

October 8, 2024

**HALIFAX**

Item 9.1.2

**1262 Bedford Highway, Bedford**

HRTG-2023-01467 Substantial Alteration

# Application

**Applicant:** Fathom (on behalf of the property owner)

**Location:** 1262 Bedford Highway, Bedford (a municipally registered heritage property, Honeycote, which includes a circa 1855-58 Classical Vernacular style residence)

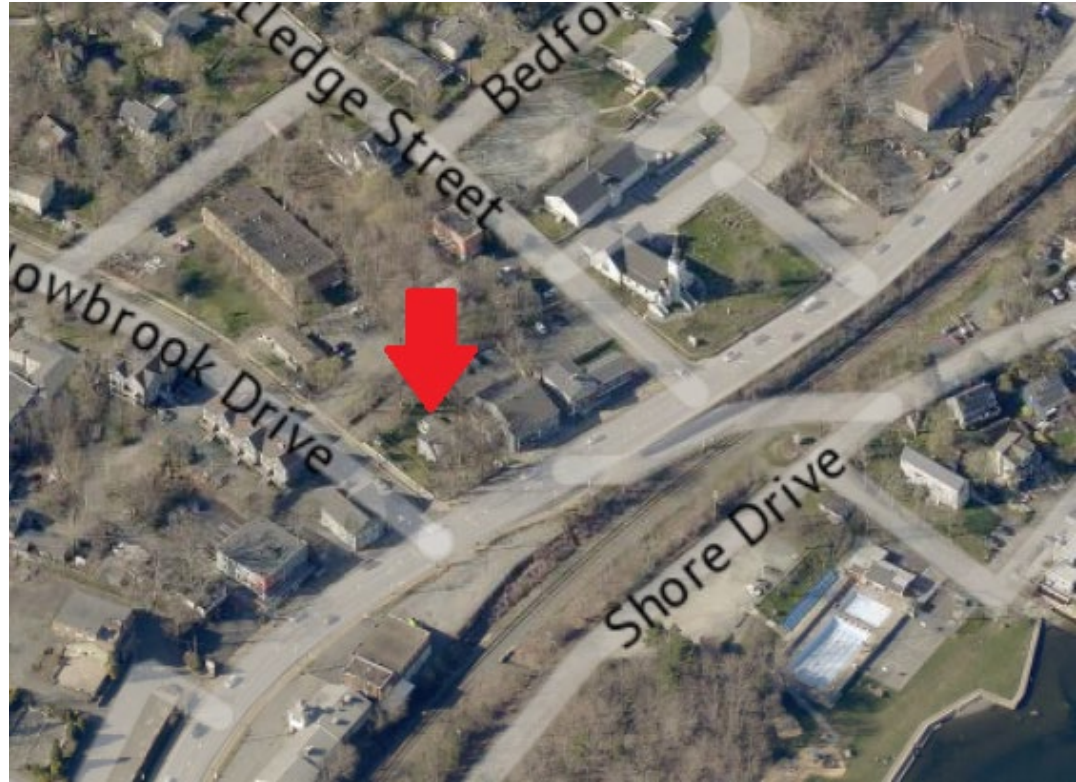
**Proposal:** Substantially alter the subject property to permit a 46.4m residential building to the rear (PLANAPP-2023-00942)



1262 Bedford Highway  
(September 2021)

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# Site Context



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1262 Bedford Highway Substantial Alteration

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"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 - Honeycote

