary focus of the registration is the main house and its significant architectural features. The property also contains a variety of outbuildings and landscape features including stone walls, pool and terrace, rhododendron garden, and significant trees.

Site Information

Total Site Area (Block A): 143,700 square feet (3.30 acres)
Total Site Area (Block B) : 19,635 square feet (0.45 acres)
Total Site Area (Combined): 163350 square feet (3.75 acres)

Kirk Road Frontage: 106.8 feet
North West Arm Frontage: 168 feet

Refer to ‘Heritage Property Plan’ for a visual illustration of the property - including key plans and overall site plan.

Heritage Value

Per ‘Form A - Notice of Recommendation to Register 10 Kirk Road, Halifax as a Municipal Heritage Property’, the land and building located at 10 Kirk Road was recommended to be registered in the Registry of Heritage Property for Halifax Regional Municipality for the following reasons:

- Age: the Craftsman bungalow was constructed in 1914-1916;

- Architecture: Arts & Crafts architectural style;

- Historical Associations: Well known Halifax architect William Brown designed this building in 1914 for property owner Dr. R. Evatt Mathers, a local eye doctor and surgeon, practicing in downtown Halifax.

- Four generations of [redacted] ownership: the property ownership was passed to [redacted], who resided in the building from 1944 to 1966, when it was passed to his children, [redacted]. The [redacted] family retained ownership from 1966 to 2009;

- Local Historical Significance: While the main house holds the most significant heritage value, there are several other buildings and landscape features which contribute to the overall heritage value of the property. The contributing buildings include, but are not restricted to, the Gate House, the Pool Shanty, and the Roost; and contributing landscape features such as several stone retaining walls, stands of trees, and gardens.

Per 'Attachment B - Heritage Building Summary' from the municipal heritage file, heritage value is described as follows:

The Main House is an Arts and Crafts style building (also called an Craftsman Bungalow) and was designed by architect William Brown in 1914. This building is fully intact, both interior and exterior, and is an exemplary example of the Arts and Crafts movement. A complimentary addition to the south side of the building occurred in 1965. The building contains many features true to its architectural style, including large overhanging eaves, timber framing, wooden double-hung windows, and plank doors. It is exemplary of an early 20th century development and evolution of the Jollimore area of Halifax County.

While the Main House holds the most significant heritage values, there are several other buildings and landscape features which add to the overall heritage value of the property which are noted above. While these features do add significant heritage value, they're association to the main house and their role as possible character-defining elements are worth discussion. While these features are detailed in the original registration report, they are not identified as character defining elements in their own right. It is Staff's Opinion that the majority of the heritage value is contained in the main house and its immediate grounds.

Character-defining Elements

Per 'Attachment B - Heritage Building Summary' from the municipal heritage file, character-defining elements are as follows:

- William Brown designed, Arts and Crafts style Main House (c. 1914)

- prominent timber framing and wide, overhanging eaves typical of this architectural style

- the fieldstone masonry structural elements and prominent brick chimney

- the wooden six-over-six single-hung windows and wooden plank doors consistent with this architectural style

Other significant features include include:

- the sprawling landscaped grounds with mature trees, rhododendron gardens, and drystone retaining walls

- the "Roost" – a small, simple classical-revival cottage with wooden windows and cedar shingles dating to the early 1900s

- the Pool and Pool Shanty – c.1872 stick-built cottage and large mid-century pool with flagstone skirting

- the Gate House – a late 19th century salt-box style local vernacular house, that is used as a guest house on the estate

- the prominent views of the Northwest Arm.

3.3 - Character-defining Elements - Photographs

Professional quality photographs of the heritage resource illustrating character defining elements of the heritage

property in their present state.

For photographs of the Main House & Annex, refer to Appendix 9.3 - Elevations - 9.3.5 - Photographs - Main House & Annex - Elevations & Features - 2022.

For photographs of the Roost, refer to Appendix 9.3 - Elevations - 9.3.6 - Photographs - Roost - Elevations & Features - 2022.

For photographs of landscape features, refer to Appendix 9.4 - Site Plan - Heritage Resources & Landscape Features - 9.4.3 - Photographs - Property & Landscape Features - 2022.

4.0 - Assessment of Existing Conditions

The Municipality requires current information about the conditions of the property and its heritage resources to evaluate the application. The following information is required:

4.1 - Heritage Resources - Written and Visual Description

A comprehensive written and visual description of the existing conditions of the subject property. (see Appendices, below, for visual description requirements);

Two visual inspections were carried out to evaluate the existing condition of the Main House and its immediate grounds:

1. MacKay-Lyons Sweetapple Architects (inspection date: April 2, 2022)

Refer to Appendix 9.3 - Photographs of the Existing Heritage Resources...

2. Quadro Engineering Limited (inspection date: April 6, 2022)

Refer to Appendix 9.8 - Structural Engineering Assessment - 9.8.1 - Structural Engineering Assessment - Quadra Eng 2022 - Main House & Addition.

The findings of these inspections are summarized below:

Exposed Timber Framing / Overhanging Eaves

The exposed timber framing, which supports the overhanging eaves and covered porch, requires further examination. One framing member on the south side of the building appears to have failed and is no longer in contact or supporting the rafters above (refer to Architectural Field Review Report [AFRR] image 2.7).

Additionally, the exposed timber framing members projecting out from the building on the north and south sides were found to be capped (at the ends) with thin wooden blocks, potentially hiding rot or deterioration (refer to AFRR image 2.1).

The exposed timber framing, rafters, and sheathing boards generally appear in good condition in the covered porch (refer to AFRR image 2.8). This area should be further examined to confirm.

Some fascia boards at the overhanging eaves require repair (refer to AFRR image 2.2). Water runoff from the roof should be properly managed with a combination of gutters and downspouts to divert water away from the building.

Asphalt roofing shingles appeared in good condition. Some evidence of leaking / water intrusion is referred to the Structural Engineering inspection report. Asphalt roofing shingles (~5” exposure) differs from the original roofing material as drawn by Brown (refer to sheet No 6). The original system was vertically oriented (as opposed to horizontal with the current shingles) and mirrored the spacing of the rafters below. Future roof replacement should consider a system more in keeping with the scale, orientation, and rhythm of the original.

Fieldstone Masonry Elements / Brick Chimney

The stone columns at the covered porch appear in good condition. Some repointing work was completed previously

(refer to AFRR image 2.4).

The red brick chimney (north end) appears to have been recently replaced and is in good condition. We are uncertain if the original chimney was constructed with fieldstone like the porch columns. The original drawings by Brown (refer to Appendix X) are not conclusive.

The second chimney (south end), serving the fireplace dividing the former main floor bedrooms, appears to have been removed. Refer to original drawings by Brown (west elevation, sheet No 2.) to see the original location.

The large stone steps (full width between columns) descending from the covered porch (east side), appear in poor condition. The stones (treads and risers) are uneven with cracked mortar - likely caused by frost heave (refer to AFRR image 2.3). The stones appear fully intact and likely could be reset and repaired. The small stone steps descending from the covered porch (north side) also appear in poor condition (refer to AFRR image 2.10). Again, the stones appear fully intact and likely could be reset and repaired.

Windows and Doors

The exterior wood windows and doors (true divided, six over six windows and true divided, 21 pane doors) found at the covered porch appear largely intact and in good condition (refer to AFRR images 2.5 and 2.6). These windows and doors should be further examined to determine the extent of maintenance and repair work required. Some storm windows are missing, and some muntins and panes are missing. Sills, jambs, and casings should also be further examined for any maintenance and repair work required.

Some simulated divided wood windows were observed on the west side of the house, main and upper floors (refer to AFRR image 2.12). The layout and arrangement of these windows differs from the original drawings by Brown (refer to West Elevation sheet No 2). The main entry door and sidelites are not original to the house (refer to AFRR image 2.11).

Foundation and Site Grading

Issues related to site grading and foundation condition are noted in the structural engineering inspection report completed by Quadra Engineering Limited. The grading at the perimeter of the foundation is currently too high and should be lowered and sloped away from the house. Lowering the grade will help reduce water leakage into the basement and also prevent sill framing and sidewall shingles from deteriorating. The stone foundation should be thoroughly examined to determine the extent of repair work required, including replacing cracked stones and repairing mortar joints. Wood framing at the sill should also be examined for additional rot and decay not found during the structural engineering inspection. The basewalk walkout stair and cover doors (northeast corner) likely also contribute to water leakage into the basement. These should be thoroughly inspected and likely removed and closed in. Additional means to address moisture concerns in the basement could include the following: dehumidifier, HRV, perimeter foundation drain at exterior, pit, and sump pump at interior.

Wood Shingle Cladding

The wood shingle cladding on the sidewalls generally appears in good condition. Some minor splitting was observed (refer to AFRR image 2.12). Shingles appear mostly flat with no major curling, cupping, bowing, or warping. The paint finish is in good condition - some fading but no major cracking or peeling was observed.

Exterior Light Fixtures

Two types of exterior wall mounted light fixtures were observed at the Main House. Fixtures observed on the covered porch appear to match those shown in Attachment D - Significant Buildings and Features described as ‘original external Arts & Crafts light fixtures’. Fixtures observed on the east and north sides of the building do not appear to match the original fixtures described above. Both fixtures appear in fair condition and require some maintenance and repair work. Fixtures should be inspected by a qualified Electrician.

Landscape Features

Swimming Pool and Flagstone Terrace

The concrete swimming pool requires maintenance and repair. A significant quantity of cracks (of varying sizes) were observed throughout the concrete walls and floor of the pool (refer to AFRR image 2.23A).

The flagstone terrace surrounding the swimming pool also requires maintenance and repair. The surface is uneven, and some stones are cracked - likely caused by frost heave. Most stones appear in good condition and are intact (refer to AFRR images 2.23 and 2.23B.

Stone walls

Several stone walls found across the property were observed. Conditions vary from good to fair. Stone walls appear to be either dry stacked granite, field stone, or ironstone. Some stone elements are mortared, including the stone pillars at Kirk Road driveway entry (referto AFRR image 2.24). The size and scale of the stone walls vary - low garden walls versus tall retaining walls (refer to AFRR images 2.25, 2.27, 2.28).

Hemlock Stands

Hemlock stands were observed in several areas across the site: at the driveway entrance at Kirk Road, along the northern edge of the driveway extending from Kirk Road, and at the south end of the swimming pool terrace (refer to AFRR images 2.24 and 2.25). These areas should be examined by a landscape professional to determine the overall condition and extent of maintenance work required.

Rhododendron Garden

The Rhododendron Garden (northeast of the Main House) appears overgrown and requires maintenance. This area should be examined by a landscape professional to determine the overall condition of the plantings and the extent of maintenance work required.

Interior Features

Interior observations of the Main House are included in the AFRR but are not further discussed here as they are not considered character-defining elements of the property.

4.2 - Heritage Resources - Present Documentation

High-quality color photographs of all heritage resource(s) in their current condition including:

Refer to Appendix 9.3 - Elevations - Heritage Resources - 9.3.8 - Field Review - 2022.

4.2.1 - Context

i) Views of the area surrounding the property to show it in context with adjacent properties;

Refer to Appendix 9.3 - Elevations - Heritage Resources - 9.3.8 - Field Review - 2022.

4.2.2 - Elevations and Character-Defining Elements

ii) Exterior views of each elevation of all affected heritage resources, showing the condition of potential character-defining elements;

Refer to Appendix 9.3 - Elevations - Heritage Resources - 9.3.8 - Field Review - 2022.

4.2.3 - Property and Landscape Features

iii) Views of the property including all significant landscape features;

For a site plan illustrating the significant landscape features found across the site, refer to:

Appendix 9.4 - Site Plan - 9.4.2 - Drawings - Significant Landscape Feature Plans - Schedule C - Heritage Features - Landscape - Initial DA - 20211123.

For as site plan illustrating the significant trees found across the site, refer to:

Appendix 9.4 - Site Plan - 9.4.2 - Drawings - Significant Landscape Feature Plans - Schedule D - Significant Trees - Initial DA - 20211123.

4.3 - Municipal Requirements

A description of applicable municipal requirements affecting the subject property as follows:

• The Heritage Property Act

Approval to alter or demolish municipal heritage property

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.

(2) An application for permission to substantially alter the exterior or public-building interior appearance of or demolish municipal heritage property shall be made in writing to the municipality.
(3) Upon receipt of the application, the municipality shall refer the application to the heritage advisory committee for its recommendation.

(4) Within thirty days after the application is referred by the municipality, the heritage advisory committee shall submit a written report and recommendation to the municipality respecting the municipal heritage property.

(5) The municipality may grant the application either with or without conditions or may refuse it.

(6) The municipality shall advise the applicant of its determination. R.S., c. 199, s. 17; 2010, c. 54, s. 13.

Halifax Regional Municipality By-Law Number H-200

4 The Committee shall, within the time limits prescribed by Council or the Act, advise the Region respecting:

(c) applications to substantially alter the external appearance of or demolish a municipal heritage property;

12 Applications for alteration of a registered heritage property shall be evaluated in accordance with the Standards for the Conservation of Historic Places in Canada, 2nd Edition as set forth in Schedule ‘B-1’. The Guidelines for the Conservation of Historic Places in Canada, 2nd Edition shall be used to interpret and apply the Standards.

• The Halifax Municipal Planning Strategy

6.8 In any building, part of a building, or on any lot on which a registered heritage building is situated, the owner may apply to the City for a development agreement for any development or change in use not otherwise permitted by the land use designation and zone subject to the following considerations:

(i) that any registered heritage building covered by the agreement shall not be altered in any way to diminish its heritage value;

(ii) that any development must maintain the integrity of any registered heritage property, streetscape or conservation area of which it is part;

(iii) that any adjacent uses, particularly residential use are not unduly disrupted as a result of traffic generation, noise, hours of operation, parking requirements and such other land use impacts as may be required as part of a development;

(iv) that any development substantially complies with the policies of this plan and in particular the objectives and policies as they relate to heritage resources.

• The Mainland Halifax Land Use By-law

ZM-1 Zoning (South Section); R-1 Single Family Dwelling Zone - Section 20(1).

• The Halifax Regional Subdivision By-law

4.4 - Structural Engineering Assessment

If the structural integrity of the existing structures is identified as a concern, a structural and engineering assessment is required (see Appendices, below, for requirements).

Structural engineering assessments are provided for the following buildings:

1. Main House and Annex

Refer to: Appendix 9.8 - Structural Engineering Assessment - 9.8.1 - Structural Engineering Assessment - Quadra Eng 2022 - Main House & Addition.

2. Roost

Refer to: Appendix 9.8 - Structural Engineering Assessment - 9.8.1 - Structural Engineering Assessment - Quadra Eng 2022 - Roost.

3. Pool Shanty

Refer to: Appendix 9.8 - Structural Engineering Assessment - 9.8.1 - Structural Engineering Assessment - Quadra Eng 2021 - Pool House.

4. Gate House

Refer to: Appendix 9.8 - Structural Engineering Assessment - 9.8.1 - Structural Engineering Assessment - Quadra Eng 2021 - Gate House.

5.0 - Proposed Development & Site Alteration

The Municipality requires information about the proposed development or site alteration to understand the larger context of a proposed intervention on a heritage resource. This information shall include:

5.1 - Written Description of Proposed Development or Site Alteration

The Municipality requires information about the proposed development or site alteration to understand the larger context of a proposed intervention on a heritage resource. This information shall include:
A written description of the proposed development or site alteration

A Development Agreement to undertake substantial alterations to the property at 10 Kirk Road was previously approved by the Municipality in 2011 (refer to Appendix). This agreement, which never commenced, permitted the construction of 1 two-unit dwelling and 10 single-unit dwellings across the site and was to be operated as a bare land condominium. The Main House, secondary outbuildings, and significant landscape features across the site were all to be retained as part of this agreement.

The current proposed site development parallels the approach set forth in the previous Development Agreement and consists of the following:

1. Retention and conservation of the Main House based on the original construction drawings by architect William M. Brown. This includes the removal of the 1965 Annex addition to the south side of the building.

2. Retention and conservation of significant landscape features and outbuildings found across the property including the Roost, rhododendron garden, swimming pool and terrace, stone walls, hemlock stands, significant trees, and views of the Northwest Arm.

3. Rehabilitation of the property through the formation of 14 home sites that respect the heritage value of the property and promote the character of the greater Jollimore community.

Based on our consultations with the Municipal Planning and Development staff, it was recommended that the current property owners apply for a new Development Agreement, and at the same time request the previous Development Agreement be discharged.

5.2 - Visual Description of the Proposed Development or Site Alteration

A visual description of the proposed development or site alteration (see Appendices, below, for requirements); and

Refer to Appendix 9.7 - Digital Illustrations - Proposed Development - 9.7.1 - Development Concept - 20220714.

5.3 - Heritage Resource Retention, Removal and Alteration

5.3 Description and drawings shall note which parts of the heritage resources are considered for retention and which parts are considered for removal or alteration.

Heritage resources to be removed include the Annex at the Main House, Pool Shanty, and Gate House.

Heritage resources to be retained include the Main House, Roost, and significant landscape features found across the site including swimming pool and terrace, stone walls, rhododendron garden, significant trees, hemlock stands, and views of the Northwest Arm.

Refer to Appendix 9.7 - Digital Illustrations - Proposed Development - 9.7.1 - Development Concept - 20220714.

6.0 - Impact of Proposed Development or Site Alteration

The Statement requires a full assessment of the proposed development and its impact on a heritage resource to ensure that there are no unforeseen negative impacts beyond the proposed intervention on the heritage resource. Negative impacts on heritage resource(s) include, but are not limited to:

6.1 - Removal of Heritage Resources

Destruction of any, or part of any, heritage resources or character defining elements.

The structural integrity of both the Pool Shanty and Gate House was identified as a concern by the current property owners. As a result, both buildings were inspected by a structural engineer to evaluate their condition (refer to inspection reports in Appendix 9.8). Both buildings were found to have numerous issues including rotten and undersized wood framing, foundation disrepair, water infiltration, and mold growth. It was determined the buildings were beyond repair and not suitable for inhabitation.

A request to demolish the Pool Shanty and Gate House was forwarded to the Municipal Heritage Planning Department on behalf of the property owners. As part of the HRM review process, the two buildings were inspected by a Building Official (refer to Building Official Reports in Appendix 9.8). The inspection reports conclude that both buildings require extensive or beyond extensive repair work to bring to a habitable standard.

The following response was provided by the Municipal Heritage Planning Department regarding the demolition request:

"...After reviewing the history of the property, including documentation in the Registry of Heritage Properties and the substantial alteration application which was processed by HRM on behalf of the previous property owner in 2017, our team has determined that the outbuildings in question (the "Gate House" and the "Pool Shanty") are not considered Character Defining Elements of the Municipally Registered Heritage Property. The primary focus of the Registration was the main house and its specific architectural features. Therefore, a substantial alteration application will not be required for this file. An application for the demolition of these outbuildings can be filed through the usual HRM permitting process..."

An application for the demolition of both the Pool Shanty and Gate House has since been submitted to HRM

Planning and Development for approval.

6.2 - Alterations or Interventions of Heritage Resources

Alterations or interventions that are not subordinate to, or compatible with, the character of the heritage resources.

Not applicable.

6.3 - Shadow Study of Proposed Development

Shadows created that obscure a heritage resource or alter the viability of an associated natural feature or plantings, such as a garden;

Can be provided if required.

6.4 - Isolation of Heritage Resource

Isolation of a heritage resource or character defining element from its surrounding environment, context, or a significant visual relationship.

As noted in the Standards and Guides for the Conservation of Historic Places in Canada, specifically the general guidelines for preservation and rehabilitation, it is recommended to preserve links with nearby features to better understand the heritage value of the site.

The heritage resources and character-defining elements found on the proposed development site are preserved within their existing setting. The character-defining elements of the Main House and other significant landscape features on the site, which contribute to the overall heritage value of the property, are retained. Refer to Section 3.2 of this report for additional info on character-defining elements and heritage value.

6.5 - Significant Views of Heritage Resources

Direct or indirect obstruction of significant views of the heritage resources from the public Right of Way.

Prominent views of the Northwest Arm are included in the Statement of Significance as significant features of the heritage property. The view corridor extending east from the Main House down across the property to the Northwest Arm will be maintained (refer to Schedule C from the previous Development Agreement). As shown in the proposed site plan (refer to page 2 in the Development Concept), home sites 1-6 are pushed to the north and south extents of the property boundary, thereby maintaining a clear and open view corridor extending from the Main House to the Northwest arm.

Views of significant landscape features across the site including stone walls, rhododendron garden, hemlock stand, swimming pool and terrace, and significant trees will also be maintained. Individual home sites are distributed across the property to not disturb these features.

6.6 - A Change in Use

A change in use which affects the property's heritage value.

Not Applicable.

6.7 - Land Disturbances

Land disturbances such as alterations to grade that change soil and drainage patterns to the detriment of heritage resources, including potential archaeological resources.

As noted in Section 4 Assessment of Existing Conditions of this report, the grading and drainage at the Main House requires improvement. The grading is currently too high at the perimeter of the foundation and has resulted in sill, framing, and shingle decay. Evidence of water intrusion into the basement was also found.

Regarding the proposed addition of 14 home sites to the property, every effort will be made to minimize disturbances and maintain the existing grading and drainage patterns across the property. All significant landscape features found across the property (refer to Appendix 9.4) will be retained including swimming pool and terrace, stone walls, rhododendron garden, significant trees, and hemlock stands.

7.0 - Design Alternatives & Mitigation Strategies

The Statement requires an assessment of alternative options and mitigative strategies to ensure that the proposed intervention on the heritage resource is the best or only option available. Mitigative strategies shall be considered for all options to reduce the impact of the proposed intervention on a heritage resource. An assessment of alternative options, shall consider and include the following:

7.1 - Alternative Development Approaches

Alternative development approaches, which shall not be limited to demolition, and shall address the full retention of heritage resource(s), rehabilitation, relocation, and other alternatives

Per document 'Case H0035 - Application to consider 10 Kirk Road, Halifax as a Municipally Registered Heritage Property' dated May 11, 2010, several as-of-right redevelopment proposals have been previously suggested for the property at 10 Kirk Road. These proposals created a cul-de-sac off Marine Drive and removed all of the heritage buildings and significant landscape features from the property.

In contrast, the current redevelopment proposal retains all the significant buildings and landscape features found across the property. This innovative approach would be accomplished through a bare land condominium agreement. Fourteen individual home sites would be created and the remaining portions of land (those not designated as home sites) would become common shared areas. Common shared areas would include access driveways, rhododendron garden, swimming pool and terrace, pool house (new), boat house (new), wharf (new), and tow path (existing).

7.2 - Impacts on Character-defining Elements and Views

Concealing new development and site alterations so as not to negatively impact significant character defining elements and views from the public right-of-way.

