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H00528 – 10 Kirk Road

Substantial Alteration to the municipally registered heritage property at 10 Kirk Road, Halifax

Heritage Advisory Committee

July 26, 2023

Application

Applicant: Mackay-Lyons Sweetapple Architects *(on behalf of the property owners)*

Location: 10 Kirk Road, Halifax *(a municipally registered heritage property, Finntigh Mara, which includes Arts and Crafts style circa 1914 house)*

Proposal: Substantially alter the subject property to permit a 15-unit bare land condominium *(Case 24505; heritage development agreement)*



10 Kirk Road

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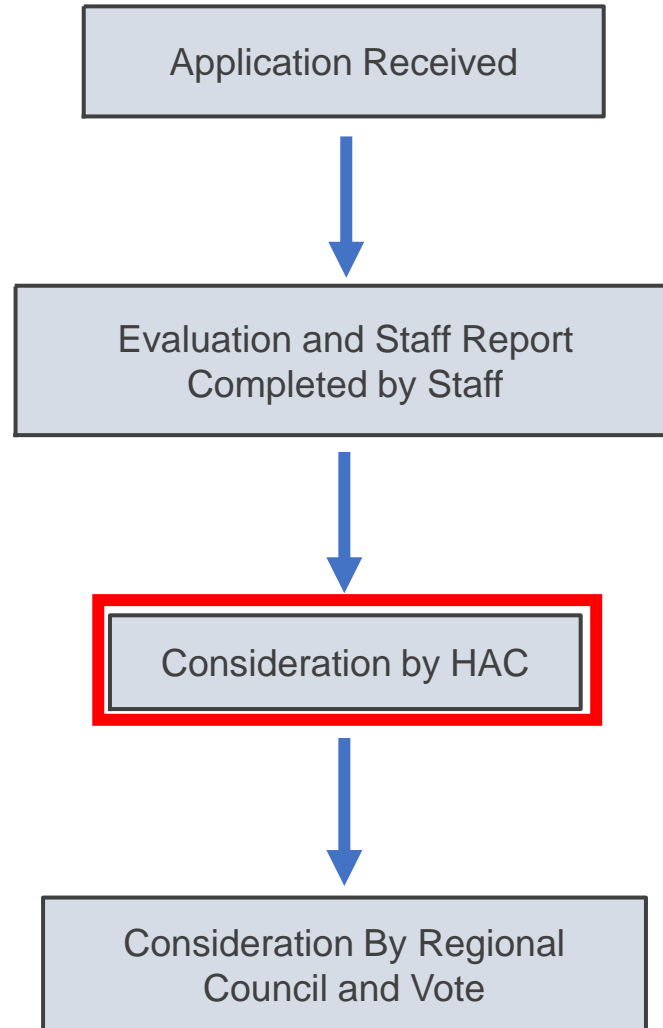
Definitions - Heritage Property Act

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

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

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Substantial Alteration Process



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Planning Policy 6.8

Halifax Secondary MPS

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 in accordance with Policy CH-7A of the Halifax Regional Municipal Planning Strategy.

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Site Context



Site Context – 10 Kirk Road Heritage Value

- Constructed circa 1914 in the Arts and Crafts architectural style
- Designed by prominent architect W.M. Brown for Dr. R.E. Mathers, local eye doctor and surgeon
- Two additions made including:
 - the 'Annex' circa 1960s to the south of the main house; and,
 - Gable additions on the west elevation circa 1980s
 - Surrounding property includes the Roost, stone retaining walls, stand of trees and gardens



East elevation of the Arts and Crafts style house at 10 Kirk Road, facing Northwest Arm

