

November 15, 2023

HALIFAX

# 17 Banook Avenue

HRTG-2023-0871 Substantial Alteration

# Application

**Applicant:** WSP (on behalf of Banook Canoe Club)

**Location:** 17 Banook Avenue, Dartmouth (a municipally registered heritage property known as Banook Canoe Club circa 1906)

**Proposal:** Substantially alter the subject property to permit replacement of upper and lower decking with precast concrete, to construct barrier free decking, and replacement of vinyl windows and doors with wood (HRTG-2023-0871)

# Site Context

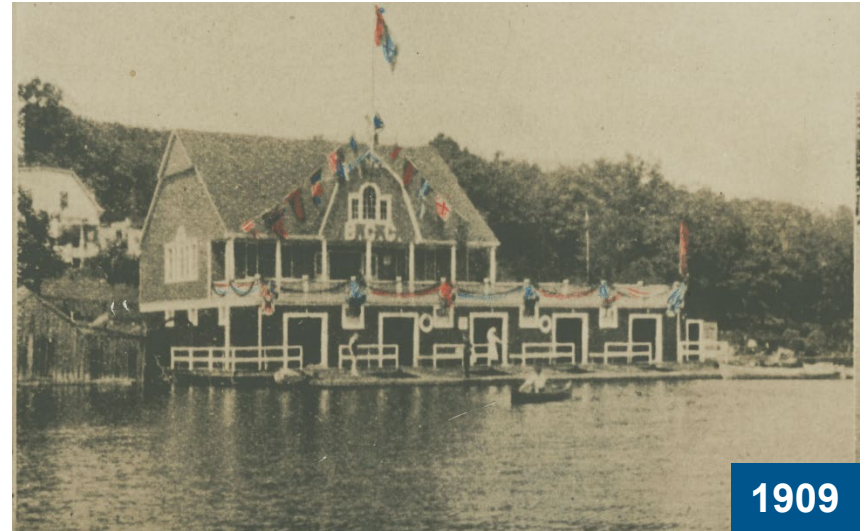


"substantial alteration" means any action that affects or alters the character-defining elements of a property

"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

# Heritage Value

- Early recreational club building designed by H.E. Gates;
- Wood framing and wood shake cladding;
- Gambrel dormer with Palladian window;
- Gable roof with protruding triangular inset;
- Moulded trim around fenestration; and,
- View of Lake Banook.



1909

# Phase 1: BCOM-2022-12683

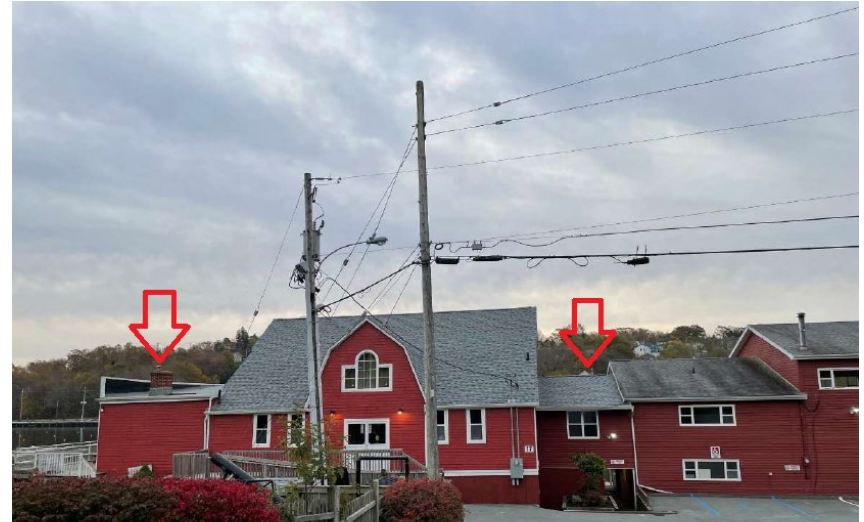
- First phase of work involved the removal of the 'Seniors Room' (circa 1941) and 'Breezeway' (circa 1985) which will be rebuilt after foundation work
- Structural engineering letter was required by heritage staff to proceed