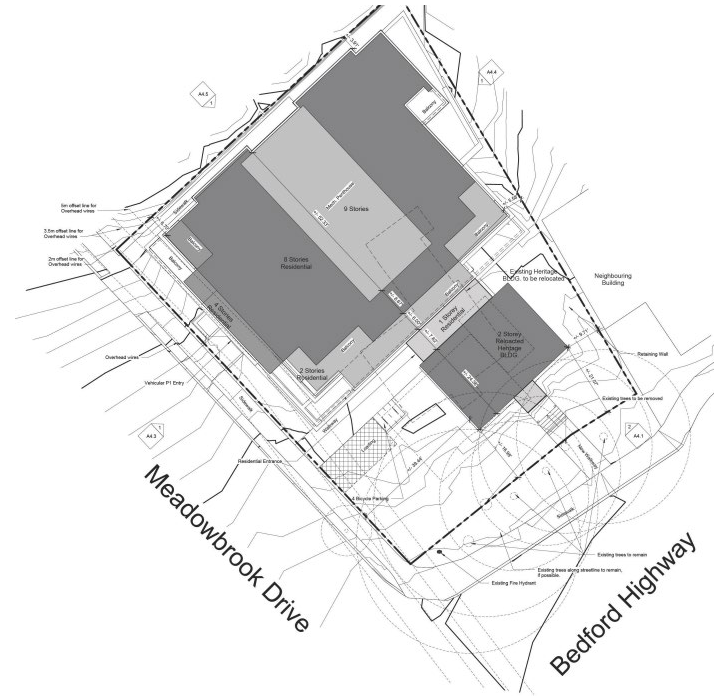
- Original 1.5 storey Classical Vernacular building with a symmetrical appearance;
- Gable roof with classical return eaves;
- Window fenestration with double hung six over-six windows;
- Two hipped dormers with three coupled windows in sets of three; and
- Enclosed porch with hipped roof, original side doors, and pilasters with inverted fluting.



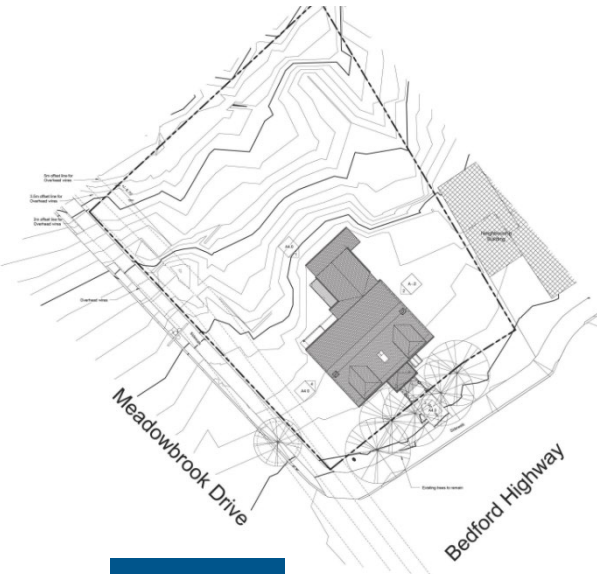
Honeycote ca. 1912

# Proposal (PLANAPP-2023-00991)

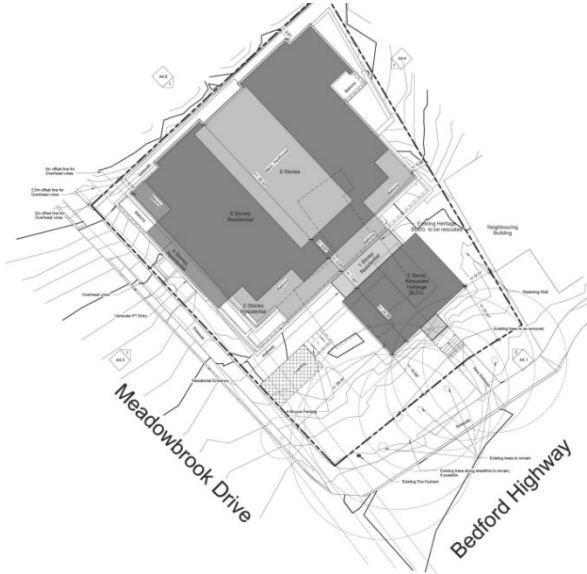
- Relocation and rehabilitation of Honeycote;
- Removal of the circa 1918 rear addition;
- Preservation of landscape features such as mature street trees, stone pillars, stone walls and white picket fence; and,
- Construction of a 46.4m residential building to the rear, connected to Honeycote by a one-storey glass breezeway.