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Site Context – 10 Kirk Road

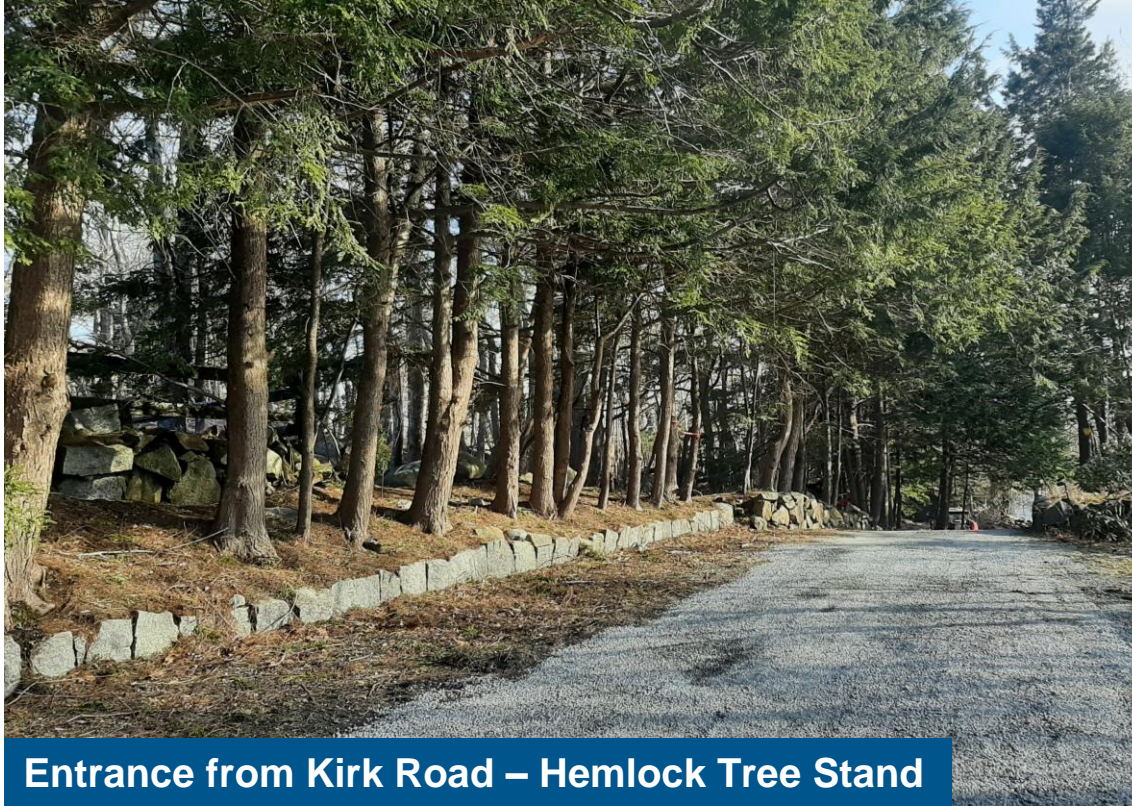


- The Annex addition circa 1965 is proposed to be demolished
- The Roost outbuilding at the south property boundary will be an accessory building incorporated into one of the building sites



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Site Context – 10 Kirk Road



Entrance from Kirk Road – Hemlock Tree Stand



View near primary dwelling showing concrete pool facing towards Northwest Arm

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Site Context – 10 Kirk Road



Primary dwelling west elevation facing Kirk Road

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Proposal (Case 24505)