Prominent views of the Northwest Arm are included in the Statement of Significance as significant features for the heritage property. The view corridor extending east from the Main House down across the property to the Northwest Arm will be maintained (refer to Schedule C from the previous Development Agreement). As shown in the proposed site plan (refer to the Development Concept page 2), home sites 1-6 are pushed to the north and south extents of the property boundary, maintaining a clear and open corridor extending from the Main House to the Northwest arm.

Views of significant landscape features across the site including stone walls, rhododendron garden, hemlock stand, swimming pool and terrace, and significant trees will also be maintained. Individual home sites are distributed across the property to not disturb these features.

7.3 - Massing, Setting, Location & Materials

Design concepts that use mass, setback, setting, and materials to complement the heritage resource(s).

Refer to Appendix 9.7 - Digital Illustrations of Proposed Development - 9.7.1 - Development Concept 20220714.

The Development Concept package outlines a framework to guide the design of the new single-unit dwellings. The package consists of four sections: zones, styles, components, and additional architectural elements and landscape features. The overall approach is intended to allow for a variety of different design configurations that:

1. Suit individual home owners' needs and requirements;
2. Are subordinate to and compatible with the heritage resources found across the property; and
3. Relate to and promote the eclectic character and diversity of the greater Jollimore community.

Zones

Four distinct zones were identified on the property:

1. Cottage Row;
2. Woodland;
3. Garden; and
4. Water's Edge.

These zones are defined by their proximity to the heritage resources on the property, including buildings and significant landscape features. Individual home sites were located to promote and preserve the distinct character and features of each zone.

Distinct features of each zone are described below:

1. Cottage Row

- Home sites 10-12 located on the south side of the access laneway extending from Kirk Road;
- Views of the dense hemlock stand extending along the north side of the access laneway;
- Southeast-facing backyards opposite the laneway;
- Low stone walls defining the laneway edge; and
- Flat topography extending from the laneway, falling-off to the east.

2. Woodland

- Home sites 7-9 on the north side of the access laneway extending from Kirk Road;
- Direct views of the Main House;
- Low and tall stone walls defining the laneway edge;
- Mature coniferous trees and exposed granite boulders; and
- Sloping topography up from laneway.

3. Garden

- Home sites 13-15 on the east side of the Main House;
- Views of the rhododendron garden and indirect views of the Northwest Arm;
- Mature coniferous and deciduous trees;
- Eastern boundary defined by a tall stone retaining wall; and
- Sloping topography down to the south.

4. Water's Edge

- Home sites 1-5 with direct views of the Northwest Arm;
- Steeply sloping topography toward the northeast;
- Adjacent to the swimming pool and stone terrace;
- Home site 4 utilizes the Roost as an accessory building;
- Front on an access and view corridor extending northeast from the Main House to the water; and
- Adjacent to the boathouse and wharf.

Architectural Styles

Five distinct architectural styles are included in the Development Concept package:

1. Cottage;
2. Farmhouse;
3. Arts and Crafts;
4. Modern; and
5. Coastal.

A variety of styles are provided in an effort to create a diverse and electric character across the property - reflecting the context of the greater Jollimore community. These styles are compatible yet distinct from the heritage resources on site. Precedent images are provided to illustrate each style and its unique features. A written description of each style is as follows:

1. Cottage

- 1.5-storey, steeply pitched gable roof; and

- Dormers, punched and oversized windows.

2. Farmhouse

- 2-storey, steeply pitched gable roof with thin, shallow overhangs; and
- Punched and oversized windows.

3. Arts and Crafts

- Low pitch gable roof with deep overhangs;
- Exposed rafters; and
- Punched and full-height windows.

4. Modern

- Flat roof with or without overhangs; and
- Oversized and full-height windows.

5. Coastal

- Low or steeply pitched gable with no overhangs; and
- Punched and full-height windows.

Components - Roofs, Walls, Windows and Terraces

The Development Concept package outlines a series of exterior building components for each new dwelling including roofs, walls, windows, and terraces. These components can be combined in a variety of ways to suit both the individual home owners' requirements and the unique qualities of each home site.

To further promote diversity across the development site, several options are provided for each component. For example, the walls component allows for full-height glazed walls, wood shingle or board clad walls, stone or concrete walls, and metal clad walls. Materials and finishes are provided for each component. Additionally, design precedent images are provided to illustrate each component and the material options.

Both the building components and materials were selected to complement the heritage resources found on site. The terrace component, for example, speaks to the large covered porch at the Main House. Three different types of terraces are provided for, however, which may better respond to individual site constraints and home owner requirements. For example, an open, corner terrace may be more desirable to capture an indirect view and where sun shading is not needed.

The materials provided for also refer to the material palette of the heritage resources found on site. The dark finished wood shingles and granite stone clearly refer to the exterior materials found on the Main House and Roost. Other distinct and contrasting materials, however, are also provided for which may be more suitable to an individual home site. For example, horizontal corrugated metal may be more appropriate for one of the coastal sites (1-4) because of their exposure to marine conditions.

Additional Architectural and Landscape Features

The Development Concept package outlines a series of architectural and landscape features for each new dwelling including entry porches, garages, chimneys, walls, stairs, pavers, and seating. Again, these features can be combined in a variety of ways to suit both the individual home owners' requirements and the unique qualities of each home site.

The architectural and landscape features refer to heritage resources found on site. For example, the strong chimney massings and material options speak to the significant masonry elements at the Main House - fieldstone porch columns and brick chimney. Additional landscape features, including stairs and pavers, refer to the stone stairs at the Main House porch and the flagstone terrace at the swimming pool.

7.4 - Height and Density

Limiting height and density where new construction is not subordinate or compatible with the heritage resource(s).

In addition to style, material, setback, and location, both height and density were considered in an effort to make the new dwellings subordinate to and distinguishable from the existing Main House. Building height, footprint, and gross floor area are noted below for both the existing Main House and the proposed new dwellings.

The building height of the Main House (a 'craftsman bungalow') is quite low at just over 20 feet to the highest point of the roof. In contrast to this, the proposed new dwellings will have a maximum building height of 35 feet. The potential variation in height means the new dwellings will be visually distinct from the existing house. This maximum height is also in keeping with the requirements of the Mainland Halifax Land Use By-law, section 20(1).

Both the maximum gross floor area and maximum footprint for the new dwellings are less than that of the Main House. The maximum gross floor area for the new dwellings (3300 square feet) is about half that of the Main House (6124 square feet).

Existing Main House (excluding Annex):

- Building Height: 20'-8"
- Building Footprint: 2890 square feet (including one-half of the covered porch).
- Gross Floor Area: 6124 square feet
    - Main floor: 2660 square feet
    - Upper floor: 2660 square feet
    - Basement: 804 square feet

New Dwellings:

- Max Building Height: 35 feet
- Max Building Footprint: 2500 square feet
- Max Gross Floor Area: 3300 square feet

The maximum gross floor area for all structures per home site, including new dwellings and accessory buildings is to be 3800 square feet. This will allow for the addition of accessory buildings including detached garages for parking.

The overall density of the proposed development was evaluated in two ways:

Total area of the home sites versus total area of the property; and
Total area of the maximum dwelling footprints versus total area of the property.

Refer to table below:

HOME SITES	MAX FOOTPRINT (SF)	PROPERTY AREA (SF)
1	2500	4393
2	2500	4444
3	2500	8663
4	2500	4761
5	2500	5247
6 (EXISTING HOUSE)	2890	7860
7	2500	7106
8	2500	7805
9	2500	7446
10	2500	9123
11	2500	8913
12	2500	4809
13	2500	5357
14	2500	6528
15	2500	6225
TOTALS (SF)	**37890**	**98680**
TOTAL PROPERTY (SF)	**163234**	**163234**
	23% BUILT	**60% HOME SITES**
	77% UNBUILT	**40% COMMON SHARED AREA**

The total area of the home sites versus the total area of the property tells us how much common shared area will be available across the site.

The total area of the maximum dwelling footprints versus the total area of the property tells us how much of the property is built or unbuilt.

Both evaluations describe a low percentage of built density and abundant common shared area.

This evaluation also illustrates the impact of retaining both the view corridors to the Northwest Arm and the significant landscape features across the property including stone walls, rhododendron garden, significant trees, swimming pool and terrace, and hemlock stands.

7.5 - Compatible Infill and Additions

Allowing only compatible infill and additions.

Not applicable.

7.6 - Reversible Alterations

Reversible alterations.

Not applicable.

7.7 - Alternative Options Before Relocation or Demolition

All alternative options shall be explored and discussed, before the relocation or demolition of a heritage resource is considered as an appropriate option;

The previous Development Agreement for the property retained both the Pool Shanty and Gate House. This agreement permitted some alterations to these buildings:

1. Reinstatement of Pool House foundation; and
2. A side and rear addition to the Gate House.

These alterations were intended to conserve and extend the life of these buildings. However, this work was never completed; the development agreement was never commenced and has since expired.

These buildings have not been maintained, and as result, require extensive or beyond extensive repair work to bring to a habitable standard (refer to Building Official Reports in Appendix 9.8).

Additionally, these buildings are not considered character-defining elements of the heritage property. The primary focus of the property registration was the Main House and its specific architectural features.

For these reasons, the current property owners have applied to demolish both the Pool Shanty and Gate House.

7.8 - Alternative Municipal Requirements

Alternatives and strategies shall consider all applicable municipal requirements affecting the subject property (i.e. Building Code, plan policies, zoning, engineering, etc.).

Not applicable.

7.9 - Property Cannot be Conserved

Where a property cannot be conserved, a full analysis will be provided to explain the reasons for this conclusion and the salvaging potential of the property will be discussed including options for documentation of existing heritage resources and their symbolic commemoration as part of a new development.

Not applicable.

8.0 - Conservation Strategy

The Statement shall include a conservation strategy for the best option selected for the proposed development and describe how the mitigative measures will be implemented. In the case of a demolition application, the strategy will make recommendations for additional studies, documentation and salvage to be completed prior to the demolition of the heritage resource. A conservation strategy to protect and enhance heritage value and character defining elements of the heritage resource(s) shall include, at a minimum:

8.1 - Mitigation of Negative Impacts

A methodology for mitigation of negative impacts.

8.2 - Scope and Methodology

A scope of work and methodology for the conservation project.

The primary conservation treatment of the Main House was determined to be rehabilitation, since the proposed interventions enable the continued residential use of the building while protecting its heritage features. Within this rehabilitation approach, the conservation program will include the following:

1. Retention and repair of character-defining elements including the prominent exposed timber framing and overhanging eaves, wooden six-over-six single-hung windows, and various fieldstone masonry elements (preservation);

2. Alteration of existing building elements including the removal of the Annex addition to the south side of the Main House (rehabilitation); and

3. The accurate representation of missing elements through the reinstatement of the south facade to the original design (restoration).

This conservation work will be completed according to the Standards and Guides for the Conservation of Historic Places in Canada - specifically the additional standards for Rehabilitation 10-12. The restoration component of the work, the rebuilding of the south facade, will be guided by Standards 13 and 14 for Restoration.

The appropriate Guidelines for Buildings (4.3) and Materials (4.5) will be consulted for each intervention on the Main house. For example, the guidelines for Windows, Doors and Storefronts (4.3.5) will direct the conservation of the wooden six-over-six single-hung windows. The guidelines for Masonry (4.5.3) will direct the conservation of the various fieldstone masonry elements including foundation, porch columns, and porch steps.

In addition to these preservation treatments, work will be completed to address the cause of the material damage and deterioration. For example, as noted in the existing conditions section of this report, the wooden sill at the foundation was found to be rotten and deteriorated in several areas. This decay was likely caused by a combination of factors, including the grading being too high at the perimeter of the foundation and poor water management from the roof. To prevent further decay, the grading at the perimeter of the foundation will be lowered and sloped away from the house. Gutters and downspouts will also be installed to capture water from the roof and direct it away from the building.

All conservation work will be extensively documented with drawings, photographs, and written descriptions.

8.3 - Monitoring Plan

An implementation and monitoring plan for the mitigation and conservation.

As noted in the Standards and Guidelines for the Conservation of Historic Places in Canada, the best long-term investment in an historic place is adequate and appropriate maintenance. In conjunction with the property owners and project contractor, a maintenance plan will be developed and implemented for regular inspections of various building components and features. The plan will describe the type and frequency of necessary maintenance work in an effort to slow the rate of deterioration, and maximize the long-term protection of the heritage features.
All periodic rehabilitation and ongoing maintenance will be documented. Documentation will be stored in a well identified, appropriate location.

8.4 - Precedents and Conservation Standards

References to any appropriate precedents and to all relevant conservation standards.

Relevant Conservation Standards from the Standards and Guidelines for the Conservation of Historic Places in Canada are as follows:

Standard 8:

a. Maintain character-defining elements on an ongoing basis.

b. Repair character-defining elements by reinforcing their materials using recognized conservation methods.

c. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are any surviving prototypes.

Standard 9:

a. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection.

b. Document any intervention for future reference.

Standard 10:

a. Repair rather than replace character-defining elements.

b. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

c. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.

Standard 11:

a. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction.

b. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.

Standard 13:

a. Repair rather than replace character-defining elements from the restoration period.

b. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

Section 4.3 Guidelines for Buildings

4.3.4 Exterior Walls
4.3.5 Windows, Doors and Storefronts
4.3.6 Entrance, Porches and Balconies

Section 4.5.2 Guidelines for Materials; Wood and Wood Products

These guidelines provide direction when wood and wood products are identified as character-defining elements of an historic place. They also give direction on maintaining, repairing and replacing wood or wood products.

8.5 - Additional Studies in Restoration, Interpretation and Commemoration

Recommendations for additional studies related to restoration, interpretation and commemoration strategies, lighting, signage, landscaping, structural analysis, long term heritage conservation plan, and additional written and photographic documentation prior to any proposed alteration or demolition of a heritage resource.

Not applicable.

9.0 - Appendices

The following items shall be submitted as appendices, and not embedded in the Statement:

9.1 - Bibliography

A bibliography, listing source materials, including persons and institutions consulted.

Halifax Regional Municipality. “Form A; Notice of Recommendation to Register 10 Kirk Road, Halifax as a Municipal Heritage Property.” Dated June 21, 2010.

Halifax Regional Municipality and Marterra Inc. “Developement Agreement for 10 Kirk Road, Halifax.” Dated July 4, 2011.

Heritage Advisory Committee. “Attachment A Historical Research for 10 Kirk Road, Halifax.” Dated May 26, 2010.

Heritage Advisory Committee. “Attachment B - Heritage Building Summary; Finntigh Mara: 10 Kirk Road”

Heritage Advisory Committee. “Attachment D - Significant Buildings and Features.” Dated May 26, 2010.

Heritage Advisory Committee. “Case H00451: Substantial Alteration to Finntigh Mara, 10 Kirk Road, Halifax, a Municipally Registered Heritage Property.” Dated June 19, 2017.

Heritage Advisory Committee. “Case H00345 - Application to consider 10 Kirk Road, Halifax as a Municipally Registered Heritage Property.” Dated May 11, 2017.

Solterre Design. “Heritage Property Plan; 10 Kirk Road...” Dated April 07, 2010.

Solterre Design. “Heritage Features; 10 Kirk Road...” Dated April 29, 2010.

Canada’s Historic Places. “Standards and Gulines for the Conservation of Historic Places in Canada.” Second Edition, 2010.

Persons consulted from the Halifax Regional Municipality, Planning and Development, Heritage include:

Jesse Morton, MCIP LPP
Planner II - Heritage
Planning and Development

Aaron Murnaghan, MCIP LPP CAHP
Principal Heritage Planner
Planning and Development

Jenny Lugar, MCIP, LPP
Planner II – Heritage
Planning & Development

9.2 - Information and Curriculum Vitae

Information and a Curriculum Vitae for the author demonstrating experience in the conservation of heritage properties which includes current professional heritage membership credentials and an explanation of expertise in a relevant field of professional practice.

MacKay-Lyons Sweetapple Architects Limited

MacKay-Lyons Sweetapple Architects is primarily based in Halifax, Nova Scotia, Canada with field offices in Lunenburg, Nova Scotia, Oregon, and Massachusetts. The practice works locally and internationally on cultural, academic and residential projects, providing full architectural, interior design and urban design services. There are four Principals: Brian MacKay-Lyons, Talbot Sweetapple, Melanie Hayne and Shane Andrews.

In over 30 years of work, the practice of MacKay-Lyons Sweetapple has built an international reputation for design excellence confirmed by over 150 awards, including the prestigious 2017 Global Award for Sustainable Architecture; six American Institute of Architects (AIA) National and International Honor Awards for Architecture; four Architectural Record Houses Awards; the Royal Architectural Institute of Canada (RAIC) Gold Medal in 2015 and the RAIC Firm Award in 2014; eight Governor General’s Medals; fifteen Lieutenant Governor’s Medals of Excellence; eight Canadian Architect Awards; and thirteen North American Wood Design & Building Awards. In addition, the firm's work has been featured internationally in over 700 publications and 100 exhibitions.

The American Institute of Architects named Brian MacKay-Lyons Honorary Fellow (Hon. FAIA, Int.) in 2001 and the Royal Institute of British Architects honored him as an International Fellow (Int. FRIBA) in 2016. Brian MacKay-Lyons and Talbot Sweetapple are Fellows of the Royal Architectural Institute of Canada (FRAIC), and Brian is also a Member of the Royal Canadian Academy of Arts (RCA).

Both Brian MacKay-Lyons and Talbot Sweetapple are active in architectural education, Brian as a recently retired Full Professor and Faculty Member at Dalhousie University in Halifax, Nova Scotia for over 30 years, and Talbot as an Adjunct Professor since 1997 and now a Professor of Practice as of 2013. Between them, they have held 18 endowed Academic Chairs and Visiting Professorships at leading universities worldwide, including The Peter Behrens School of Architecture, Washington University in St. Louis, and Harvard University. They have also given over 220 public lectures on their work worldwide.

[redacted]

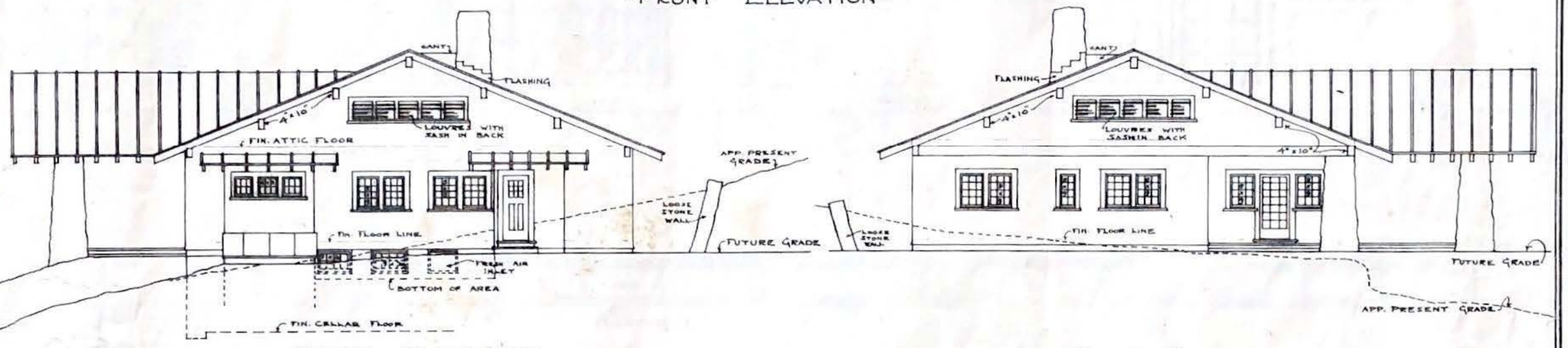
[redacted]

9.3 - Elevations and Photographs of Heritage Resources

Detailed elevation drawings, to scale, or photographs of the existing heritage resources identifying all existing materials;

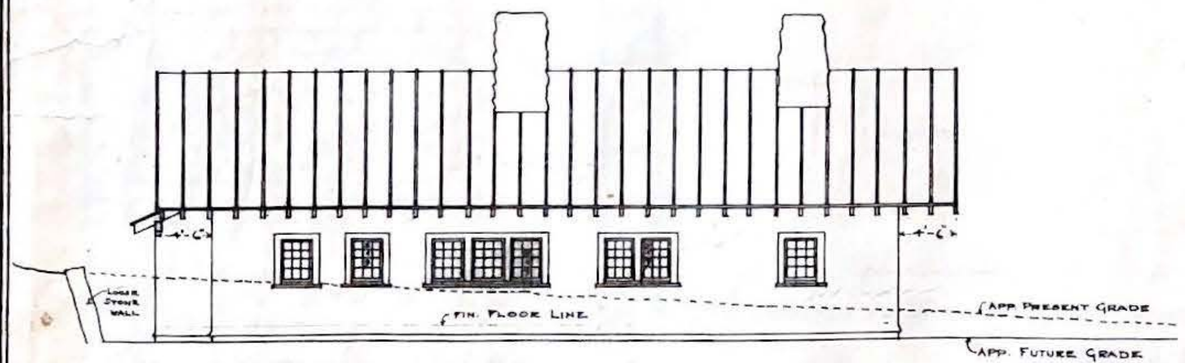
9.3.1 - Elevations of Heritage Resources - Original Main House Drawings