# Phase 1: BCOM-2022-12683

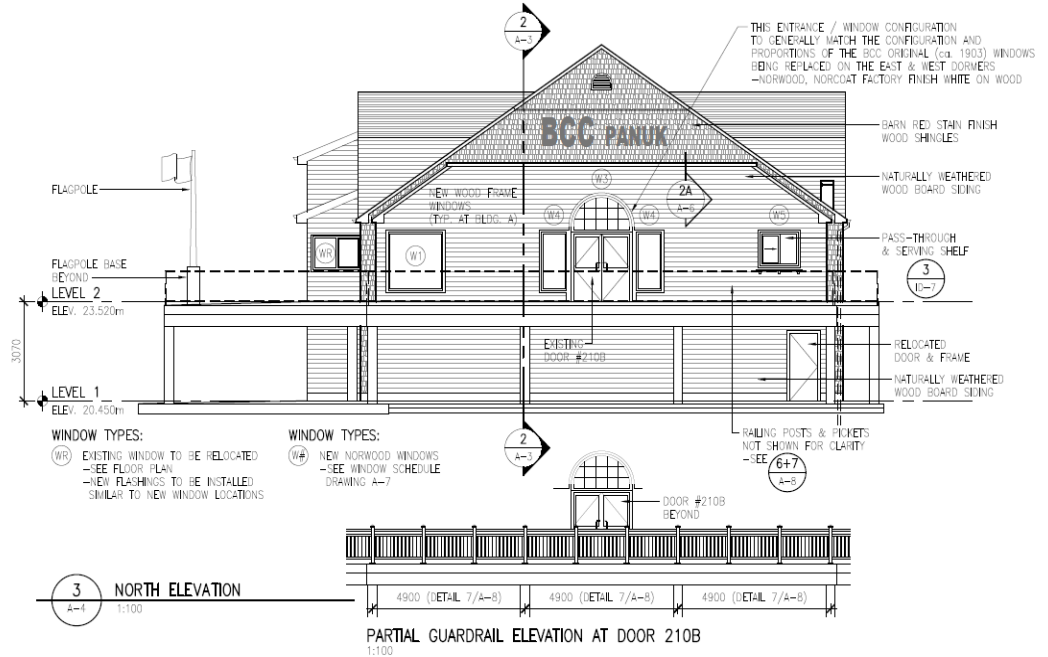
- Considered non-substantial as structural work not impacting character-defining elements
- Seniors Room and Breezeway not considered character-defining



**Seniors Room and Breezeway identified in red (Photo by WSP)**

# Substantial Alteration – Decking

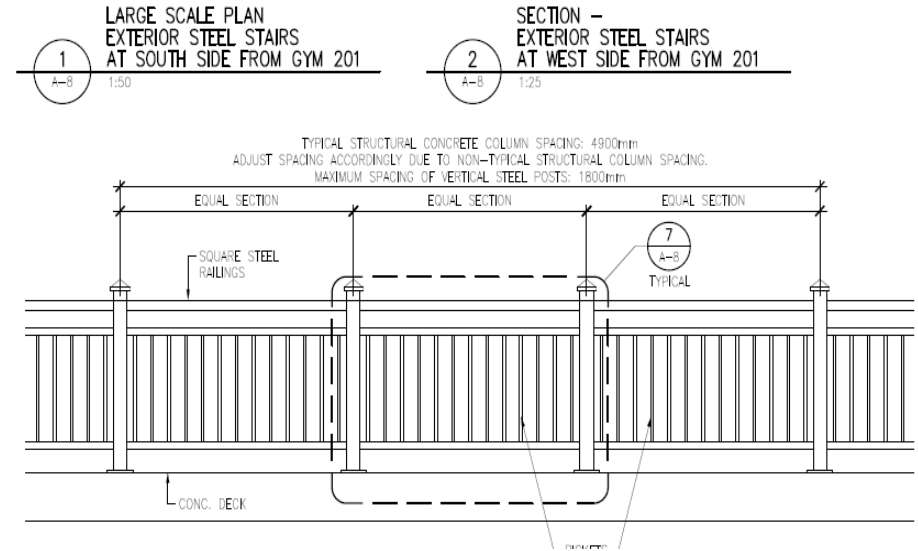
- Upper and lower-level decking to be replaced from wood to precast concrete





# Substantial Alteration – Railing

- Construction of barrier free decking for accessibility purposes
- Replacement of existing metal railing with white painted metal railing in keeping with original design based on photographic evidence