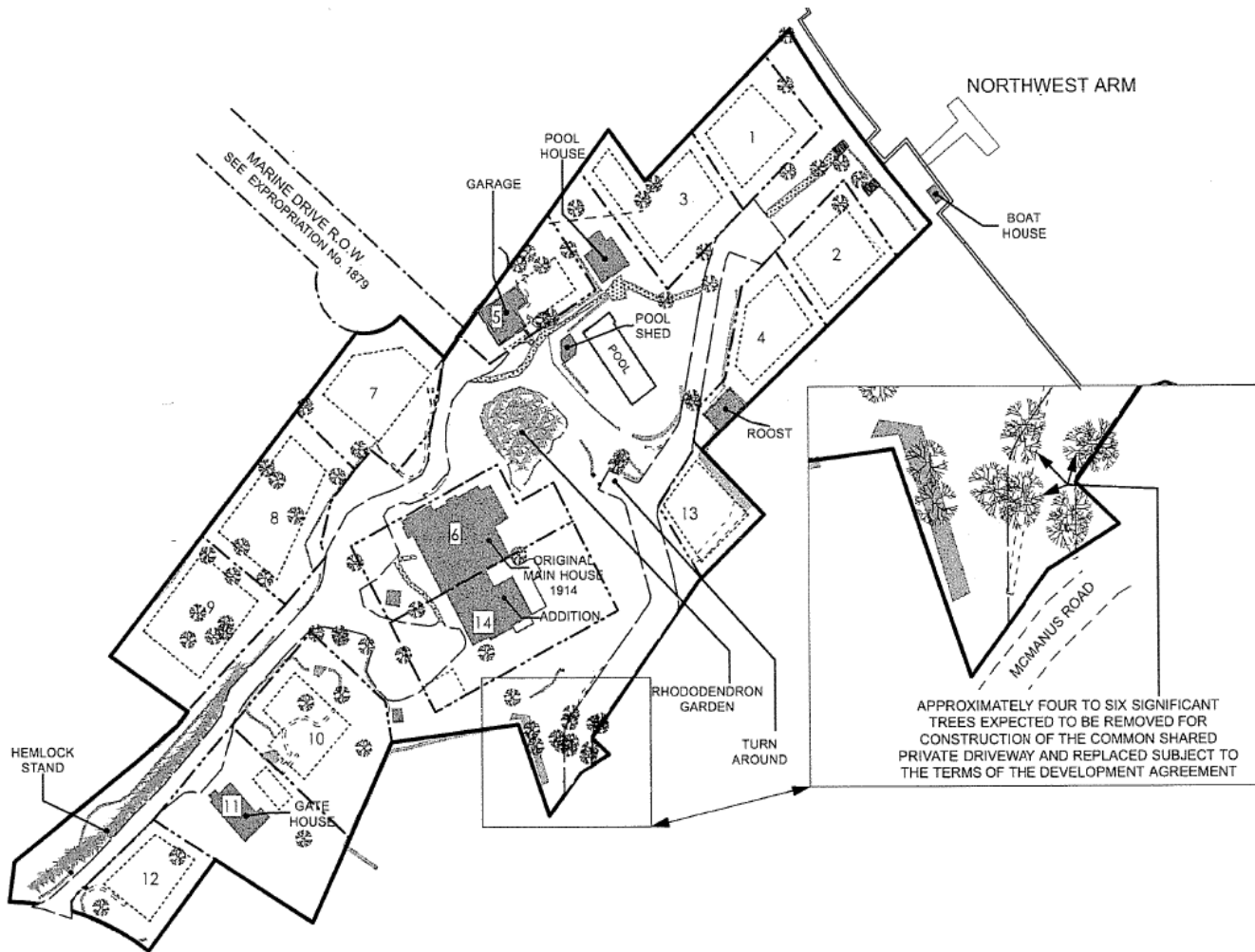


The applicant's proposal includes the following:

- Rehabilitation of the principal dwelling based on original drawings by architect William M. Brown;
- Removal of the circa 1965 'Annex' addition of the principal dwelling;
- Preservation of the Roost and landscape features including the inground swimming pool, rhododendron garden, stone walls, hemlock stand, some of the previously identified significant trees, and views of the Northwest Arm from the principal dwelling; and,
- Construction of 14 home sites in addition to the principal dwelling on the property.

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2012 Development Agreement



The previous development agreement included the following:

- Retention of the Arts and Crafts style house including the Annex, for use as two residential units;
- Preservation of the Roost and landscape features including the inground swimming pool, rhododendron garden, most stone walls, hemlock stand, most of the identified significant trees, and views of the Northwest Arm from the principal dwelling; and,
- Construction of 12 home sites in addition to the principal dwelling on the property (two units within the principal dwelling).