·FRONT ELEVATION·

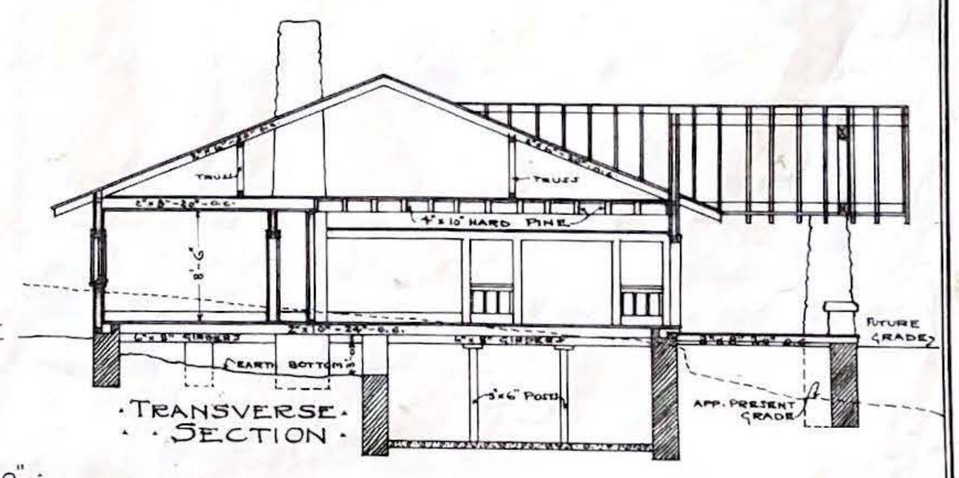


·NORTH ELEVATION·

·SOUTH ELEVATION·



·WEST ELEVATION·



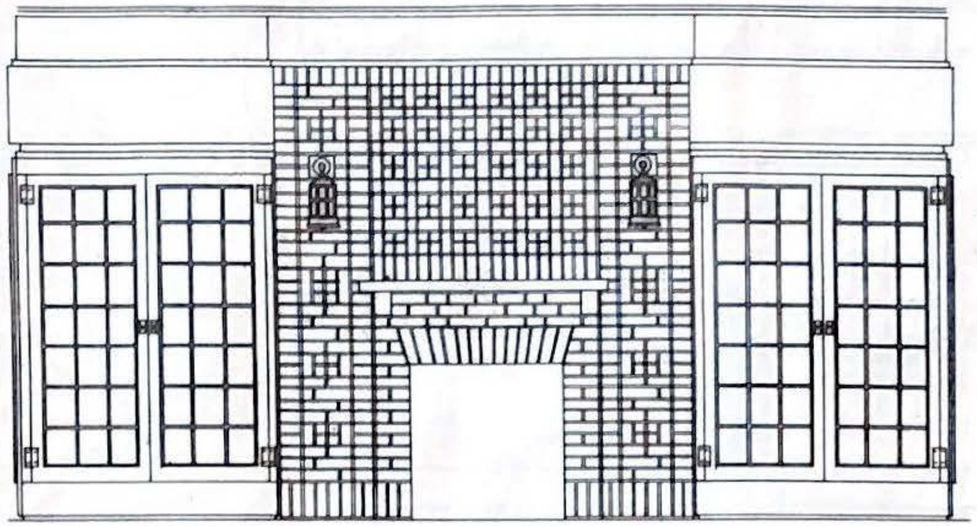
·TRANSVERSE· ·SECTION·

·SCALE: $\frac{1}{8}$"=1'-0"·

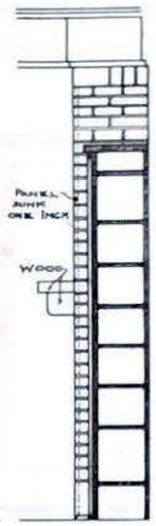
MATERIALS	
	STONE
	CONCRETE
	WOOD

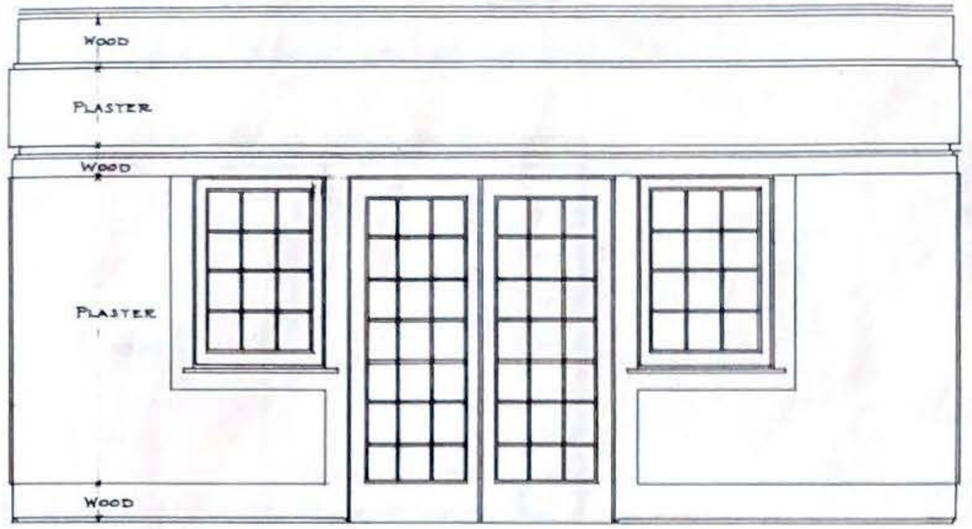
BUNGALOW FOR R. E. MATHERS M. D.
N.W. ARM HALIFAX. N. S.
W. M. BROWN ARCHITECT HALIFAX. N. S.

WORK № 142.
SHEET № 2.
MADE BY W.M.B.
TRACED BY C.V.
JUNE. 5TH 1914.

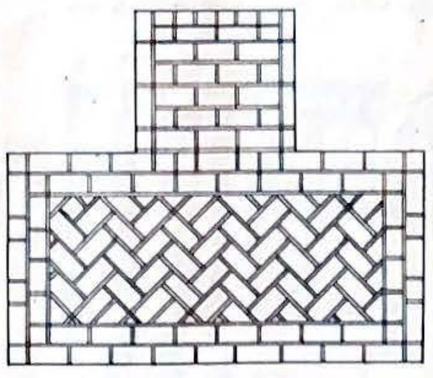


·Elev'ns of Fireplace in Living Room·

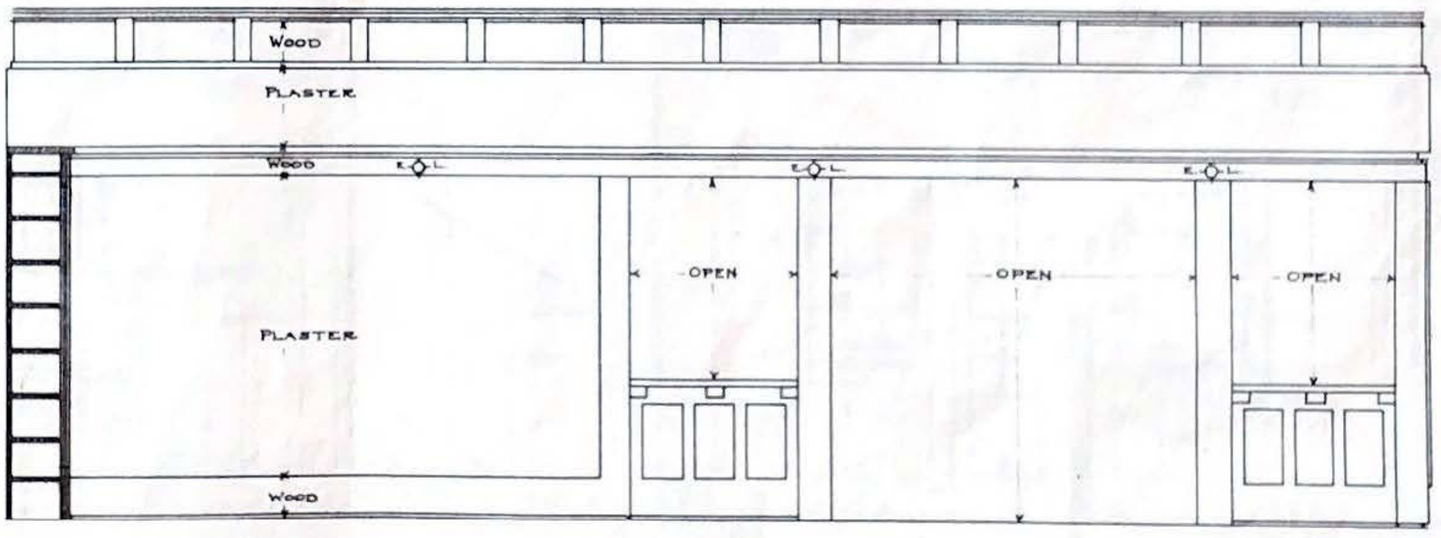




·East Side of Living Room·



·Plan of Tapestry·
·Brick Hearth in Liv. Rm.·

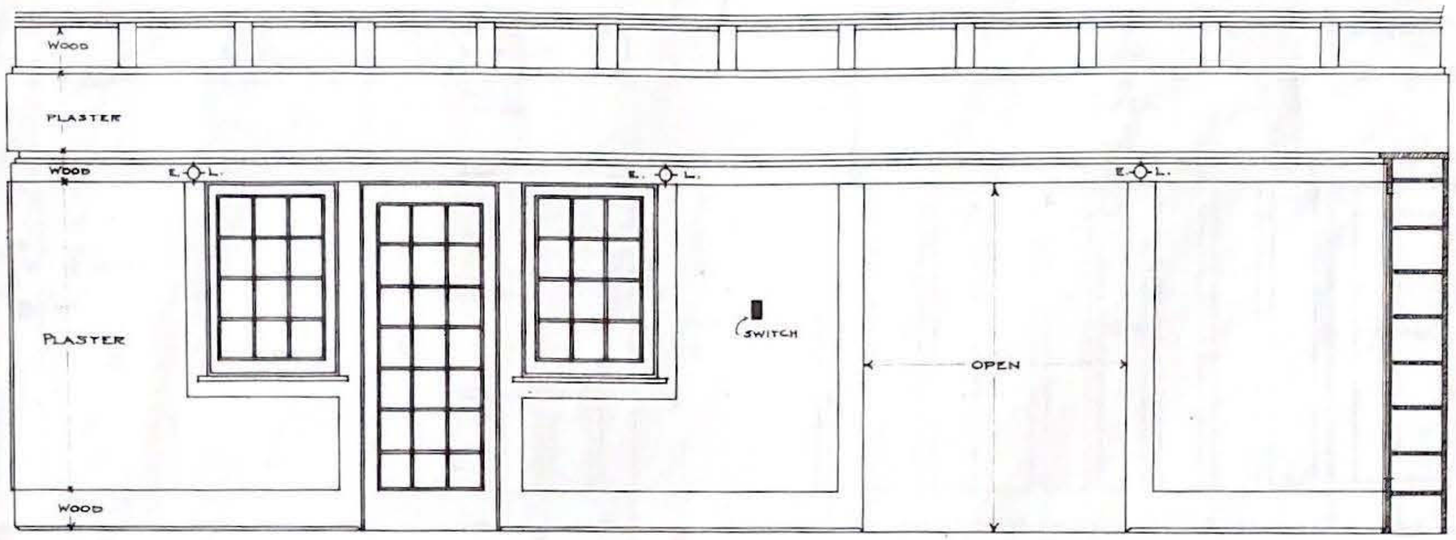


·North Side of Living Room·

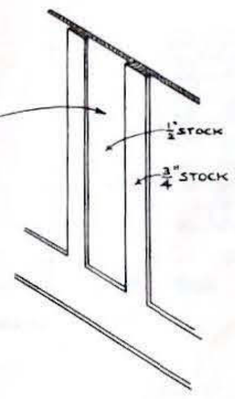
·Scale: $\frac{1}{2}$" = 1'-0"·

Bungalow for R. E. Mathers M. D.
N.W. Arm Halifax N. S.
W. M. Brown Architect Halifax N. S.

Work No 142.
Sheet No 3.
Made by W.M.B.
Traced by C.V.
June. 5th 1914.



· SOUTH SIDE OF LIVING ROOM ·



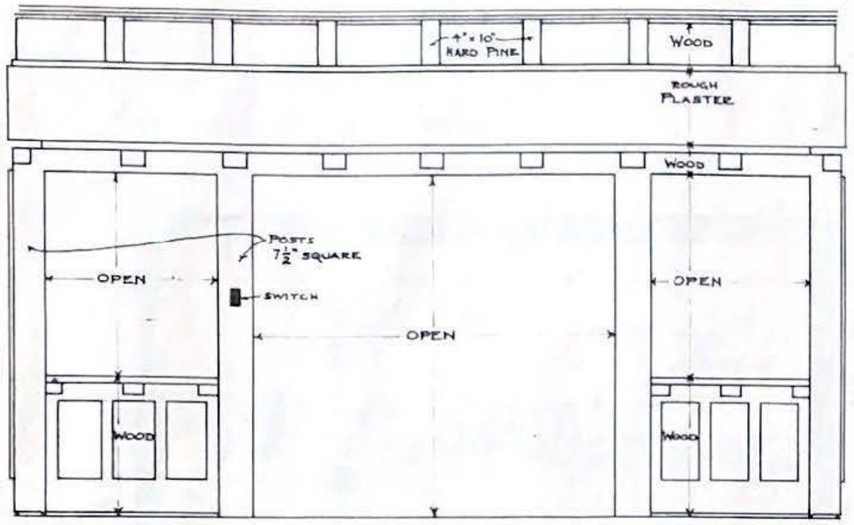
· NORTH SIDE OF DINING ROOM ·

· EAST SIDE OF DINING ROOM ·

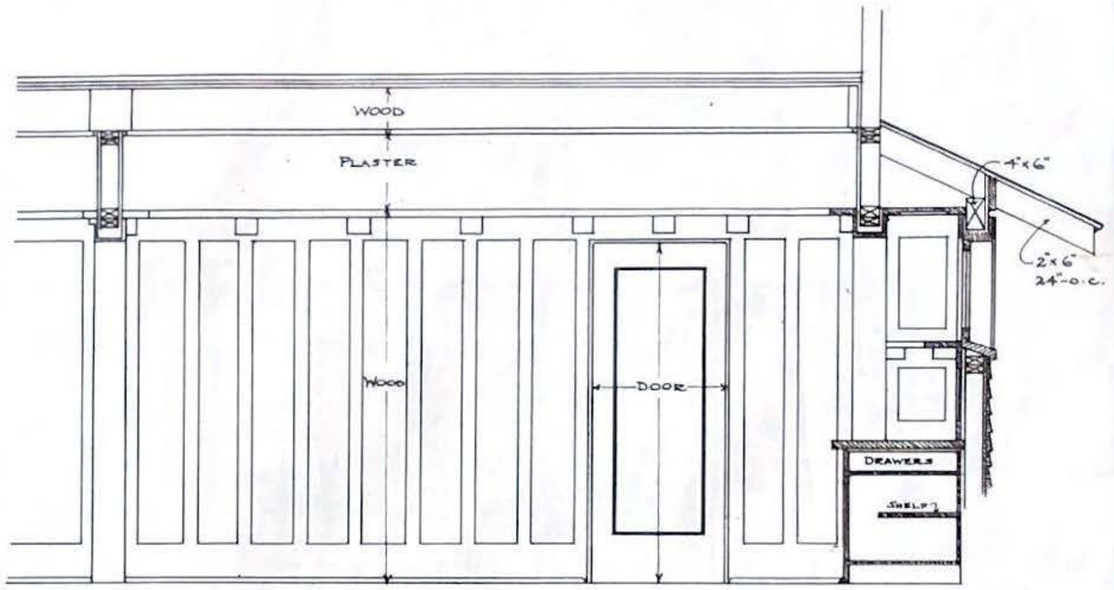
· SCALE : 1/2" - 1'-0" ·

BUNGALOW FOR R. E. MATHERS M. D.
N.W. ARM HALIFAX. N. S.
W. M. BROWN ARCHITECT HALIFAX. N. S.

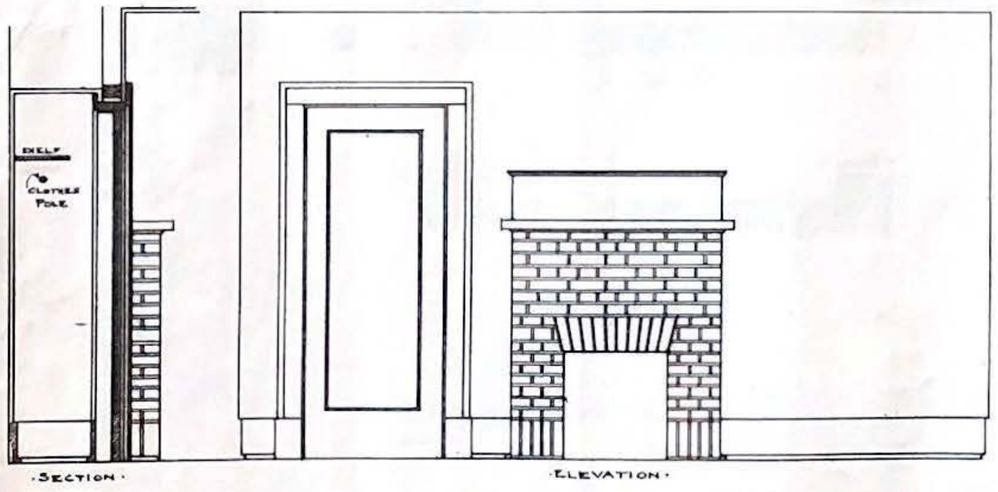
WORK Nº 142.
SHEET Nº 4.
MADE BY W.M.B.
TRACED BY C.V.
JUNE. 5TH 1914.



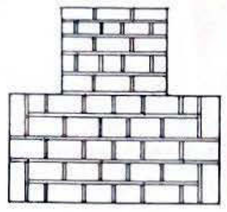
·SOUTH SIDE OF DINING ROOM·



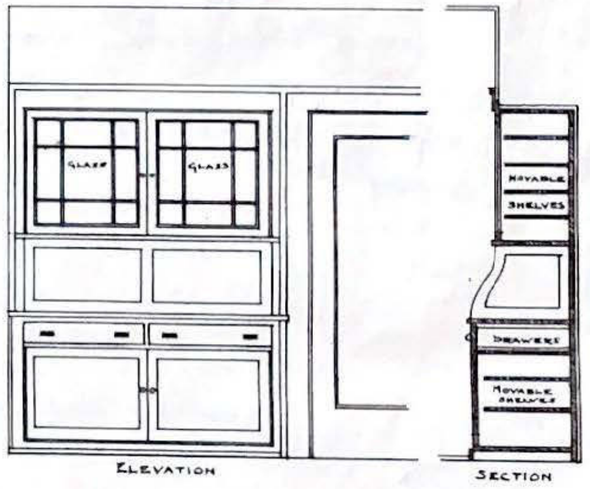
·WEST SIDE OF DINING ROOM·



·DETAILS OF CLOSETS AND FIREPLACES·
·IN BED ROOMS·



·PLAN OF HEARTHS·
·IN BED ROOMS·

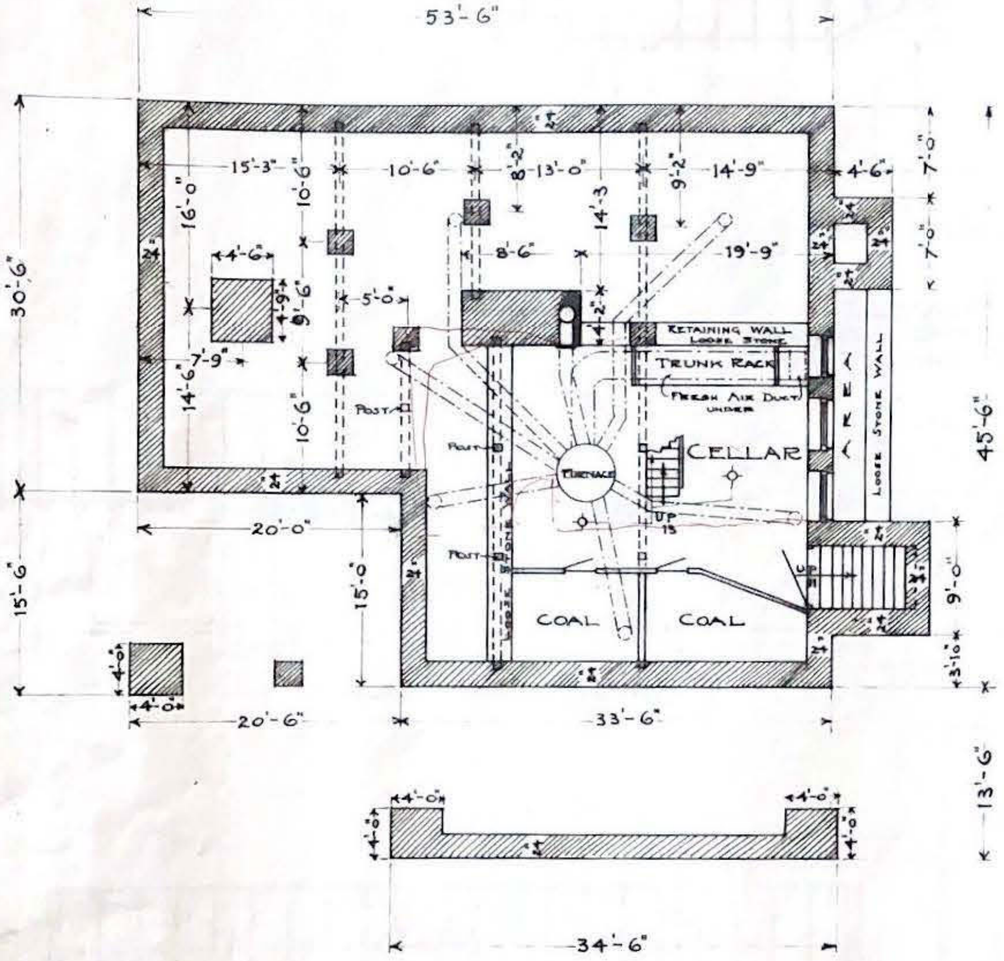


·DETAILS OF KITCHEN DRESSER·

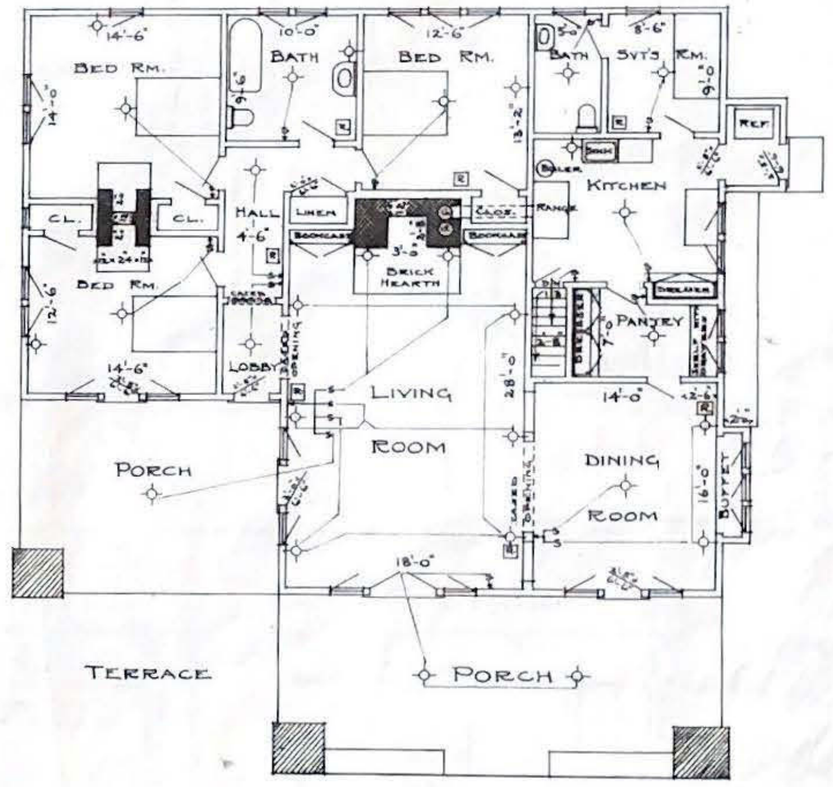
·SCALE: ½"=1'-0"·

BUNGALOW FOR R. E. MATHERS M. D.
N.W. ARM HALIFAX. N. S.
W. M. BROWN ARCHITECT HALIFAX. N. S.