# Substantial Alteration – Windows and Doors



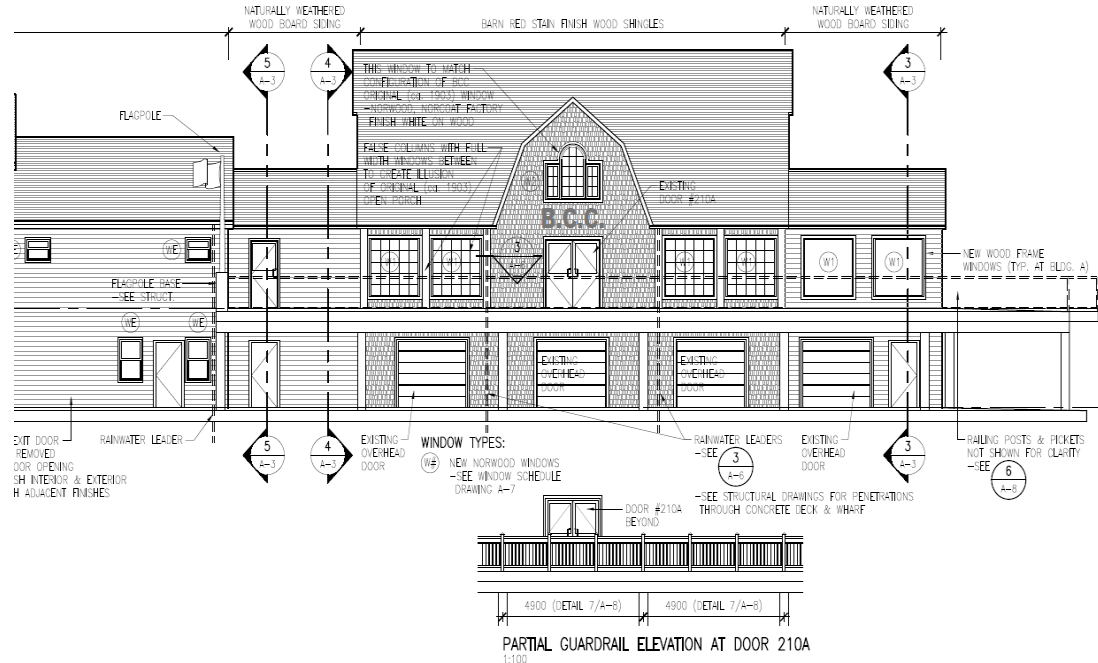
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# Substantial Alteration – Windows and Doors

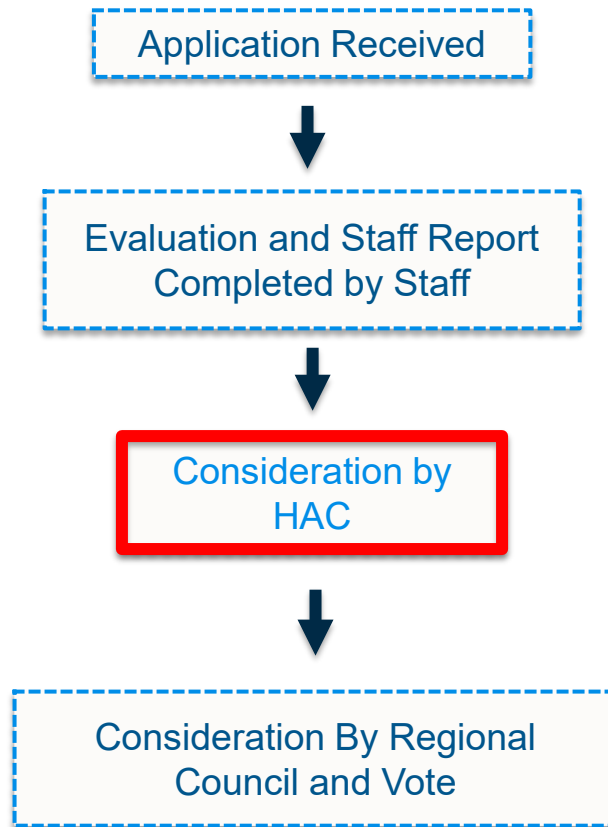
- Existing vinyl windows and doors to be replaced with wood in keeping with original design based on photographic evidence



# Staff Evaluation

- Proposed work involves removal of previously incompatible modifications (i.e., vinyl)
- Encourages the continued and active use of the structure for recreational purposes
- Character-defining elements to be retained
- Design based on historical documentation





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# Recommendation

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the proposed substantial alteration to 17 Banook Avenue, Dartmouth, as set out in the staff report dated October 17, 2023.

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**Thank you!**