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Substantial Alterations (*Demo + Removal*)



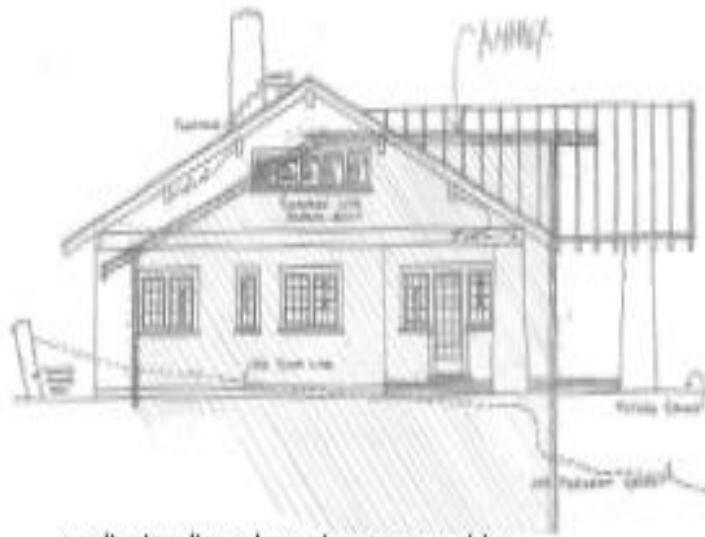
Before



After

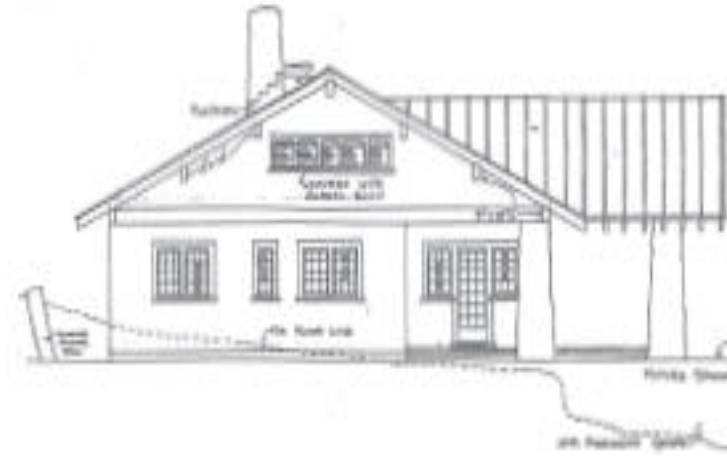
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Substantial Alterations *(Restoration of South Elevation)*