WORK № 142.
SHEET № 5.
MADE BY W.M.B.
TRACED BY C.V.
JUNE. 5TH 1914.



·FOUNDATION PLAN·



NOTE: ALL DOORS 2'-6" × 6'-6" EXCEPT WHERE OTHERWISE MARKED.

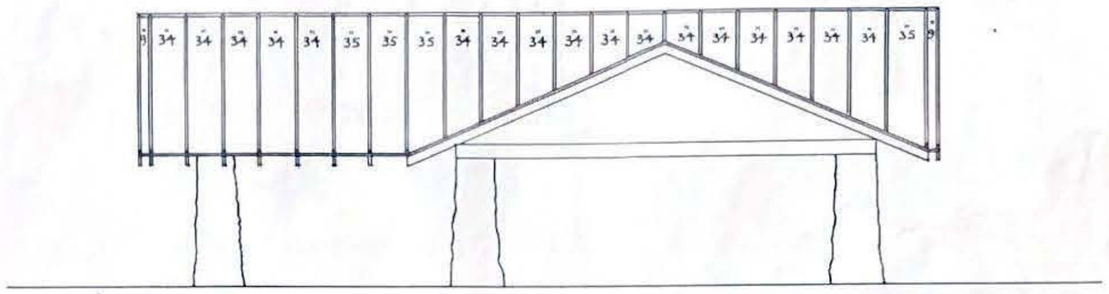
·FLOOR PLAN·

·SCALE: $\frac{1}{8}$"=1'-0"·

MATERIALS	
	STONE
	BRICK
	WOOD

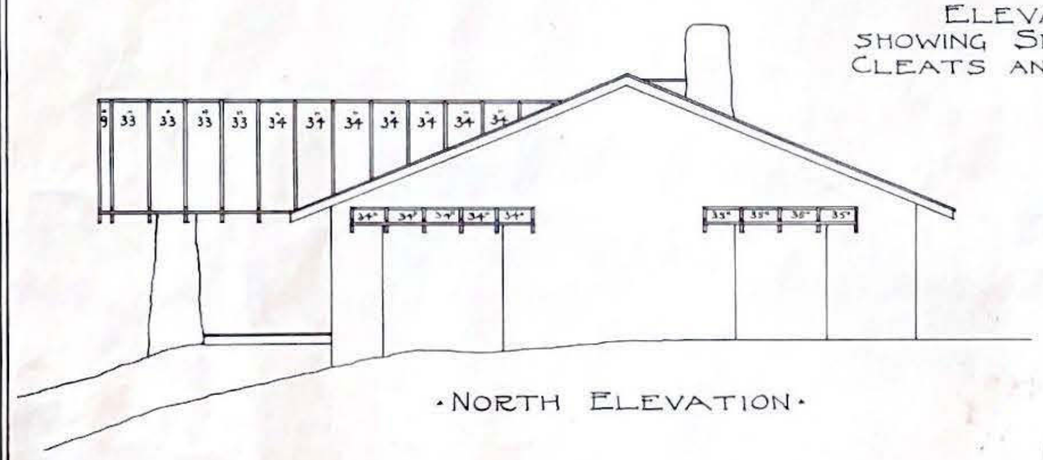
BUNGALOW FOR R. E. MATHERS M. D.
N.W. ARM HALIFAX. N. S.
W. M. BROWN ARCHITECT HALIFAX. N. S.

WORK № 142.
SHEET № 1.
MADE BY W.M.B.
TRACED BY C.V.
JUNE. 5TH 1914.

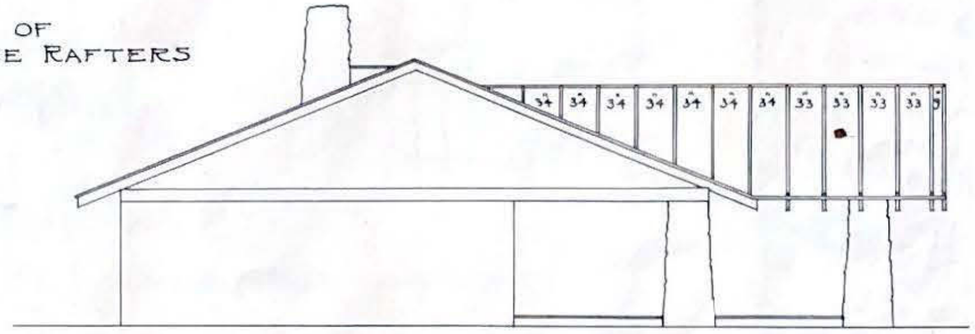


·FRONT ELEVATION·

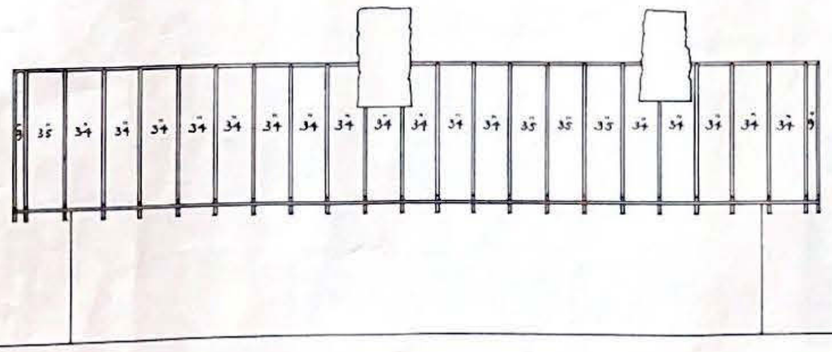
ELEVATIONS SHOWING SPACING OF CLEATS AND FALSE RAFTERS



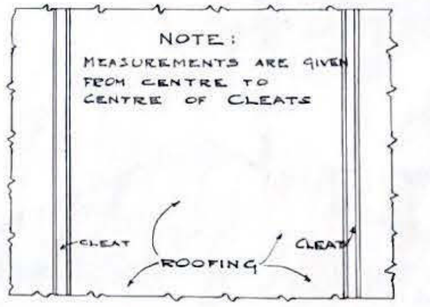
·NORTH ELEVATION·

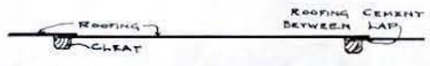


·SOUTH ELEVATION·

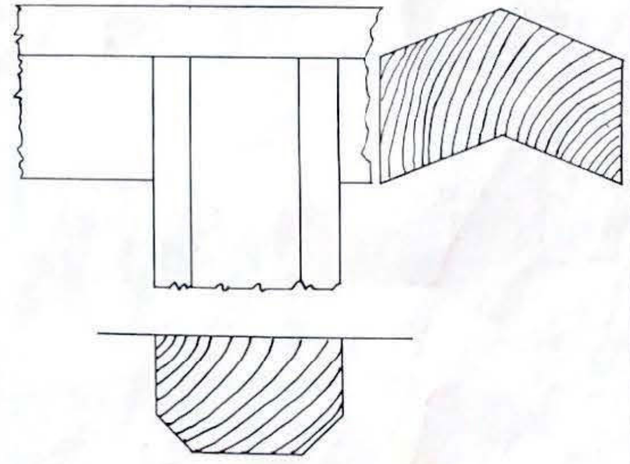


·WEST ELEVATION·





DETAIL SHOWING METHOD OF LAYING ROOFING



F.S. DETAILS OF CLEATS AND RIDGE ROLL

·SCALE: $\frac{1}{8}$"=1'-0"·

BUNGALOW FOR R. E. MATHERS M. D.
N.W. ARM HALIFAX. N.S.
W. M. BROWN ARCHITECT HALIFAX. N.S.

WORK Nº 142.
SHEET Nº 6.
MADE BY C.V.
TRACED BY C.V.
JUNE. 11TH 1914.

9.3.2 - Photographs of Heritage Resources - MacKay-Lyons Sweetapple Architects - Field Review Report

MacKay-Lyons
Sweetapple
Architects Limited

[redacted]

Field Review Report - July 19, 2022

Project: 10 Kirk Road, Halifax, NS

Construction Manager: N/A

Weather: Sunny, clear

Date of Visit(s): April 7, 2022 (930-12pm)

Project No.: 2127

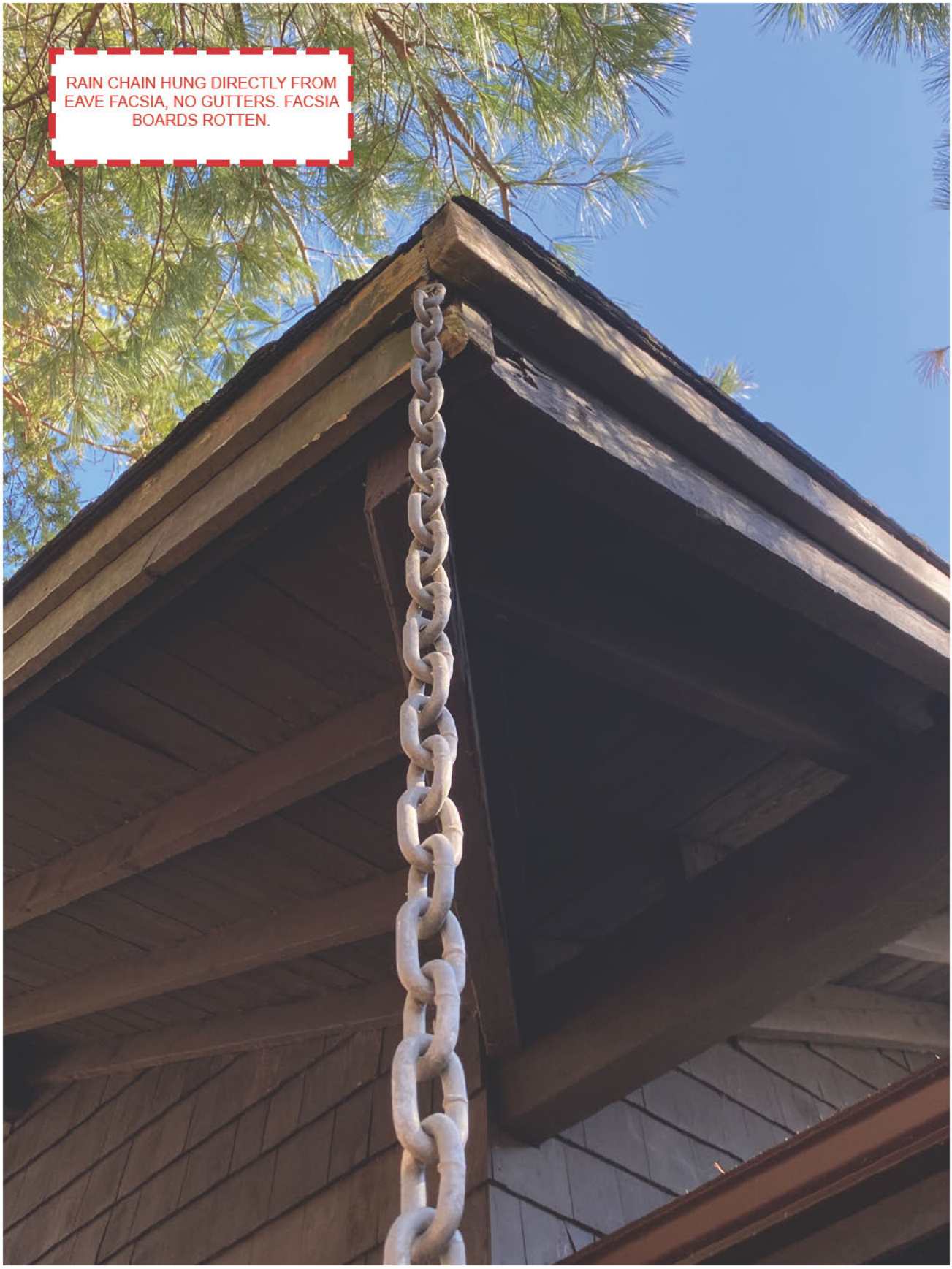
GENERAL

1.0 Persons / trades present on site: Matthew Bishop & Julia Johnston (MLS Architects), Darin Sweet & Paul Taylar (property owners).

WORK IN PROGRESS - OBSERVATIONS

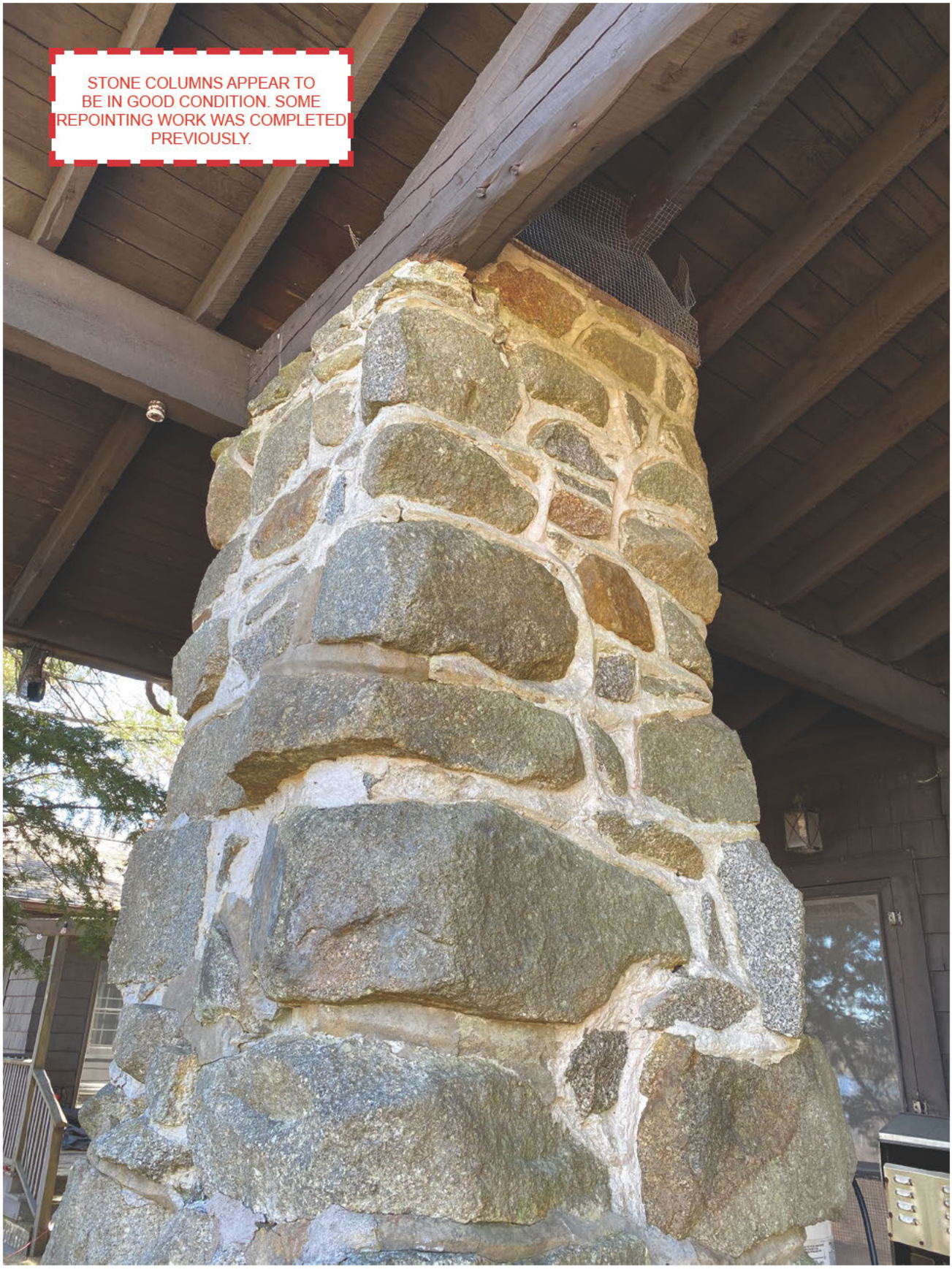
2.0 Mackay-Lyons Sweetapple Architects carried out a visual inspection of the Main House at 10 Kirk Road in Halifax, NS. The following pages describe both interior and exterior observations and include both images and notes.

2.1 INTERSECTION OF ANNEX & MAIN HOUSE (SOUTH SIDE).



2.2 EAVE CONDITION AT SOUTHWEST CORNER OF MAIN HOUSE.

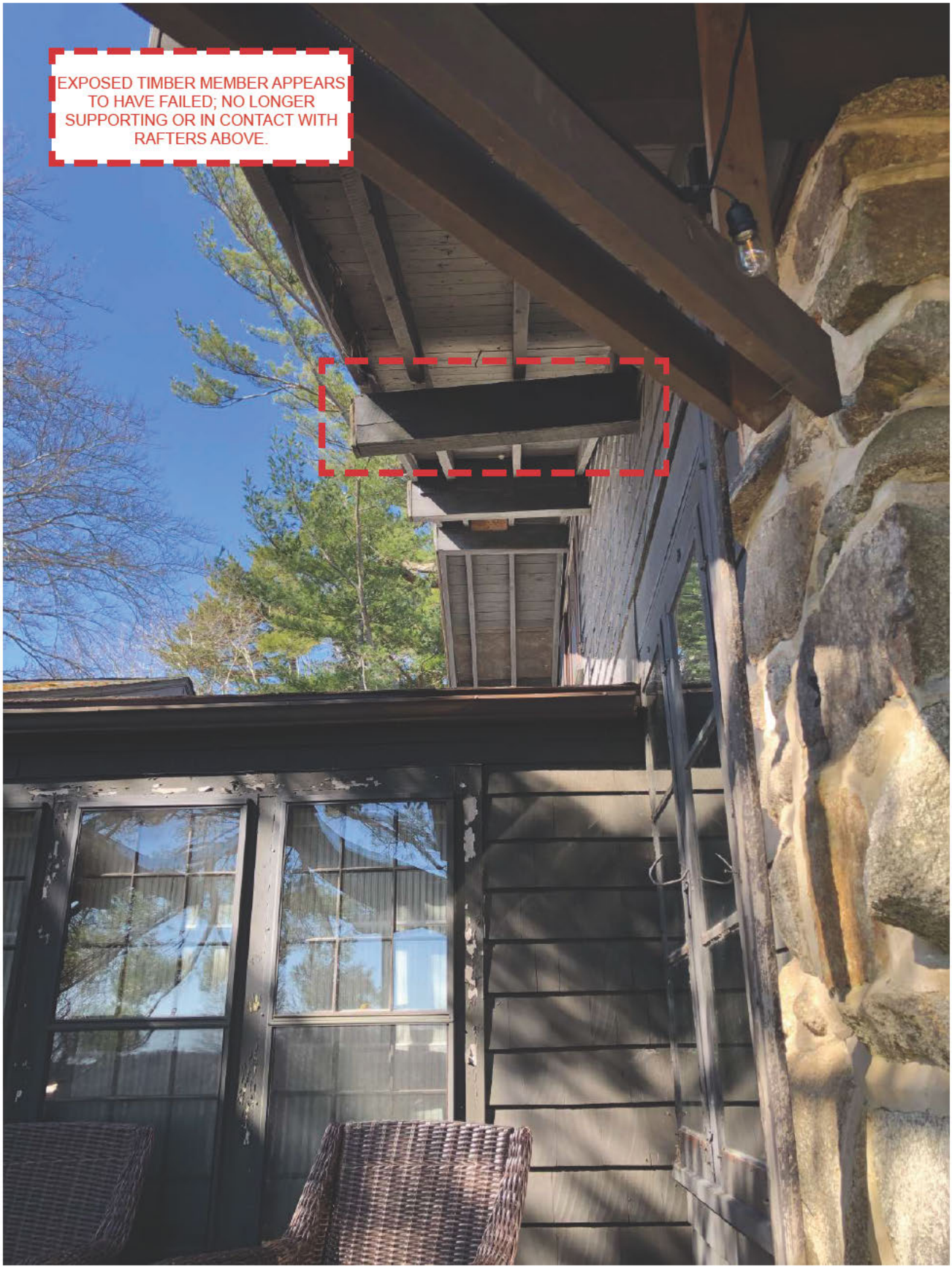
2.3 LARGE STONE STEPS AT COVERED PORCH (EAST SIDE).