south elevation - towards mcmanus drive

Before

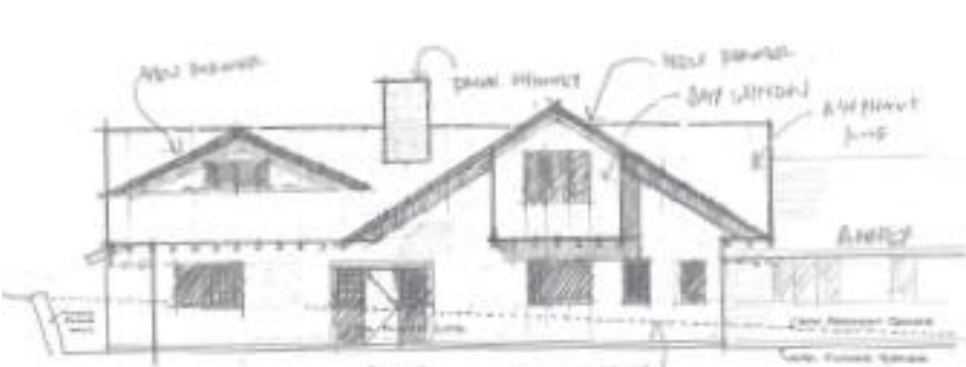


south elevation - towards mcmanus drive

After

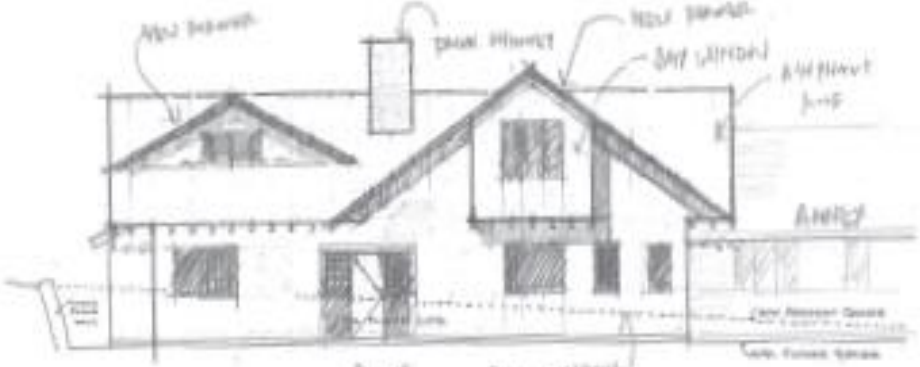
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Substantial Alterations (*Retention of Gable Dormers*)