2.4 STONE COLUMN AT COVERED PORCH (EAST SIDE).

2.5 EXTERIOR WINDOWS & DOORS AT COVERED PORCH (EAST SIDE).

2.6 EXTERIOR WINDOWS & DOORS AT COVERED PORCH (EAST SIDE).

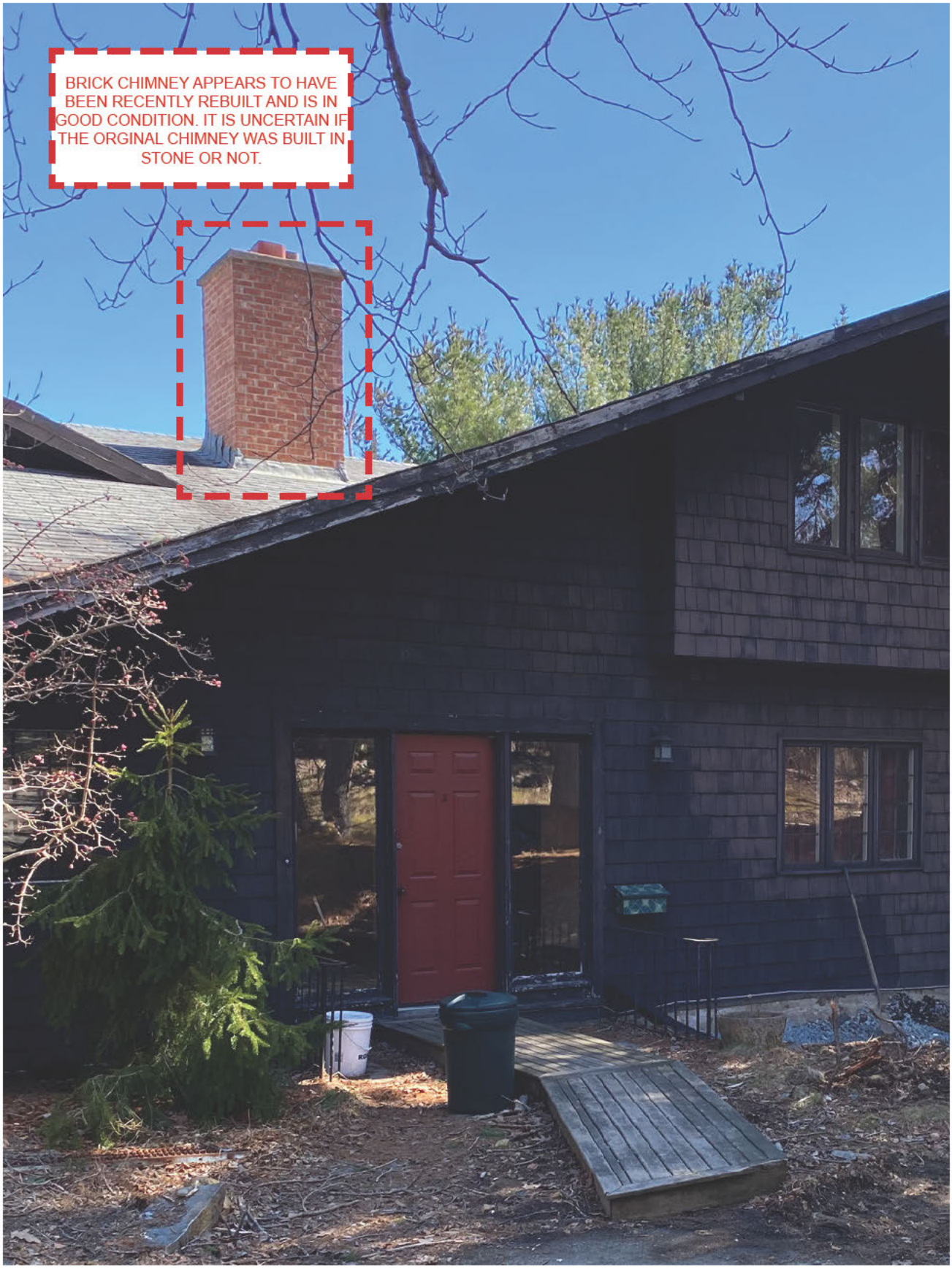


2.7 EXPOSED TIMBER FRAMING ABOVE ANNEX (SOUTH SIDE).

2.8 EXPOSED WOOD FRAMING AT COVERED PORCH (EAST SIDE).

2.9 EXTERIOR WALL AT NORTH SIDE.

2.10 SMALL STONE STEPS LEADING TO COVERED PORCH (NORTH SIDE).



2.11 MAIN ENTRY AT WEST SIDE.

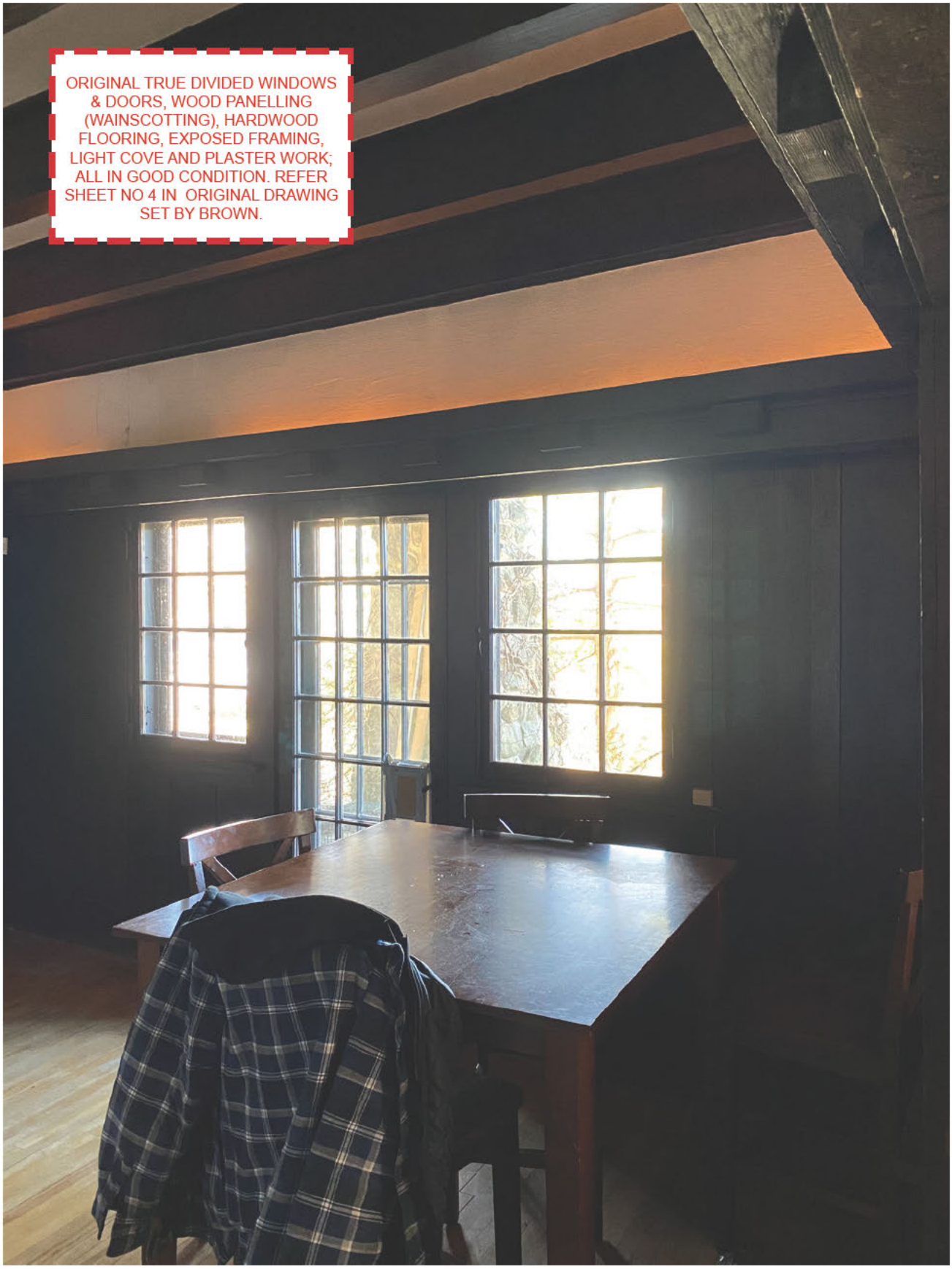
2.12 BUMP OUT AT UPPER LEVEL (WEST SIDE).

2.13 MAIN FLOOR PANTRY AREA (OPPOSITE DINING AREA).

2.14 MAIN FLOOR LIVING AREA.

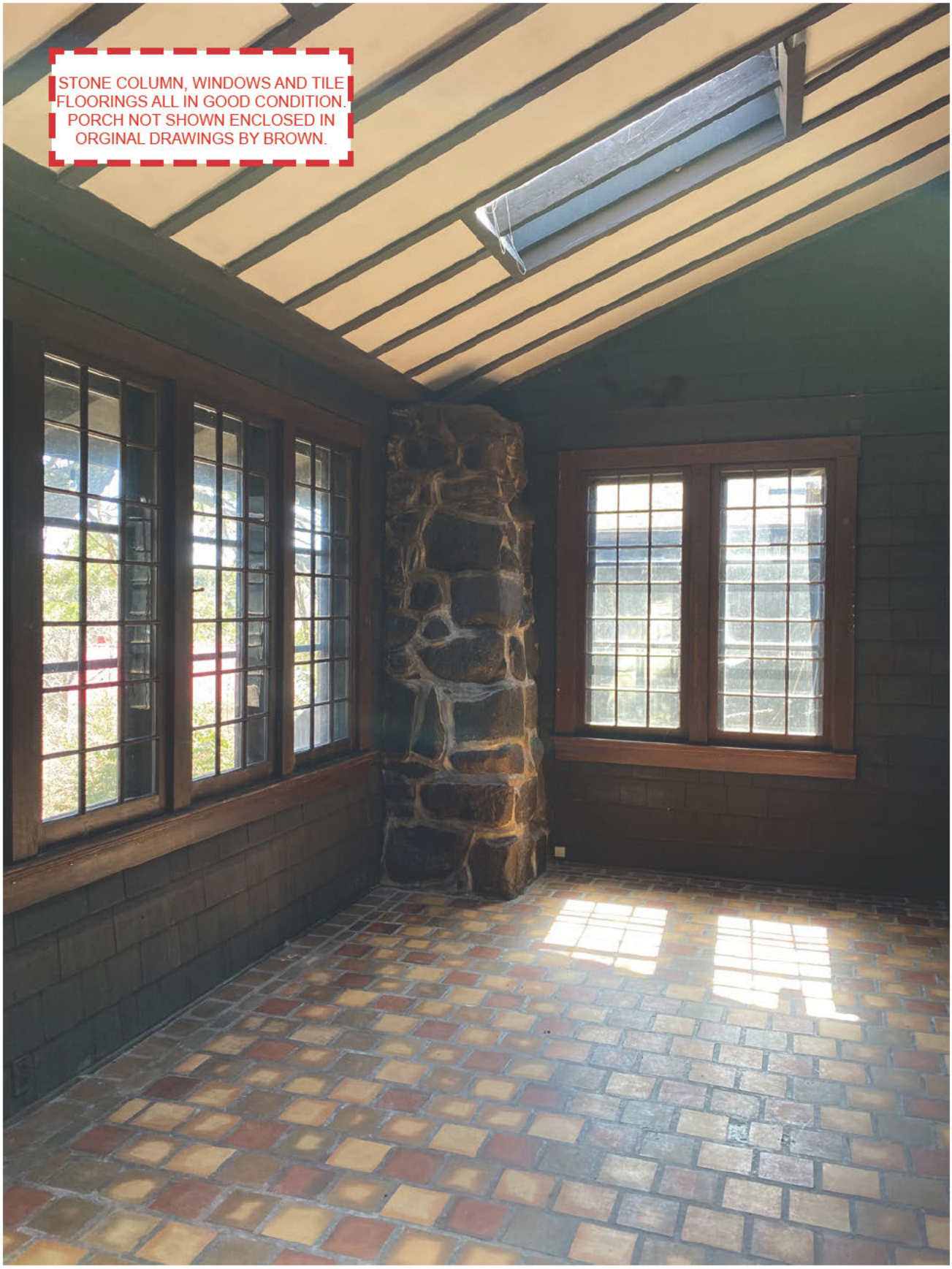
2.15 MAIN FLOOR, FORMER BEDROOM AREA (WEST).

2.16 MAIN FLOOR LIVING ROOM (EAST).

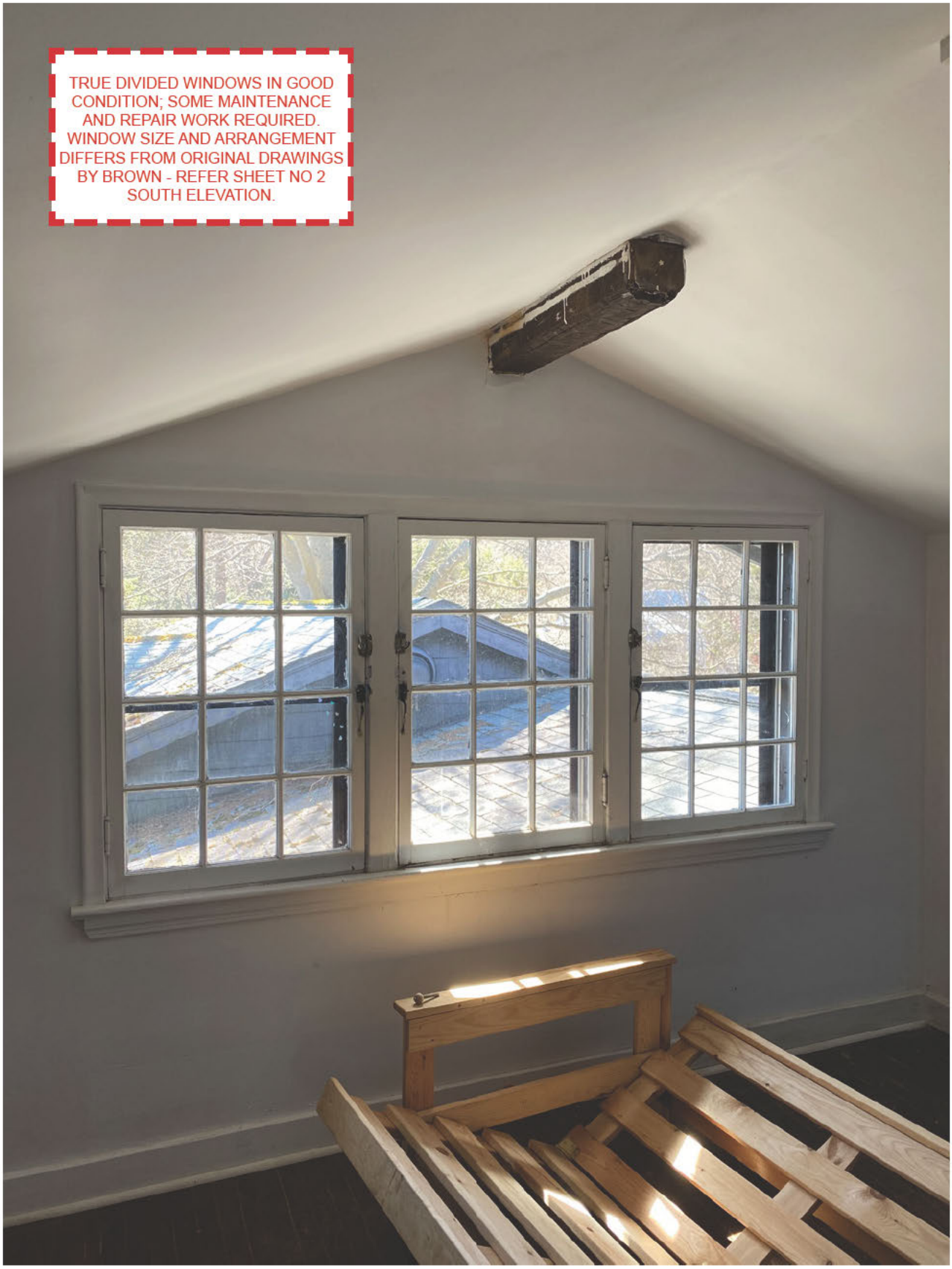


2.16 MAIN FLOOR DINING ROOM (EAST).

2.17 MAIN FLOOR LIVING ROOM (SOUTH).

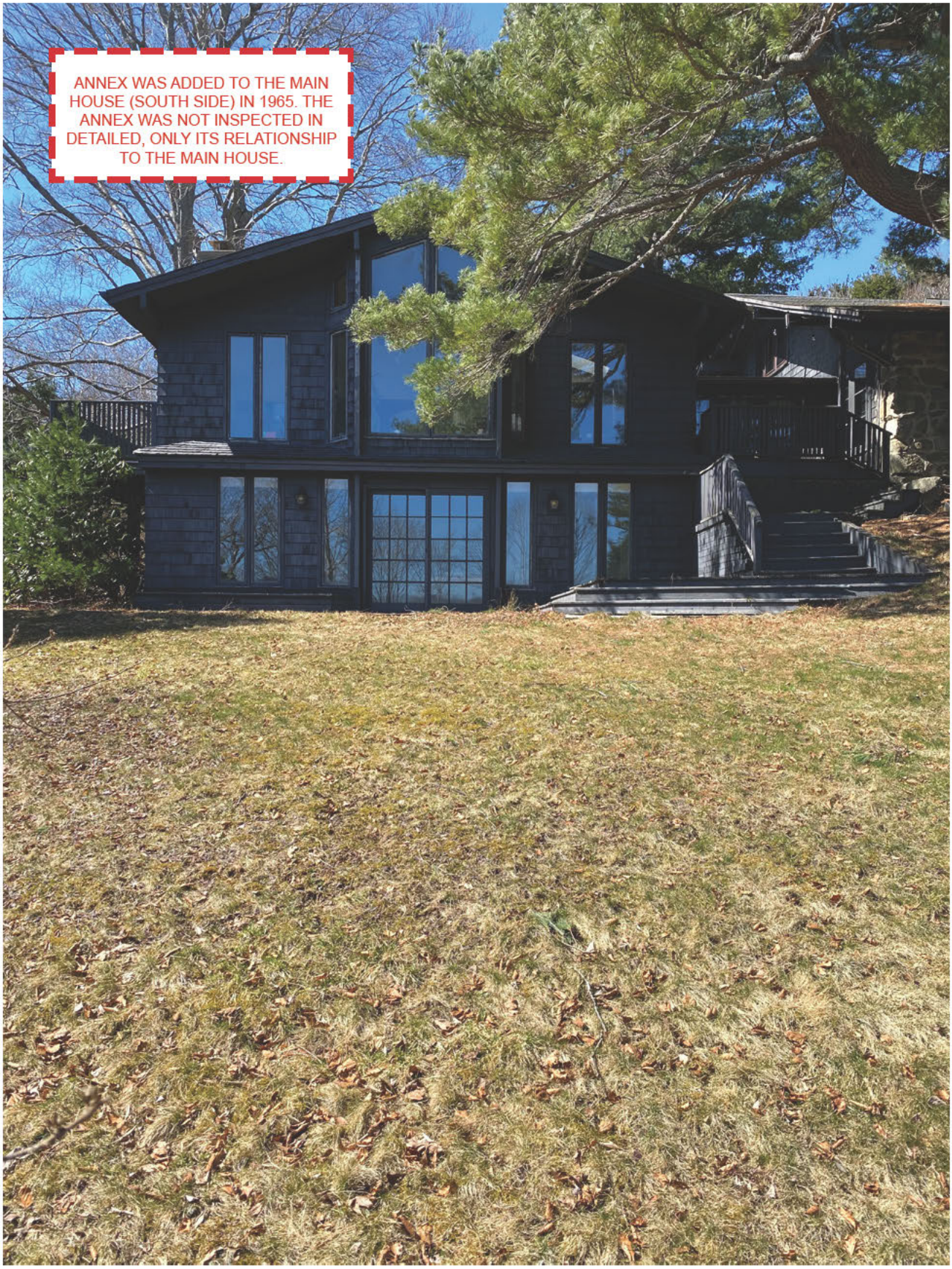


2.18 ENCLOSED PORCH, MAIN FLOOR (SOUTHEAST CORNER).



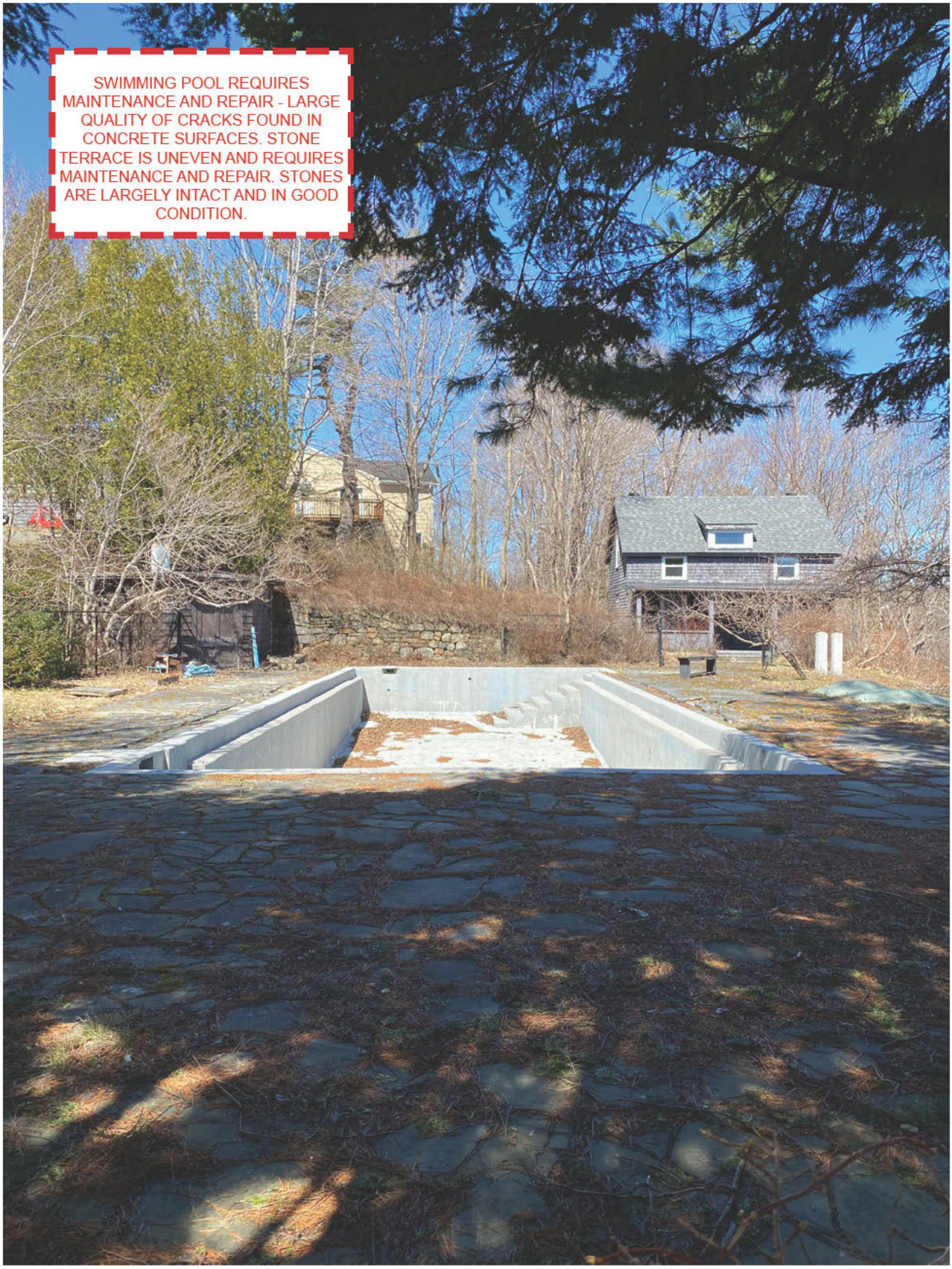
2.19 BEDROOM, UPPER FLOOR (SOUTH SIDE).