west elevation - towards kirk road

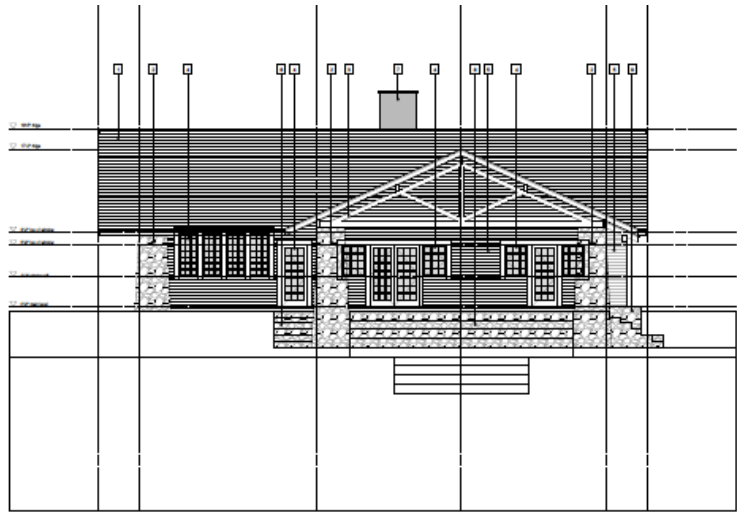
Before



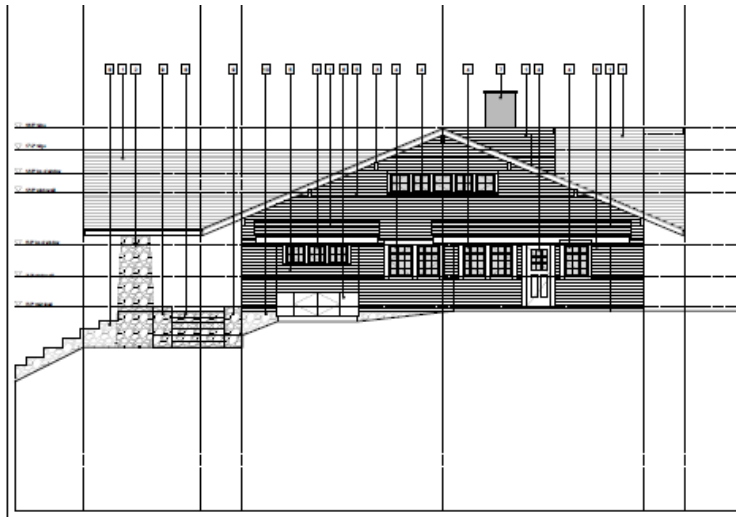
west elevation - towards kirk road

After

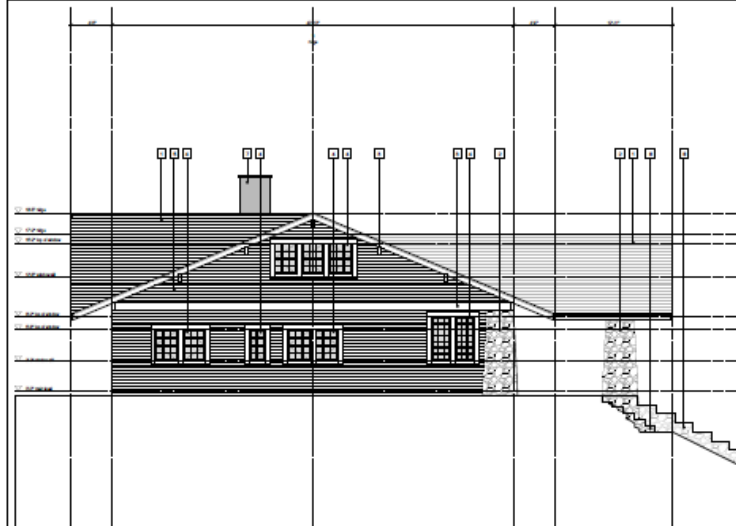
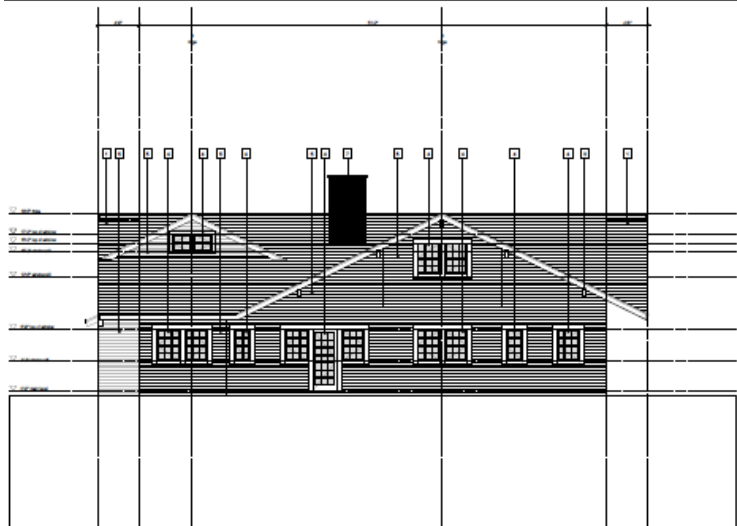
Substantial Alterations (*Doors and Windows*)



1. East Elevation
Sheet 1 of 2



2. North Elevation
Sheet 1 of 2



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Substantial Alterations (14 Building Sites)



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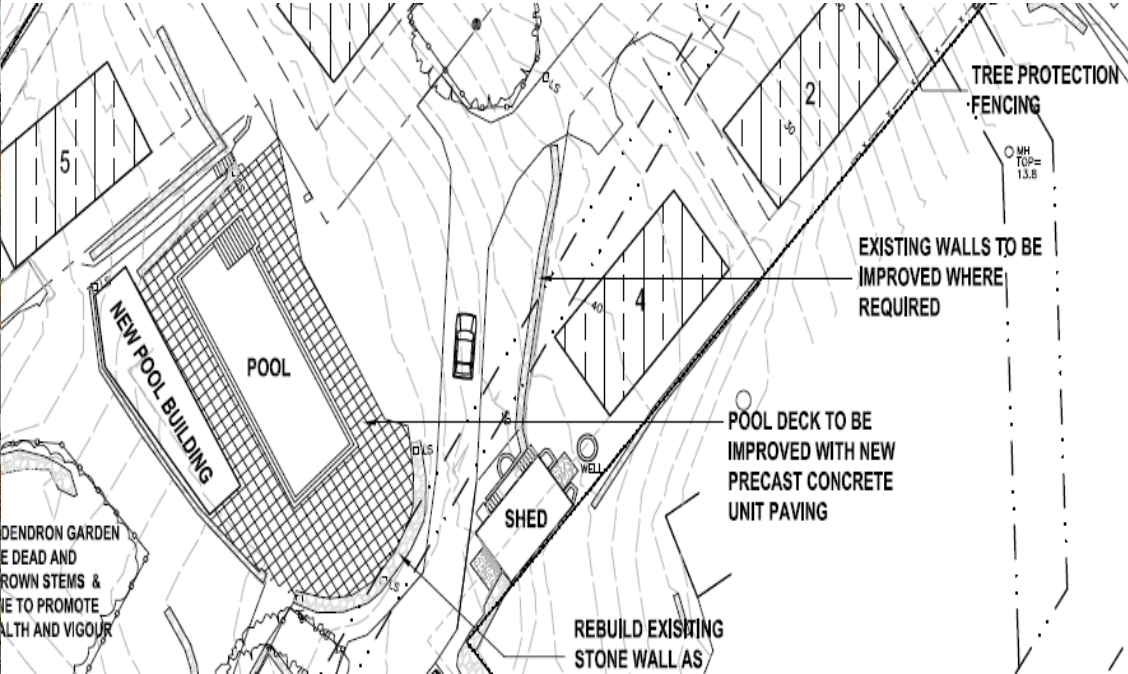
Substantial Alterations (14 Building Sites)