2.20 BEDROOM, UPPER FLOOR (NORTH SIDE).



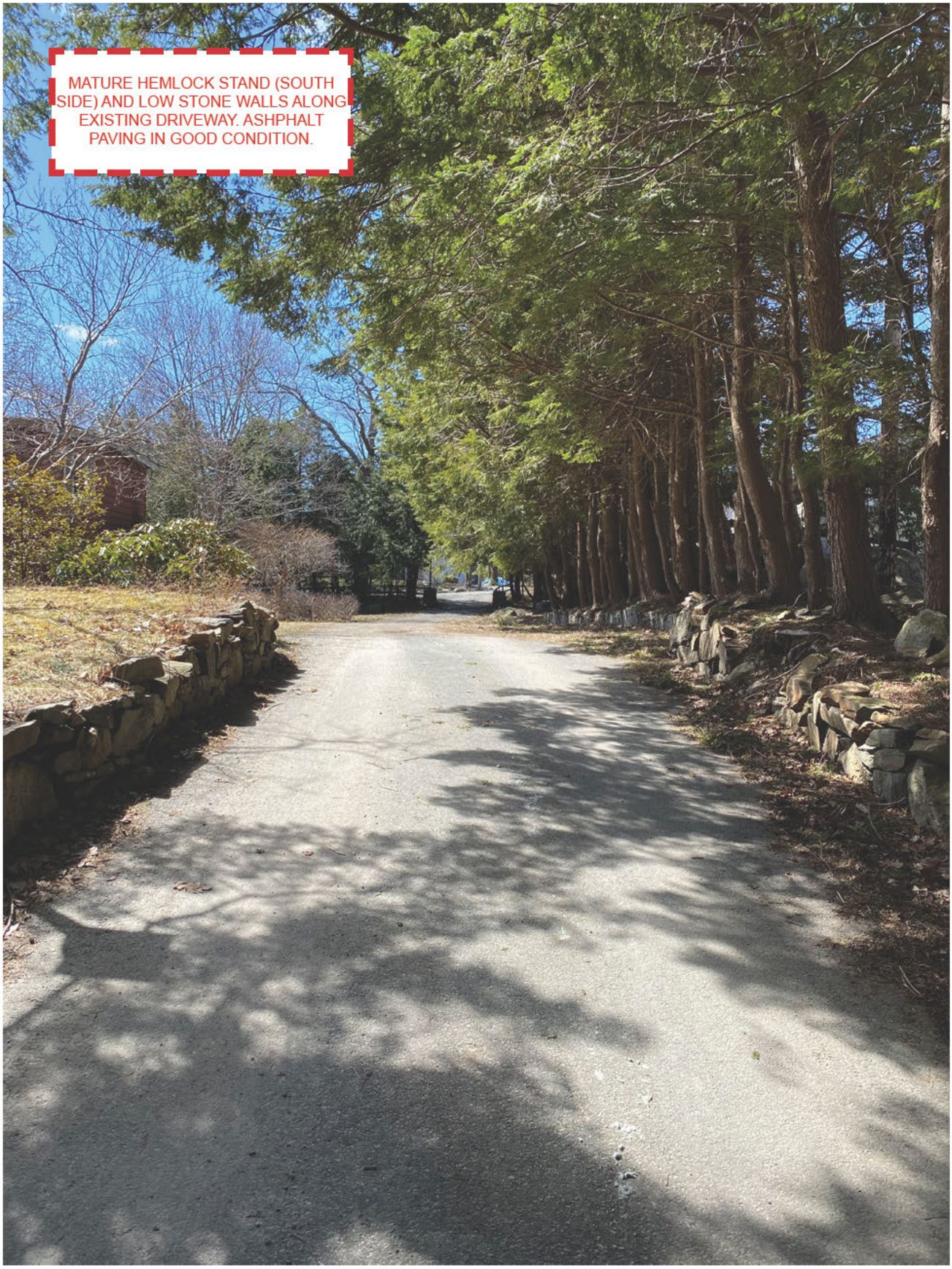
2.21 ANNEX (EAST SIDE).

2.22 TREE AT SOUTHWEST CORNER OF ANNEX.



2.23 SWIMMING POOL WITH STONE TERRACE (NORTH VIEW).

2.24 DRIVEWAY ENTRANCE OFF KIRK RD (WEST VIEW).



2.25 HEMLOCK STAND ALONG DRIVEWAY (WEST VIEW).

2.26 RHODODENDRON GARDEN (EAST VIEW).

2.27 STONE WALL; SOUTH OF MAIN HOUSE (NORTH VIEW).

2.27 STONE WALL NEXT TO ROOST (SOUTHWEST VIEW).

2.28 TALL STONE WALL BESIDE DRIVEWAY, NORTHWEST OF MAIN HOUSE (NORTH VIEW).

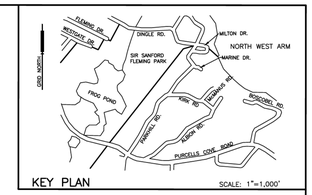
Report by: Matthew Bishop, Project Manager at MLS Architects Ltd.

Distribution by email: [redacted]

9.4 - Site Plan of Heritage Resources and Landscape Features

Detailed landscape plan, to scale, identifying all heritage resources and landscape features;

9.4.1 - Site Plan of Heritage Resources and Landscape Features - Survey Plan



KEY PLAN SCALE: 1"=1,000'

BEARINGS SHOWN HEREON ARE BASED ON THE NOVA SCOTIA CO-ORDINATE SYSTEM, ZONE 5, CENTRAL MERIDIAN LONGITUDE 64°30'W AS ESTABLISHED FROM GPS OBSERVATION OF N.S.C.M. No. 6010 , CHECKED TO N.S.C.M. No. 4915

LEGEND

- ΔN.S.C.M. — NOVA SCOTIA COORDINATE MONUMENT
- ⊙,○IB — SURVEY MARKER, IRON BAR
- ●,○IT,⊕CC — ROCK POST, IRON TUBE, CUT CROSS
- ○UP, ×GUY — UTILITY POLE, GUYWIRE
- O.H.W.M. — ORDINARY HIGH WATER MARK
- PC, A, R — POINT OF CURVATURE, ARC, RADIUS
- FD., WIT., (T), sq.ft. — FOUND, WITNESS, TOTAL, SQUARE FEET
- BOUNDARIES DEALT WITH HEREON
- EASEMENT OR RIGHT OF WAY BOUNDARY
- OVERHEAD WIRES
- FENCE
- D, P — DEED, PLAN (DISTANCE)
- ø — DIAMETER
- □LS — LIGHT STANDARD
- ◇FH, ○MH — FIRE HYDRANT, MANHOLE
- ⊕WV, □CB — WATERVALVE, CATCH BASIN
- S.D.M.M. — SERVANT, DUNBRACK, McKENZIE & MacDONALD
- HRM — HALIFAX REGIONAL MUNICIPALITY
- STONE WALL
- CONCRETE

NOTES

1) BEARINGS AND DISTANCES SHOWN WERE ADJUSTED BY LEAST SQUARES.
2) SCALE FACTOR NOT APPLIED
3) FIELD SURVEYS WERE CARRIED OUT DURING THE PERIOD OF JANUARY 11, 2011 TO JANUARY 28, 2011.
4) FOR EARLY PLANS OF BLOCK "A" SEE BOOK 583 PAGE 883 AND BOOK 878 PAGE 382.
5) RIGHT OF WAY SERVING CIVIC 8 & 8 1/2 KIRK ROAD IS SHOWN AS 20' ON REGISTRY PLAN No. 5278-85 BUT MEASURES 15'±.
6) RIGHT OF WAY 25' WIDE IN FAVOUR OF LANDS TO THE NORTH WEST OF BLOCK "A" AND HRM SERVICE EASEMENT SEE EXPROPRIATION No. 1725. LAND NOW OR FORMERLY CONVEYED TO JOHN T. CRUIKSHANK.

SURVEYOR'S CERTIFICATE

I, DAVID J. WHYTE, NOVA SCOTIA LAND SURVEYOR HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS CONDUCTED UNDER MY SUPERVISION AND THAT THE SURVEY AND PLAN WERE MADE IN ACCORDANCE WITH THE NOVA SCOTIA LAND SURVEYORS ACT AND THE REGULATIONS MADE THEREUNDER.

DATED THIS 8th DAY OF FEBRUARY 2011

. . . . . NSLS

PLAN OF SURVEY OF

BLOCK 'A' AND BLOCK 'B'

LAND REGISTERED TO

MARTERRA INC.

KIRK ROAD
HALIFAX COUNTY

HALIFAX
NOVA SCOTIA

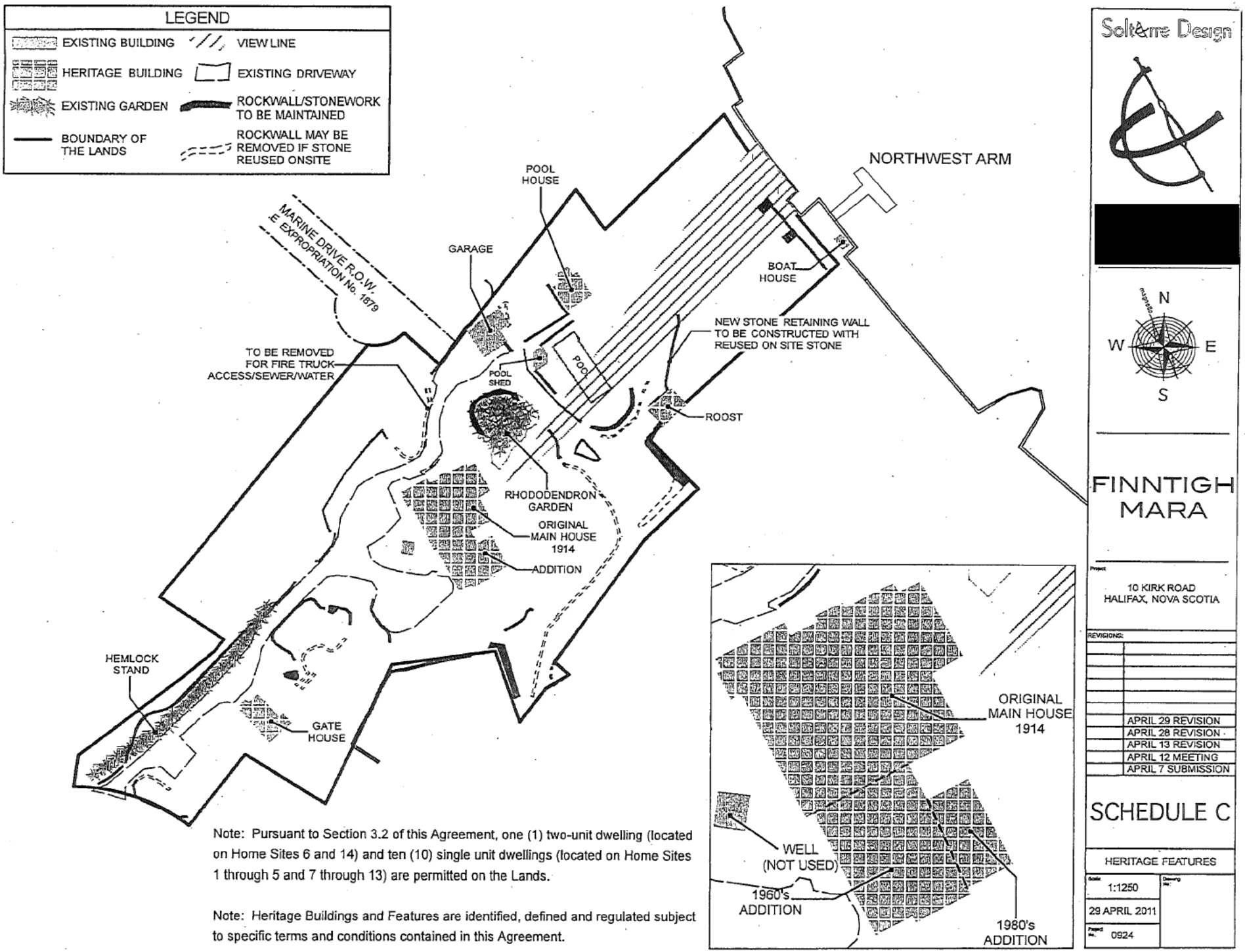
WHYTE, McELMON & ASSOCIATES LTD.
NOVA SCOTIA LAND SURVEYORS
DEVELOPMENT CONSULTANTS
HALIFAX NOVA SCOTIA

THE ASSOCIATION OF NOVA SCOTIA LAND SURVEYORS FOUNDED 1951 DAVID J. WHYTE 523 MEMBER

SCALE : 1"=30'
FILE No. : 3781
PLAN DATE : FEBRUARY 8, 2011
DRAWN BY : MR. GA
PLAN No. : 5N11-93NW-13

3781\\3781.DWG

9.4.2 - Site Plan of Heritage Resources and Landscape Features - Heritage Features



Note: Pursuant to Section 3.2 of this Agreement, one (1) two-unit dwelling (located on Home Sites 6 and 14) and ten (10) single unit dwellings (located on Home Sites 1 through 5 and 7 through 13) are permitted on the Lands.

Note: Heritage Buildings and Features are identified, defined and regulated subject to specific terms and conditions contained in this Agreement.

Salt&Fire Design

[redacted]

FINNTIGH MARA

10 KIRK ROAD
HALIFAX, NOVA SCOTIA

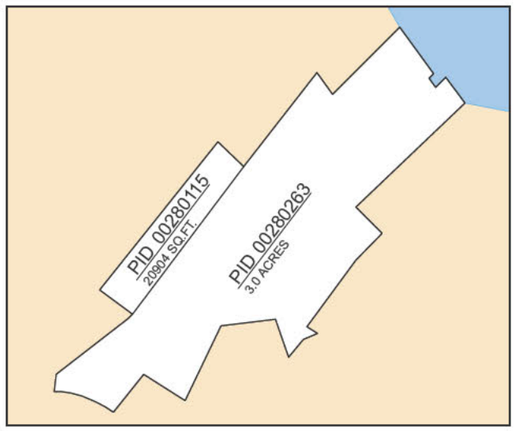
REVISIONS:	
	APRIL 29 REVISION
	APRIL 28 REVISION
	APRIL 13 REVISION
	APRIL 12 MEETING
	APRIL 7 SUBMISSION

SCHEDULE C

HERITAGE FEATURES

Scale: 1:1250	Drawing No:
29 APRIL 2011	
Project No.: 0924	

9.4.3 - Site Plan of Heritage Resources and Landscape Features - Heritage Property Plan



KEY PLAN

LEGEND

- EXISTING STRUCTURE
- NEIGHBOURING STRUCTURE
- PRIMARY PROP. LINE
- VIEW LINE
- GARDEN
- STONE WALL

Solterre Design

[redacted]

N
W E
S
magnetic

FINNTIGH MARA

DRAFT
NOT TO SCALE

REVISIONS:	

Project

10 KIRK ROAD
HALIFAX, NOVA SCOTIA

HERITAGE PROP. PLAN

Scale	Drawing No.
1:1000	
07 APR 2010	
Project No. 0924	

9.5 - Site Plan of Proposed Development

Detailed landscape plan, to scale, identifying the proposed development and/or site alteration and its integration with all heritage resources and landscape features;

1 A100 Site Plan
Scale 3/64" = 1'-0"

10 Kirk Road

Halifax, Nova Scotia

MacKay-Lyons Sweetapple
Architects Limited
2188 Gottingen St.
Halifax, Nova Scotia
Canada B3K 3B4
ph: (902) 429 1867
fax: (902) 429 6276

true north

No.	Description	Date
01	Planning Application	2022.08.31
Revision:		

NOTES:

COPYRIGHT RELATED TO THE USE OF THIS DRAWING:
The use of this drawing shall be governed by standard copyright law as generally accepted in architectural practice.

ARCHITECT'S REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify MacKay-Lyons Sweetapple Architects Ltd. and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Architect.

ENGINEER'S REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify MacKay-Lyons Sweetapple Architects Ltd. and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Engineer.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdiction over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

Site Plan - Proposed

scale: 1/8" = 1'-0"
date: 22-08-31
drawn: MB
chk'd:

A101


m
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m
m
G D
m
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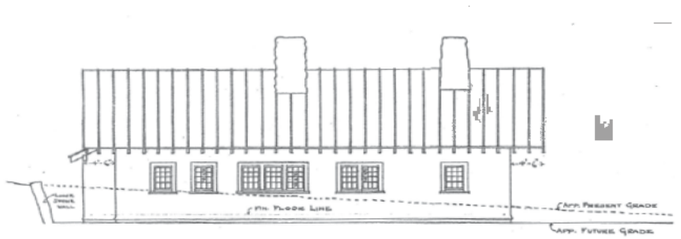
m m m

9.6 - Elevation Drawings of Proposed Development

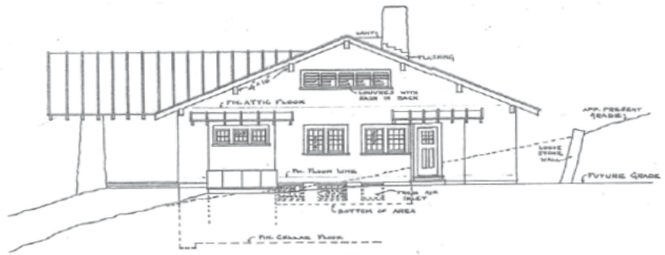
Detailed elevation drawings of the proposed development, its surrounding context, its integration with all heritage resources and identifying all existing and proposed materials;

ELEVATIONS | **ORIGINAL**

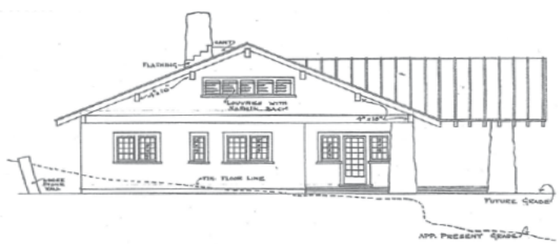


west elevation - towards kirk road

east elevation - towards northwest arm



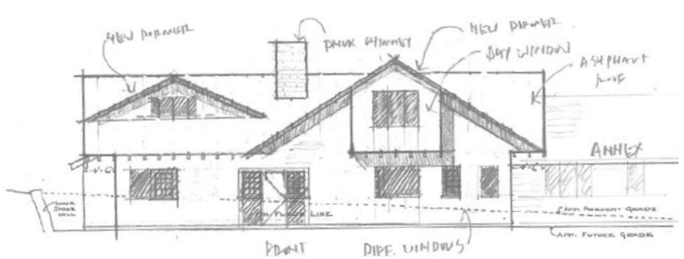
north elevation - towards rhododendron garden



south elevation - towards mcmanus drive

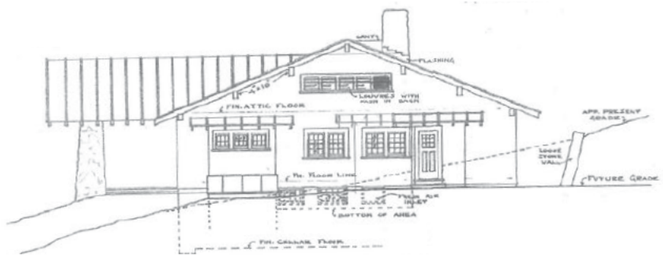
+ original elevations drawn in 1914
+ original development constructed in the 1920s
+ designed & drawn by architect william m. brown
+ arts & crafts style (also called a craftsman bungalow)

ELEVATIONS | **CURRENT**

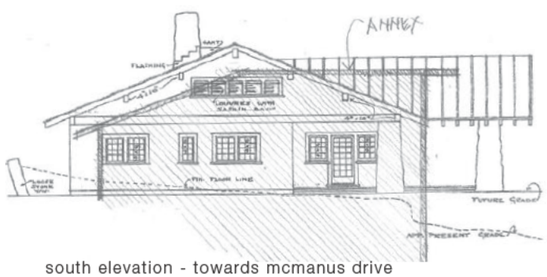


west elevation - towards kirk road

east elevation - towards northwest arm



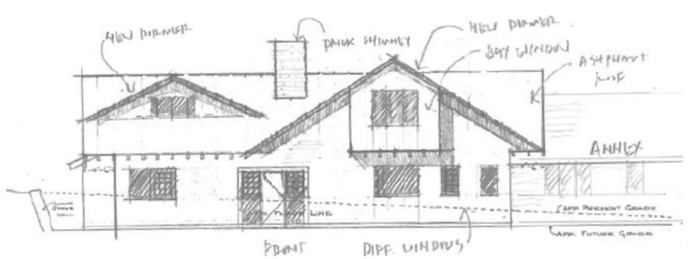
north elevation - towards rhododendron garden



south elevation - towards mcmanus drive

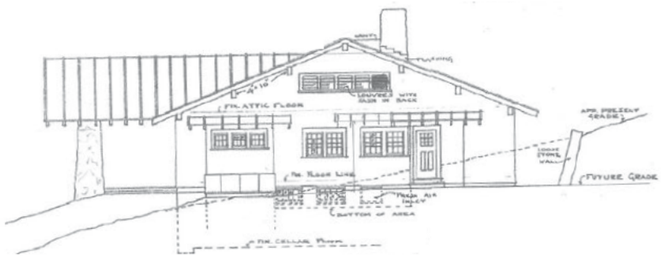
+ the annex addition is constructed on the south face in 1965
+ additional dormers are constructed on the west face in the 1980s
+ most windows and doors are updated
+ the chimney is replaced with brick

ELEVATIONS | **PROPOSED**

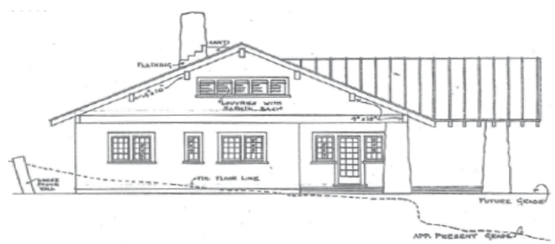


west elevation - towards kirk road

east elevation - towards northwest arm



north elevation - towards rhododendron garden



south elevation - towards mcmanus drive

+ annex addition to be demolished
+ 1980s west face dormers to be maintained
+ exposed structure to be repaired to maintain appearance
+ windows & doors to be restored to original appearance

9.7 - Digital Illustrations of Proposed Development

Digital illustrations of the proposed development and/or site alteration, including surrounding context, from the perspective of a person standing in the adjacent right-of- way to illustrate the new construction and its orientation and integration with the heritage resources and adjacent properties from the perspective of a person at ground level.

9.7.1 - Digital Illustrations of Proposed Development - Development Concept

PROPERTY ZONES

COTTAGE ROW

+ HOME SITES 10-12 LOCATED ON THE SOUTH SIDE OF THE ACCESS LANEWAY EXTENDING FROM KIRK ROAD;
+ VIEWS OF THE DENSE HEMLOCK STAND EXTENDING ALONG THE NORTH SIDE OF THE ACCESS LANEWAY;
+ SOUTHEAST-FACING BACKYARDS OPPOSITE THE LANEWAY;
+ LOW STONE WALLS DEFINING THE LANEWAY EDGE; AND
+ FLAT TOPOGRAPHY EXTENDING FROM THE LANEWAY, FALLING-OFF TO THE EAST.

WATER'S EDGE

+ HOME SITES 1-5 WITH DIRECT VIEWS OF THE NORTHWEST ARM;
+ STEEPLY SLOPING TOPOGRAPHY TOWARD THE NORTHEAST;
+ ADJACENT TO THE SWIMMING POOL AND STONE TERRACE;
+ HOME SITE 4 UTILIZES THE ROOST AS AN ACCESSORY BUILDING;
+ FRONT ON AN ACCESS AND VIEW CORRIDOR EXTENDING NORTHEAST FROM THE MAIN HOUSE TO THE WATER; AND
+ ADJACENT TO THE BOATHOUSE AND WHARF.