ARCHITECTURAL STYLES

STYLE	DESCRIPTION	PRECEDENT
<p>1 COTTAGE</p> 	<ul style="list-style-type: none"> + 1.5-STORY, STEEPLY PITCHED GABLE ROOF; AND + DORMERS, PUNCHED AND OVERSIZED WINDOWS. 	 <p>SCOTTISH VILLAGE HOMES LAKE HOUSE, OLSON KUNDIG</p>
<p>2 FARMHOUSE</p> 	<ul style="list-style-type: none"> + 2-STORY, STEEPLY PITCHED GABLE ROOF WITH THIN, SHALLOW OVERHANGS; AND + PUNCHED AND OVERSIZED WINDOWS. 	 <p>JACKSON MEADOWS, SALMELA ARCHITECTS PENN FARMHOUSE, CUTLER</p>
<p>3 ARTS & CRAFTS</p> 	<ul style="list-style-type: none"> + LOW PITCH GABLE ROOF WITH DEEP OVERHANGS; EXPOSED RAFTERS; AND + PUNCHED AND FULL-HEIGHT WINDOWS. 	 <p>GAMBLE HOUSE, ORGENE & GREENE FREESTONE FARM, JAMES CUTLER</p>
<p>4 MODERN</p> 	<ul style="list-style-type: none"> + FLAT ROOF WITH OR WITHOUT OVERHANGS; AND + OVERSIZED AND FULL-HEIGHT WINDOWS. 	 <p>STRUG, M/S ARCHITECTS NORTH WOODS, OLSON KUNDIG DAYTON HOUSE, VGAA</p>
<p>5 COASTAL</p> 	<ul style="list-style-type: none"> + LOW OR STEEPLY PITCHED GABLE WITH NO OVERHANGS; AND + PUNCHED AND FULL-HEIGHT WINDOWS. 	 <p>COVE, ELLIOTT + ELLIOTT MILLER PORCH HOUSE, LAKE FLATO LA SHED, LES ROCHERS</p>

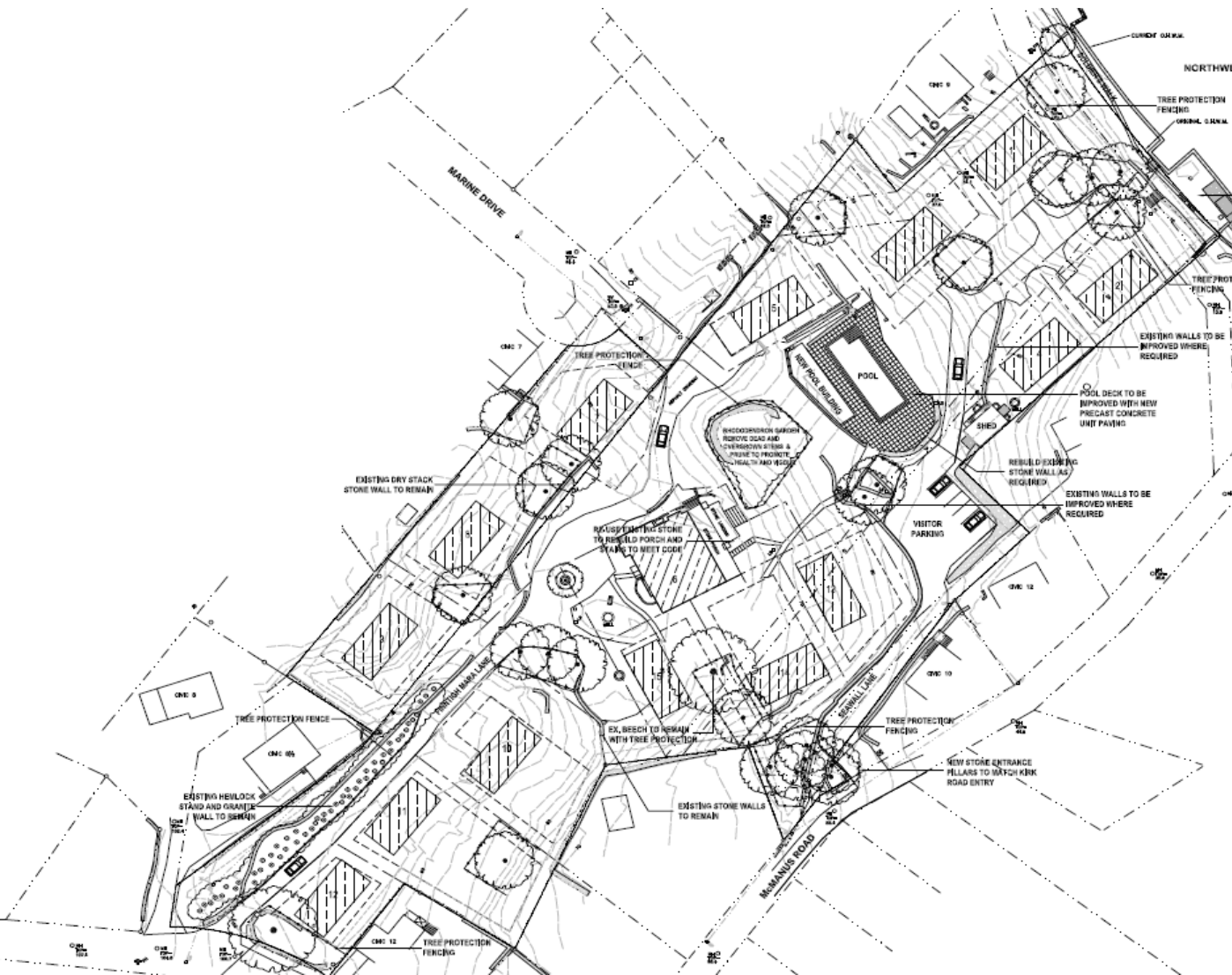
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Substantial Alterations *(In-ground Pool)*



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Substantial Alterations *(Rehabilitation of Landscape)*



- Preservation of the Roost outbuilding and landscape features including:
 - In-ground swimming pool;
 - Rhododendron garden;
 - Stone walls;
 - Hemlock stand;
- Some of the previously identified significant trees; and,
- Views of the Northwest Arm from the principal dwelling.

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Staff Evaluation

- Proposed interventions of the principal dwelling will be based on the original architectural blueprints and historical photographs.
- The Annex addition is not original to the structure and its removal will enhance the historical character of the principal dwelling and ensures continued use.
- The character-defining elements of the surrounding property will be preserved and repaired or replaced in-kind.
- Staff advise that the proposed development is consistent with Standards 10 through 12.

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Recommendation

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the proposed substantial alteration to 10 Kirk Road, Halifax, as set out in the staff report dated July 21, 2023.

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Thank you!