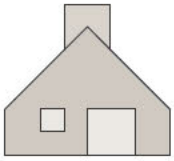
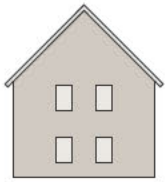
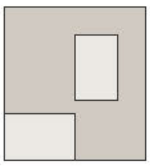
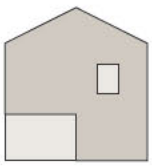
GARDEN

+ HOME SITES 13-15 ON THE EAST SIDE OF THE MAIN HOUSE;
+ VIEWS OF THE RHODODENDRON GARDEN AND INDIRECT VIEWS OF THE NORTHWEST ARM;
+ MATURE CONIFEROUS AND DECIDUOUS TREES;
+ EASTERN BOUNDARY DEFINED BY A TALL STONE RETAINING WALL; AND
+ SLOPING TOPOGRAPHY DOWN TO THE SOUTH.

WOODLAND

+ HOME SITES 7-9 ON THE NORTH SIDE OF THE ACCESS LANEWAY EXTENDING FROM KIRK ROAD;
+ DIRECT VIEWS OF THE MAIN HOUSE;
+ LOW AND TALL STONE WALLS DEFINING THE LANEWAY EDGE;
+ MATURE CONIFEROUS TREES AND EXPOSED GRANITE BOULDERS; AND
+ SLOPING TOPOGRAPHY UP FROM LANEWAY.

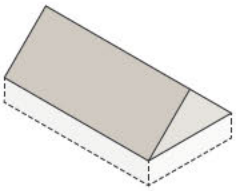
ARCHITECTURAL STYLES

STYLE	DESCRIPTION	PRECEDENT
1 COTTAGE 	+ 1.5-STOREY, STEEPLY PITCHED GABLE ROOF; AND + DORMERS, PUNCHED AND OVERSIZED WINDOWS.	 SCOTTISH VILLAGE HOMES  LAKE HOUSE, OLSON KUNDIG
2 FARMHOUSE 	+ 2-STOREY, STEEPLY PITCHED GABLE ROOF WITH THIN, SHALLOW OVERHANGS; AND + PUNCHED AND OVERSIZED WINDOWS.	 JACKSON MEADOWS, SALMELA ARCHITECTS   PENN FARMHOUSE, CUTLER
3 ARTS & CRAFTS 	+ LOW PITCH GABLE ROOF WITH DEEP OVERHANGS; EXPOSED RAFTERS; AND + PUNCHED AND FULL-HEIGHT WINDOWS.	 GAMBLE HOUSE, GREENE & GREENE  FREESTONE FARM, JAMES CUTLER
4 MODERN 	+ FLAT ROOF WITH OR WITHOUT OVERHANGS; AND + OVERSIZED AND FULL-HEIGHT WINDOWS.	 STRUG, MLS ARCHITECTS  NORTH WOODS, OLSON KUNDIG  DAYTON HOUSE, VGAA
5 COASTAL 	+ LOW OR STEEPLY PITCHED GABLE WITH NO OVERHANGS; AND + PUNCHED AND FULL-HEIGHT WINDOWS.	 COVE, ELLIOTT + ELLIOTT  MILLER PORCH HOUSE, LAKE FLATO  LA SHED, LES ROCHERS

ROOFS

COMPONENT	MATERIAL	PRECEDENT

1 STEEP PITCH GABLE



DARK SHINGLE

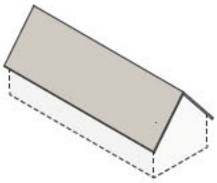
NATURAL SHINGLE

PICKLED SHINGLE

OVERHANGING STEEP PITCH GABLE

TIGHT STEEP PITCH GABLE

2 STEEP PITCH GABLE THIN OVERHANG



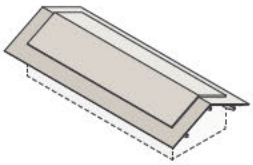
DARK BOARD

NATURAL BOARD

PICKLED BOARD

THIN OVERHANG STEEP PITCH GABLE

3 LOW PITCH GABLE DEEP OVERHANG



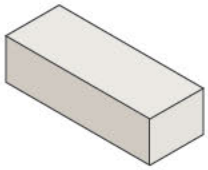
SILVER CORR.

DARK CORR.

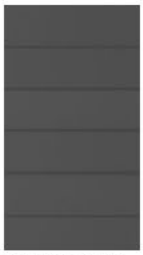
CORTEN

DEEP OVERHANG LOW PITCH GABLE

4 FLAT ROOF



STANDING SEAM



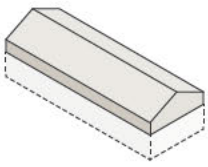
STANDING SEAM

MATERIALS NOT SPECIFIC TO COMPONENT

FLAT ROOF

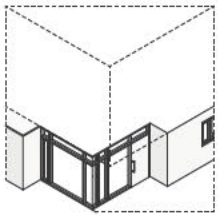
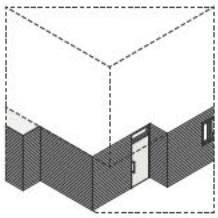
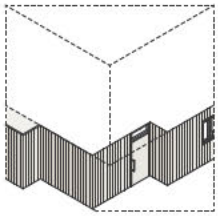
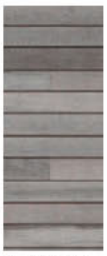
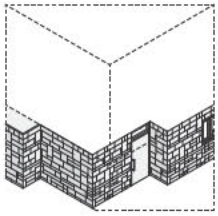
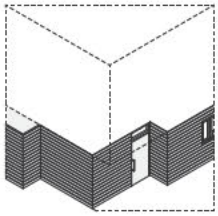
FLAT ROOF + PARAPET

5 LOW OR STEEP PITCH GABLE, NO OVERHANG



NO OVERHANG STEEP PITCH GABLE

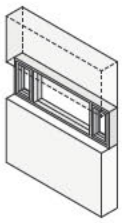
WALLS

COMPONENT	MATERIAL	PRECEDENT
1 GLASS 	 WOOD (VARIES)  ALUM. (VARIES)	 GLASS  GLASS
2 SHINGLES 	 DARK SHINGLE  NATURAL SHINGLE  PICKLED SHINGLE	 DARK SHINGLE & DARK BOARD  NATURAL SHINGLE
3 BOARDS 	 BOARD & BATT.  DARK BOARD  NAT. BOARD  PICK. BOARD	 BOARD & BATTEN  DARK BOARD  NATURAL BOARD
4 STONE / CONCRETE 	 GRANITE  FIELDSTONE  BOARD FORM	 STONE & CORTEN  STONE
5 METALS 	 SILVER CORR.  DARK CORR.  CORTEN *MATERIALS SPECIFIC TO COMPONENT*	 SILVER CORRUGATED  SILVER CORRUGATED

WINDOWS

COMPONENT	MATERIAL	PRECEDENT

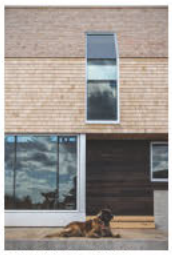
1 PUNCHES




WHITE OAK

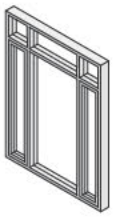

SPANISH CEDAR


MAHOGANY


PUNCHED | ALUM.


PUNCHED | DARK ALUMINUM

2 CURTAIN WALL




WHITE PAINTED

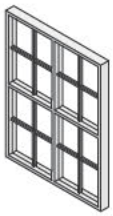

BROWN PAINTED


BLACK PAINTED


CURTAIN WALL | DARK ALUMINUM


CURTAIN WALL | SILVER ALUMINUM

3 TRADITIONAL



WHITE ALUM.


SILVER ALUM.


DARK ALUM.

MATERIALS NOT SPECIFIC TO COMPONENT

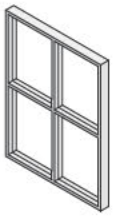

TRAD. | PAINTED


TRAD. | PAINTED


TRAD. | PAINTED


TRAD. | PAINTED

4 OVERSIZED

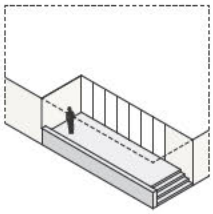
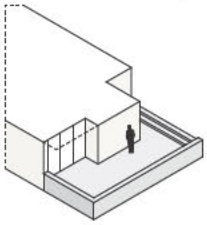
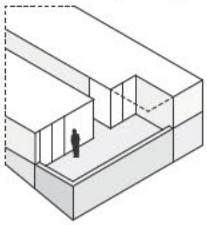
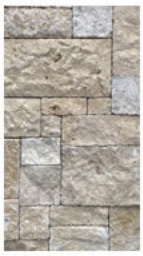
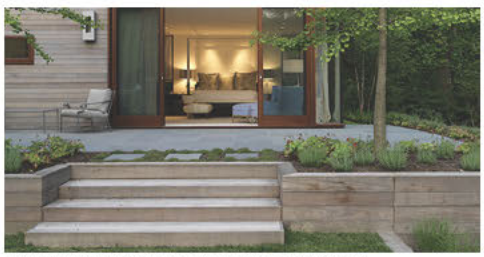



OVERSIZED | SILVER ALUMINUM


DURATHERM | ALUMINUM & WOOD


NANAWALL | MAHOGANY

TERRACES

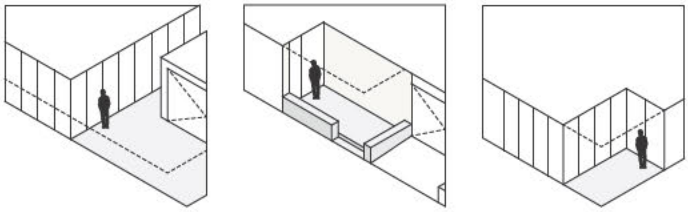
COMPONENT	MATERIAL	PRECEDENT
1 COVERED 	 DARK SHINGLE  NATURAL SHINGLE  PICKLED SHINGLE	 WRAP AROUND TERRACE - OPEN | STONE
2 WRAP AROUND (OPEN) 	 DARK BOARD  NATURAL BOARD  PICKLED BOARD	 COVERED TERRACE | DARK BOARD
3 CORNER (OPEN) 	 GRANITE  FIELDSTONE	 COVERED TERRACE | NATURAL BOARD
	 BOARD FORM  ARCH. CONCRETE *MATERIALS NOT SPECIFIC TO COMPONENT*	 CORNER TERRACE - OPEN | ARCHITECTURAL CONCRETE
		 WRAP AROUND TERRACE - OPEN | NATURAL BOARD

FEATURES

FEATURE

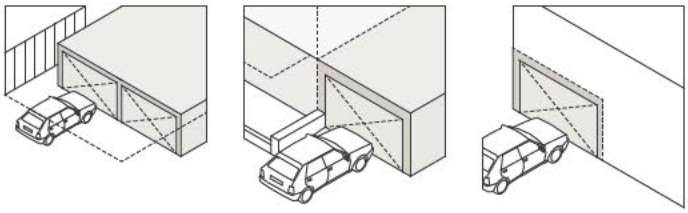
PRECEDENT

1 ENTRY PORCH - DOG TROT | SHOTGUN | SHELTERED



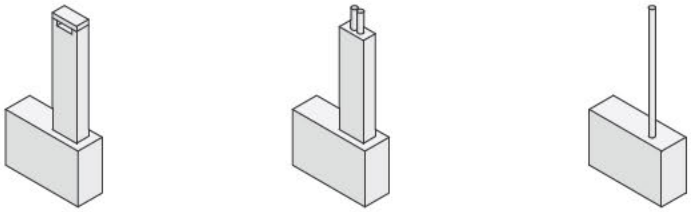
DOGTROT ENTRY PORCH | SHOTGUN ENTRY PORCH | SHELTERED PORCH

2 GARAGE - DETACHED DOUBLE | HIDDEN | EMBEDDED



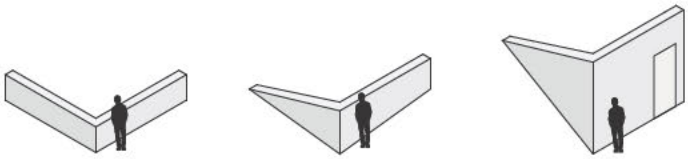
DETACHED CAR PORT | EMBEDDED CAR PORT

3 CHIMNEY - STONE CAP | STONE AND METAL | METAL



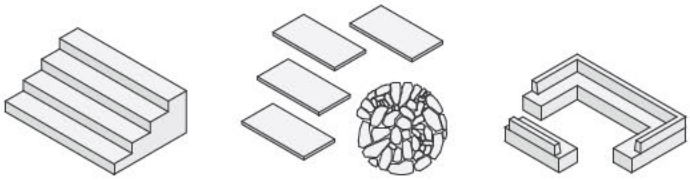
CONCRETE + STAINLESS | STONE | STONE

4 WALLS - GARDEN | RETAINING (SMALL) | RETAINING (WALKOUT)



LANDSCAPE WALLS | STONE

5 ADDITIONAL ELEMENTS - STAIRS | PATHWAYS | SEATING



STAIRS & WALKWAY | FLAGSTONE | SEATING

SCENES

1 COTTAGE ROW

+ PEDESTRIAN WALKWAY
+ DENSE HEMLOCK STAND
+ ACCESSED VIA KIRK RD
+ FLAT SITES ALONG NARROW LANEWAY

2 WOODLAND AND GARDEN

+ PEDESTRIAN WALKWAY
+ OVERLOOKING MAIN HOUSE
+ ACCESSED VIA KIRK RD
+ SLOPING SITES & GRANITE WALLS
+ MATURE CONIFEROUS AND DECIDUOUS TREES
+ DIRECT VIEWS OF RHODODENDRON GARDEN
+ INDIRECT WATER VIEWS

3 WATER'S EDGE

+ COMMON MARINA WITH VIEWS TOWARDS MAIN HOUSE
+ STEEPLY SLOPING SITES
+ DIRECT VIEWS OF THE NORTHWEST ARM
+ ACCESSED VIA MCMANUS DR AND EXISTING LANEWAY FROM KIRK RD
+ ADJACENT TO POOL & TERRACE

9.8 - Structural Engineering Assessments

In the case of a proposed demolition, a structural engineering assessment to confirm if conservation, rehabilitation and/or restoration are feasible options. Assessments must be conducted by qualified professionals with heritage property experience.

9.8.1 - Structural Engineering Assessments - Quadra Engineering Limited - Main House and Annex

QUADRA ENGINEERING LIMITED

15 Cascade Drive
Halifax, Nova Scotia
B3M 1Z4

[redacted]

April 28, 2022 File Number: 2022-14A-1

[redacted]

Re: Inspection of building at 10 Kirk Road (Main House)

Purpose of the Inspection

As requested, Quadra Engineering Limited has carried out a visual inspection of the property at 10 Kirk Road in Halifax, N.S. This building is commonly referred to as the **"Main House".** The inspection was carried out on April 6, 2022, and was done in the presence of Mr. Daren Sweet.

This building is known to be relatively old, but an exact age in not clear. At a point around 1970 an addition was added to the building. This report will cover the conditions of both the main building and the addition. This report is to cover items singled out as being deficient during this inspection. The main building will be addressed first, followed by the addition.

Main Building

1) The first item of note was the site grading around the building. On the front side, that which faces Kirk Road, the foundation of the house barely comes out of the ground. This has led to a number of water problems due to the fact that water can flow over the foundation and into the basement. This has caused problems such as rotting of the lower wall area, rim and floor joists etc. See below wood wall below ground line.

2) Also notices on the exterior of this building was to fact that the foundation itself was constructed as a rock foundation. This was done with little thought to water proofing of the basement. See in the photograph below the visible rock of the foundation wall, and the openings through the rocks. These openings will allow entry of water where ever the grading of the land is not proper. Grading around the building is very bad. Also leaks are common whenever there is snow build up along the wall in which case water will simply run into the building.

Around the building there are a number of rock walls. Some of these are for the support of rock stairs, others to support deck areas, and others simple as architectural features. In all cases you can clearly pick out the fact that these wall have failed.

In areas where there are rock steps, there are many locations where openings in the rock surface will allow for ones foot to sink through. The rock surface has now become a danger for use. Please see in the photograph below an example of such conditions.

As can be seen not only are the stones separated from each other, some have been totally dislodged. The surface is now up and down as the frost heaving has left it. This is typical all around what once was a well maintained and luxurious property.

These wall have all failed to some degree, with some which can be classified as not structurally sound. These will all require a total rebuild. Others will have to be realigned, and sealed in place with some type of a mortar compound.

3) The gutters and downspouts were another item in very bad condition. See sample of damages in photograph below.

4) Another item of major concern was the rotting of the siding, windows, etc. around the building. The amount of rot varied as you inspected around the building, but most is considered as severe. This probably was effected by the direction of the most severe weather. In a variety of locations the rot is to an extreme, and must be considered as a severe problem which must be fixed. See a sample of this in the photograph below.

5) On the interior of the original building, there were a number of items which stood out as being in a bad state. This starts with a very bad odor in the basement of this section of the building. It is a musty smell, as though something has decayed behind the walls. Not explanation was presented for this. It may be a sign of lack of proper ventilation in the basement of the portion of the building.

6) The foundation in this section of the house is mainly of rock construction. It is obvious that this foundation has failed in that it now allows water to penetrate freely through the basement. However, it is noted that the structural integrity of the building is not at this point in jeopardy.

As can be seen in the photograph below, there are water stains all over the rock foundation. One can see as to how deep and clear this staining has become. This is a sign of the fact that this has been an ongoing problem extended over the life of the building.

Water entering the building can and has done a lot of damage to electrical wiring and mechanical equipment. There is visible evidence of rot on post and beams within the basement area. Earlier is was pointed out the condition of the exterior of the wood wall to top of these foundations. Basically everything which is in contact with the ground or these rock wall has rot and mold on it to some degree.

Over the years there has been some basic electrical upgrades. This is evident by the looks of some of the wiring. However nothing has been done to solve the cause of the problem, that being the amount of moisture present in the basement.

See in the photograph below, a sample of what moisture in the basement has done to the furnace for the building. The rust and corrosion are very evident all over the unit. It is unknown as to what the present operational condition is for this unit.


BROCK

7) The main floor and upper floor of this section of the building appeared to be a relatively good condition. There were several locations where there was evidence of water leaking through the roof and down into the building, but these appear to fixable an a reasonable cost.

From the upper level window, one can look down over a lower roof area. This roof has what appears to be basic shingle on it. However, as can be seen in the photograph below, the roof appears to have very little slope, thus the water does not run off of it properly. This could be the cause of some of the water leaks, and should be addressed,

1970s Addition to Main Building

The addition to the main house took place sometime around 1970. The exact date is uncertain. The main floor looked to be in relatively good condition and at the present time is was occupied.

What was apparent on the main floor was that there are wood window in this section of the building. These were very difficult to open and close, and had a fair amount of paint peeling off. Water leakage through these windows was not obvious to see, but it is highly suspected that there is water leakage into the window frames and wall system. It is also highly suspected that mold issues could be a resulting problem of this.

The lower level of this section of the building was very close to full height, and was substantially finished. However, also in this area there was a strong smell of mould and mildew. This is probably caused by the fact that this area went through approximately to 10 years of unheated status.

The smell could also have been flowing from the older section of the building, through the wall systems. In one area, there was plastic sheets placed as a barrier between the older and this newer section. In questioning the reasoning for the plastic covering, I was informed that this was to minimize the smell of mold and mildew coming through the dividing walls. Please see sample of this in the photograph below.

In the photograph below, you can see some of the resulting effect of the lack of heat over the years, and the present dampness in the basement. The ceiling looks to be blackened along the wall area.

One side of the basement was one hundred percent below the exterior ground line. This could be the wall which is allowing water to seep into and cause the mold and musty smells.

In the second photograph below taken of the furnace room wall, the evidence of mold and mildew is very apparent. Please view the lower half of the concrete block wall.

The exterior of the addition was very similar to that of the original house in terms of construction and condition. Please see the front side of this section below.

The roof is covered with debris, leaves and branches. This is caused by overhanging trees.

On the rear side of the roof there is a section which is constructed from cedar shakes. These have a substantial amount of rot.

NOTE

These inspections were general and were to cover visible items. However, only those items which stood out during the inspection as being obviously deficient are mentioned in this report. Items not noted are considered as not major in terms of a deteriorated architectural or structural conditions, or cost or repair.

Yours truly,
Quadra Engineering Limited, per

[redacted]

John M. Salah P.Eng.

9.8.2 - Structural Engineering Assessments - Quadra Engineering Limited - Roost

QUADRA ENGINEERING LIMITED

15 Cascade Drive
Halifax, Nova Scotia
B3M 1Z4

[redacted]

April 28, 2022 File Number: 2022-14B-1

[redacted]

Re: Inspection of building at 10 Kirk Road (Roost)

Purpose of the Inspection

As requested, Quadra Engineering Limited has carried out a visual inspection of a small building located on the property at 10 Kirk Road in Halifax, N.S. This building is commonly referred to as the **"Roost".** The inspection was carried out on April 6, 2022, and was done in the presence of Mr. Daren Sweet. This report is to cover items singled out as being deficient during this inspection and to comment on prospects of occupancy of the building.

Roost

The building known as the **"Roost"**, is a relatively small building, built more as secondary on to the property at 10 Kirk Road. This building is of unknown age. It is a single level wood structure with a small addition added at some point. This building has a walk out crawl space for a basement. In terms of size, this building is approximately 16 feet wide by 20 feet in length, measured by eye. It is not much more than the size of a large single car garage.

Exterior

1) The siding on the exterior of this building is wood shingles. It appears to be in relatively good condition. What it appears to require is chalking around windows and some repair. It could use a good coat of paint as the present paint is starting to dry up and fade.

Entrance Face

Waterside Face

2) The windows in this building are not in good condition. Most are wood frame single pane glass. These have a significant amount of rot and are in bad need of paint, repair or replacement.

One window is a newer type. This is a vinyl horizontal slider. This window is visible in the photograph above. This window is the best of what is presently there, but it leaks and is visibly aged.

In the photograph below, one can see a close-up of the condition of one of the wooden windows. As can be viewed, especially in the lower right hand corner of the window, the wood frame of this window is totally rotted. The single pane glass can be seen as requiring full chalking around the perimeter as the present chalking is almost non-existent.

Also one can see in this photograph, that the back side of the glass (interior side) has a frosted plastic covering over it. This is there to not only to make the glass obscure, but also to prevent wind and the cold from penetrating directly into the interior of the building

In this particular case, this window would be classified as being rotted beyond the state of it being economically feasible to repair. This window would be recommended for total replacement.

Some of the window frame openings have a storm window on the exterior. These are on the upper level of the building (main). See the second photograph below. As can be seen, this storm window is totally rusted, and the bottom pane of glass is smashed out.

Interior

The interior of this building was inspected. One of the first and what is considered a major fault found was that the building was not insulated, and did not have any form of heating. The building was not constructed for occupancy. It appears to have been constructed as some sort of a storage garage.

What was viewed was as follows:

1) The Main Floor is basically one big room. There are two small rooms on one end. These were put in after the original construction. One of these rooms is a bathroom containing only a toilet, and the second is more of a closet which has an electrical service panel and an electrical meter.

There are basically no plugs or light switches in the building with the exception of a few near the electrical panel.

The roof is supported with open steel trusses. The walls are finished with wood panels.

In general, the main floor of this building appears to be in relatively good conditions. See the photograph below.

2) The Basement for the building as mentioned earlier is only a crawl space. The entrance is through a double exterior doorway which is on the water side of the building.

3) The ceiling of the basement area (main level floor) had several structural issues if this building is to have a residential occupancy classification. The floor joist system is not constructed strong enough to meet a residential occupancy loading, and there is a large number of floor joists which are presently resting on nailed edges. This does not meet present day codes, and all will require the addition of joist hangers to support them. Please see a view of the crawl space below.

As can be seen in this photograph, the crawl space has a sloped gravel and rock surface. There is a section of floor above, which is supported with a 2" x 4" joist (not strong enough), and one can see the color change on the back foundation wall due to the penetration of water through, over, and under this wall.

The concrete foundation itself appear to be structurally sound. However, in a situation with no heating as is presently the case, the foundation wall should all have some type of frost protection. These walls basically are sitting on the surface of the rock, and there is little to prevent frost from lifting them up and down with the seasonally change in temperature.

Another item of concern is the wood column support for the ceiling beams. Each is resting on a small block of concrete. As is the situation with the foundation walls, this block of concrete is very susceptible to movement due to the frost.

4) There is water flow entering the crawl space. This enters through or under the foundation wall and it travels along a path following the slope of the ground through the crawl space. Evidence of this, and the path of travel is clearly shown by the dark areas of the gravel as shown in the following photograph.

Therefore it is obvious that there presently is water in the crawl space.

CONCLUSION

The obvious conclusion following the inspection of the "Roost" is that this is not a building which was constructed to be habitable. It is at most a glorified storage garage, and even with an exterior garage classification, it will require some structural upgrades to be considered safe for full use.

Note

This inspection was general and was to cover visible items. However, only items which stood out during the inspection as being severely deficient are mentioned in this report. Items not noted are considered as minor in terms of architectural or structural condition.

Yours truly,
Quadra Engineering Limited, per

[redacted]

John M. Salah P.Eng.

9.8.3 - Structural Engineering Assessments - Quadra Engineering Limited - Pool House

QUADRA ENGINEERING LIMITED

15 Cascade Drive
Halifax, Nova Scotia
B3M 1Z4

[redacted]

August 30, 2021 File Number: 2021-30-B-1

[redacted]

Re: Inspection of building at 10 Kirk Road (Pool House)

Purpose of the Inspection

As requested, Quadra Engineering Limited has carried out a visual inspections of the property at 10 Kirk Road in Halifax. The building inspected is known as the **"Pool House"**. The inspection was carried out on August 17, 2021 and was done in the presence of Mr. Daren Sweet, and Mr. Paul Taylor.

This building on the property is presently in a very bad state. It has had some, but basically little maintenance done to it in recent years. It is our understanding that there is a desire to bring the building back up to an acceptable standard. By acceptable, it is meant that the building must be renovated to a level whereby it is capable of being habitable within the standard of the 2015 Nation Building Code of Canada, and all local codes. However there is uncertainty as to the extent of the changes which must be dealt with. It is known that defects are extensive, and that the cost of repair may also be excessive. Quadra Engineering Limited was to inspect this building as to its visual architectural and structural conditions, and give an opinion as to whether it should be renovated or demolished. A third option presented was to give an opinion as to the prospects of relocation of the building frame as a possibility. The wood structure would be lifted of off its foundation and placed on another.

It was noted and pointed out at the time of the inspections that Quadra Engineering Limited could not state whether the building should be renovated or demolished. All Quadra Engineering Limited could do, was to do the inspections and give an opinion as to what condition the building was in at that time of the inspections. If deemed severe enough in terms of amount of deficiencies, Quadra Engineering Limited would give its opinion as to whether we feel that renovation or demolition would be the best option.

These inspection was general and was to cover visible items only. However, only items which stood out during the inspection as being severely deficient are mentioned in this report. Items not noted are considered as not major in terms of deteriorated structural condition, or cost or repair. These however should be considered before a final decision can be made on what is the best option for this building.

See below for the inspection report on this building.

Yours truly,
Quadra Engineering Limited, per

[redacted]

John M. Salah P.Eng.

REPORT 10 KIRK ROAD (POOL HOUSE)

Inspection Date: August 17, 2021

Time: 10 am

The **Pool House** is a small building on the property which is not set up for use in a residential purpose. The building from a distance looks relatively good but as you get in and around it, this is not the case. Please see the front side of this building below.

A) BUILDING EXTERIOR WALLS

1) The exterior of the building has a substantial amount of rot, especially in and around the deck, or any wall which is near ground level. A close up look at the main front entry of the building reveals the general conditions which are encountered around the perimeter of the building.

Please see in the photograph below the front entry.

At the time of this inspection, two holes were put into the deck flooring, simply by a kicking motion with one shoe toward the deck. Please see a sample on the photograph below.

2) The lot grading along two sides of the was totally improper, resulting in water flow towards the building rather than away from the wall. See below.

Compounding this improper problem, was the fact that a good portion of the building exterior walls have the wood siding at or near the grade line. This has led to rot of the siding and the wood wall structure, and water infiltration below building. The space below the building is basically a crawl space.

The National Building Code minimum distance from the exterior ground elevation to the top of a building foundation wall is 6 inches. This is not the case around two sides of this building. Added onto this problem is that of the water drainage flow direction. By code, the ground around the building is to be graded such that the surface water flows away from the property. In this case, surface water flows towards the building.

3) The building **Canopy** over front deck is constructed with2" x 4" wood joists. These are very much undersized considering the length of the joist and the snow loading designation for this area. See photograph below.

This canopy has sections of rot scattered throughout. It is fairly large, and as is, should not pass a structural inspection, thus should fail approved if HRM staff if they were to view it.

Please see in the photograph below, a side view of the canopy. The torched-on-roof membrane is in very bad condition, and visible is several areas of obvious membrane failure.

3) **<u>The visible foundation</u>** around the building is virtually non-existent around the exterior. See photographs below.

As is obvious in these photographs, what is there would no longer qualify as a secure foundation. It is now more along the line of a building being supported by piles of rock. There is one corner of the building which is actually supported by a few stacked concrete blocks. This is clearly shown in the photograph on the previous page.

There is an entry into the crawl space below the building. In this area is where the rock foundation shows to be it best. In this area, there is actually some mortar visible around the rocks. This mortar is meant to hold the foundation together. In this, supposedly the best location, one can still see the opening between the rocks. Even here the foundation is subject to water penetration and frost heaving.

4) **Building Crawl Space** is the area under the building as previously mentioned. This area shows the interior side of the exterior foundation walls. There has been some effort to stabilize the structure with the addition of mid area wooden supports, but little of this would suffice to be classified as structurally sound. There are mid span wood beam which may be acceptable, but they are supported by 4" x 4" columns, which are resting on block. Visible are also columns resting on the rock. All have no frost protection and are susceptible to sliding, settlement, and frost heaving. Summarizing, this foundation is no were near structurally sound.

Also discovered was the fact that the floor system above was not capable of supporting a residential or commercial load, and that the spacing between rotted joists was non-consistent and extremely wide.

Please see in the photographs below some of the discovered conditions of the foundation in the crawl space.

4) **The <u>Building Roof Structure</u>** generally showed well. It asphalt shingles appear to have been replaced recently. The exact age is unknown. However there are no gutters of down spouts. See photograph below.

A) BUILDING INTERIOR

<u>1) TOP FLOOR</u>

Top floor of this building was inspected next. What stood out the most was the fact that it had little accessibility. The stairway leading up to the top floor was approximately 24 inches wide. See photograph below.

This width of a stairway, makes it very difficult to load furniture or any large item to the top floor.

The landing on this stairway was viewed, and considered as structurally unsound. As can be seen in the photograph below, there are no bearing supports below the landing at the corner. The landing in supported only by the end walls on either side. See the photograph below.

Any heavy loading on the landing will immediately result in downward deflection, and if heavy enough, would cause instant failure of the landing.

On the second floor level several items stood out immediately. These were as follows.

: A windows in the bathroom and "bedroom" were 5 inches above the floor level. This is not within the acceptable height based on the National Building Code.

: There was minimal electrical service only on the hallway and bathroom. Not enough plugs or lighting.

: The available electrical service did not meet code and ran exposed on the wall surface.

: There was no heating at all on this level

: There was no insulation in the walls or ceiling

: There was no finish surface on the wall, as the framing member were visible. These were painted.

Please see photographs below of the top floor.

2) Main Floor

What stood out on the main floor was the way the floor bounced due to lack of structural support. The floor joists are clearly undersized for the span.

Also the floor to ceiling height, as provided by Mr. Sweet, is only 6' 8"= 2.03m. The 2015 National Building Codes of Canada states that this should be 6' 10 3/4"= 2.1m. Therefore this area does not even meet the code requirements. Please see the table below, taken for the 2015 NBC.

Division B ***9.5.5.1.***

Table 9.5.3.1.
Room Ceiling Heights
Forming Part of Sentences 9.5.3.1.(1) and (4)

Room or Space	Minimum Ceiling Height, m	Minimum Clear Height, m	Minimum Area Over Which Minimum Ceiling Height Shall Be Provided(1)
Living room or space	2.1		Lesser of area of the space or 10.0 m^2
Dining room or space	2.1		Lesser of area of the space or 5.2 m^2
Kitchen or kitchen space	2.1		Lesser of area of the space or 3.2 m^2
Master bedroom or bedroom space	2.1		Lesser of area of the space or 4.9 m^2
Other bedroom or sleeping space	2.1		Lesser of area of the space or 3.5 m^2
Unfinished *basement* including laundry area therein		2.0	Clear height under beams and in any location that would normally be used for passage
Bathroom, water-closet room or laundry area above *grade*	2.1		Lesser of area of the space or 2.2 m^2
Passage, hall or main entrance vestibule	2.1		Area of the space
Habitable rooms and spaces not specifically mentioned above	2.1		Lesser of area of the space or 2.2 m^2

On the main floor level, other items which stood out were as follows.

: The drainage line for the upstairs bathroom ran down exposed through the living room area.

: There was no electrical service at all in the living room area

: There was minimal electrical service in the kitchen, which also appears to be an addition onto the main structure.

: The back door was at ground level and susceptible to rot, insects, mice and water infiltration

: There was not source of heating on this level. Thus there is no heating in the building at all.

Please see below, 3 photographs taken of the main floor space.

CONCLUSION

This building obviously is not, nor should it be considered as habitable, at least not in its present state. This building can only be used for storage, and that is only if its structural components are upgraded, from the foundation up through the building including the roof. All require major work. After that, there is the problem of floor to ceiling space, lack of heating, major electrical upgrades, lack of insulation, and wall finishes. The majority of this would be required regardless of whether it is used for storage or a residential purpose.

The costs for this work in our opinion, would be substantially higher if the work is done as a renovation than it would be if done as a tear down and rebuild. Therefore it is the opinion of Quadra Engineering Limited that this building should be entirely torn down.

As for the possibility of relocation of the building, this idea was basically ruled out. The reason for this was basically, what you have as a base product, and the costs involved in upgrading the structure to something viewed as acceptable within the limit of the National Building Codes and other local codes. If there is a desire to relocate the building, it would make more economic sense to build a new version in the desired location.

9.8.4 - Structural Engineering Assessments - Quadra Engineering Limited - Gate House

QUADRA ENGINEERING LIMITED

15 Cascade Drive
Halifax, Nova Scotia
B3M 1Z4

[redacted]

August 30, 2021 File Number: 2021-30-A-1

[redacted]

Re: Inspection of building at 10 Kirk Road (Gate House)

Purpose of the Inspection

As requested, Quadra Engineering Limited has carried out two visual inspections of the property at 10A Kirk Road. This property is at 10 Kirk Road in Halifax, N.S. This property is commonly referred to as the **"Gate House".** The inspections were carried out on June 18, 2021, and August 17, 2021 and were done in the presence of Mr. Daren Sweet.

This building on the property is presently in a very bad state. It has had little to no maintenance done to it in many years. It is our understanding that there is a desire to bring the building back up to an acceptable standard. By acceptable, it is meant that the building must be renovated to a level whereby it is capable of being habitable within the standard of the 2015 Nation Building Code of Canada, and all local codes. However there is uncertainty as to the extent of the damages which must be dealt with. It is known that the damages are extensive, and that the cost of repair may also be extensive. Quadra Engineering Limited was to give an opinion as to whether it should be renovated or demolished. A third option to comment on would be to relocate the structure.

It was noted and pointed out at the time of the inspections that Quadra Engineering Limited believes that any building regardless of condition could at some financial cost be renovated to any degree desired. The final decision would be up to the owner. However Quadra Engineering Limited would do the inspections and give only an opinion as to what condition the building was in at that time of the inspections, and if deemed severe enough in terms of amount of deficiencies, Quadra Engineering Limited would give its opinion as to whether we feel that demolition would be the best option.

These inspections were general and were to cover visible items. However, only items which stood out during the inspection as being severely deficient are mentioned in this report. Items not noted are considered as not major in terms of a deteriorated architectural or structural condition, or cost or repair. However they should still be included in the overall cost of a renovation.

See below for the inspection report on this building.

Yours truly,
Quadra Engineering Limited, per

[redacted]

John M. Salah P.Eng.

REPORT 10A KIRK ROAD (Gate House)

Inspection Dates: June 18 and August 17, 2021

Time: 10 am on both days

A) BUILDING EXTERIOR WALLS

1) The overall condition of the building is quickly pointed as you approach the building. The main front entry is the first visible element of note. It is obvious as to the total lack of maintenance over the years. Visible is a totally rotted front entrance in particular the front door.

This rot is also evident on the window and window shutters. The windows, which are of both wood and vinyl construction are in generally very bad condition. The wood windows mostly show rot, and the vinyl show a significant build-up of mold.

The shutters are very deteriorated with paint damages and significant mold.

Please see in the photograph below this section of the building exterior.

2) The lot grading along to front and side elevations, and a section of the back is totally improper, resulting in water flow towards the building rather than away from the wall. See below.

Compounding this improper condition, there is a good portion of the building exterior wall in which the wood siding is at or near the grade line. This can and probably has led to water infiltration into the building. Visible evidence of this is in the rot and possible mold along the lower coursed of wood siding.

The National Building Code minimum distance from the exterior ground elevation to the top of a building foundation wall is 6 inches. There is great doubt as to whether this distance is maintained around the perimeter of the building. Added onto this problem is that of the water drainage. By code, the ground around the building is to be graded such that the surface water flows away from the property. In this case, surface water flows towards the building.

3) The building soffit and facia were clearly visible as being in very bad condition. See photograph below.

This item is actually in a worse state than is evident in this photograph. The structural components have severe rot. There is even a section where the roof is rotted out clear through to the soffit face allowing water to pour through.

3) The visible foundation around the building is in very bad condition. Being of rock construction this can and has lead to much water infiltration into the building. The extent of these damages are not well known due to the fact that there is little to no foundation wall face visible along a major portion of the building.

There is also a portion of the building, that at the rear left corner, in which there does not appear to be a foundation wall present. The building actually appears to sit directly on a concrete footing. This footing sits on the surface of the ground. Please see photograph below.

As is evident in the above photograph, the building is resting directly on the footing. Being on the surface of the ground, this footing has visible cracking.

The footing is also not continuous. There are sections where the building appears to be resting on the ground.

Items of note from this photograph are:

a) There is no frost protection on the foundation leading to up and down movement of the building during the freeze-thaw cycles.

b) There is major settlement of the building on this face and surrounding area of the building.

c) Prime location for the infiltration of water, bugs, mice, etc.

d) Prime location for wood rot and resulting mold formation.

B) BUILDING ROOF STRUCTURE

The roof structure was only viewed briefly as was suggested by Mr. Daren Sweet. He stated that it was not structurally sound. This was very understandable as is what was readily apparent.

Please see in the photograph below the front face of the building at the roof line. The roof is wide open. It appears that the section of the roof over the soffit has collapsed.

From the top of the roof, on the rear side, there is visible another sections of the roof which have totally collapsed. The first photograph is on the right side, and the second photograph is on the left.

BUILDING INTERIOR

a) Upper Level

In the building interior, the upper level was viewed, and it basically was in worse state than that which the exterior of the building might have revealed. The conditions in general are quite evident in the following photographs.

As is evident in the previous four photographs there is little of the upper floor level which is considered as worth salvaging. Amongst the defects were:

a) Numerous punctures of the ceiling drywall caused by what appears to be water infiltration

b) Rusted out light fixtures and other electrical components, including electrical wiring

c) Soft drywall or plaster is evident in most locations

d) Mold all over the surface of the ceilings and the walls

e) All the flooring is viewed as requiring replacement

f) Railing on stairs show evidence of rot

g) Windows and their trim are rotted and are substantially covered in mold

B) Main Floor

The conditions on the main floor are similar to that in the floor above. See photographs below.

As was evident in the floor above, this level showed little improvement. Amongst the defects were:

a) Settled floor system, falling from the front to the back of the house

b) Rusted out light fixtures and other electrical components, including electrical wiring

c) Soft drywall or plaster is evident in most locations

d) Mold all over the surface of the ceilings and the walls

e) All the flooring is viewed as requiring replacement

f) Windows and their trim are rotted and are substantially covered in mold

The electrical outlets, switches and fixtures were all deteriorated. The complete new wiring of the house is clearly evident. There is little chance that Nova Scotia Power would pass any aspect of the electrical system in the building.

C) Basement Floor

Going down into the basement was a challenge in itself. The stairway was rotted out. It was relatively dark, and a flashlight had to be used in order to get a good idea of the conditions. Please see below some of the photographs taken.

These stairs actually showed better then the upper level stairway, at lease in terms of deterioration. However the walls around them were all deteriorated and would require significant upgrade.

In the two photographs below, is shown the point of sewer and water entry into the building. You can see the rust and mildew on the piping caused by the infiltration of water.

You can also see the area for pooling of water underneath the service lines. This is one of many point of water entry into the basement. The foundation walls are of rock construction, and easily allow water to enter through cavities between the rock.

Amongst the defects on this level were:

a) Rusted out light fixtures and other electrical components, including electrical wiring

b) Ponding of water in various locations

c) Water entry through the foundation walls

CONCLUSION

It was concluded from the two inspection done that this building would need a significant amount of repair in order for it to become habitable. The costs for this in our opinion would be higher if the work is done as a renovation than they would be if done as a tear down and rebuild. Therefore it is the opinion of Quadra Engineering Limited that this building be entirely torn down.

Finally, as for the prospect of a relocation of the wood frame of the building onto another foundation elsewhere. This idea was essentially ruled out. It is thought that there is little worth salvaging in terms of the structural components of this building to make that option viable, especially considering the fact that the structure is composed of an original building, with individual additions added. Moving these parts as one structure would be difficult at best. Then one must consider the quality of the product you are moving. This product is not considered good enough to justify the cost of relocation.

9.8.5 - Structural Engineering Assessments - Building Official's Report - Pool House

Planning and Development
PO Box 1749
Halifax, NS B3J 3A5

Pursuant to Part XV of the Halifax Regional Municipality Charter
As requested by the By-Law Compliance Officer, an inspection of the property located at:

Property Address	PID	Inspection Date
10 Kirk Road (Pool House)	02300575	Jan. 13th 2022

Building Feature	Condition Relative to Habitability and Structural Integrity
Main Structure	- **Wood framed, two storey, independent structure** - **The walls and roof structure appears to be in good condition** - **Wood members supporting first and second floor exhibit large amounts of deflection** - **First and second floors systems are uneven and large amounts of deflection can be felt when walking over them**
Foundation	- **The structure is supported by wood beams and posts.** - **Beams show signs of deflection** - **Wooden posts rest of concrete deck blocks.** - **Deck blocks are placed unleveled grounded and rock**
Heating Appliances	N/A
Chimney	N/A
Roof	- **Roof appears to be in fair condition and weather tight.**
Building Services	- **Electrical connected to undetermined source** - **Sewer connected to undetermined source** - **Water connected to undetermined source.** - **Suspect pool house services are connected underground to other buildings on property.**

Public Safety Considerations
- **No safety concerns present around the exterior of the building** - **Building should remain locked from any public access**

Planning and Development
PO Box 1749
Halifax, NS B3J 3A5

Comments Regarding Repair or Demolition
- **Repairing this structure would require a structural engineer to assess and approve the remaining structural elements.** - **The work required to bring this building up to a habitable standard would be extensive.**

Joshua Hirschfeld	[redacted]	[redacted]
Building Official (please print)	Signature	Supervisor's Initials

9.8.5 - Structural Engineering Assessments - Building Official's Report - Gate House

Planning and Development
PO Box 1749
Halifax, NS B3J 3A5

Pursuant to Part XV of the Halifax Regional Municipality Charter
As requested by the By-Law Compliance Officer, an inspection of the property located at:

Property Address	PID	Inspection Date
10 Kirk Road (Gate House)	02300575	Jan. 13th 2022

Building Feature	Condition Relative to Habitability and Structural Integrity
Main Structure	- **Wood framed, two storey with basement, single unit dwelling** - **Exterior walls appear to be in fair condition.** - **Interior walls and floor systems show excessive damaged caused by roof structure being open to elements** - **Interior floor systems are uneven and large amounts of deflection can be felt when walking over them**
Foundation	- **Mixture of concrete and stone foundation** - **Foundation appears to be in a sate of collapse in several places** - **Signs of cracking and leaking on inside of foundation**
Heating Appliances	- **Oil fired central air**
Chimney	- **Appears to be in fair condition**
Roof	- **Roof is not weather tight** - **Asphalt shingles are at the end of their life cycle** - **Sections of the roof exhibit signs of rot and are in a state of collapse**
Building Services	- **NS power meter connected** - **City Sewer connected** - **City water supply connected**

Public Safety Considerations
- **No safety concerns present around the exterior of the building** - **Building should remain locked from any public access**

Planning and Development
PO Box 1749
Halifax, NS B3J 3A5

Comments Regarding Repair or Demolition
- **Lack of maintenance has allowed climatic elements to penetrate the buildings envelope contributing to the collapse of the roof and the immanent failure of the rest of the superstructure.** - **The work required to bring this building up to a habitable standard would be beyond extensive.**

Joshua Hirschfeld	[redacted]	[redacted]
Building Official (please print)	Signature	Supervisor's Initials

Form Jan 2016