# Substantial Alteration (Relocation)

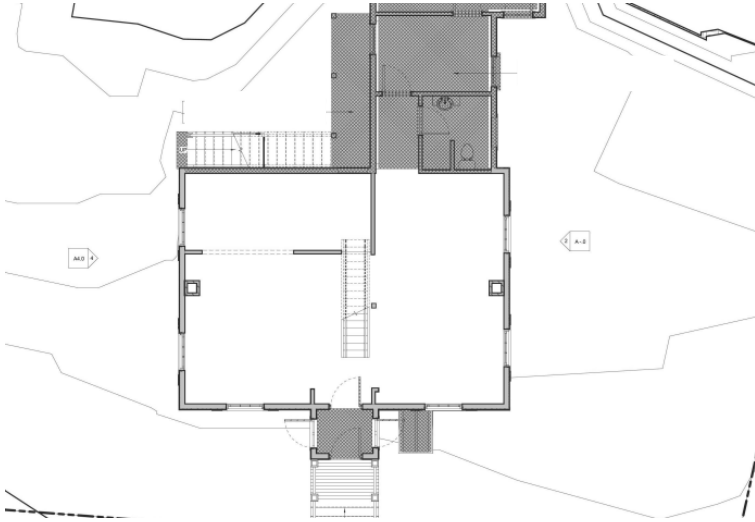


**Before**



**After**

# Substantial Alteration (Removal of Rear Addition)



Circa 1918 Rear Addition (September 2021)



# Substantial Alteration (46.4m Residential Building)



Bedford Highway Elevation



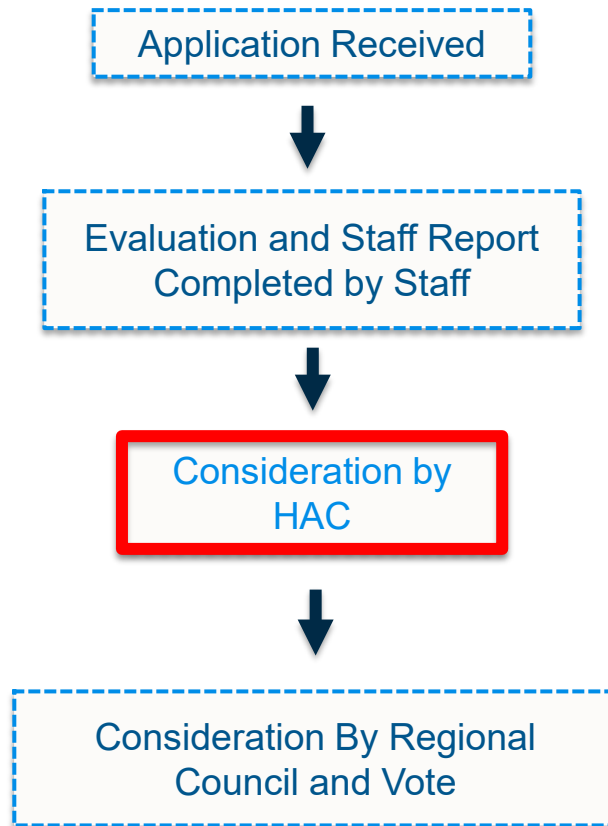
Intersection with Meadowbrook Drive

# Staff Evaluation – Honeycote

- All character-defining elements will be retained and rehabilitated (e.g., wood shingle cladding, brick chimneys, gable roof with classical return eaves, six-over-six wood windows)
- Rear addition is not considered a character-defining element
- Relocation will continue prominence of Honeycote within the streetscape with new foundation faced with local stone
- Landscape elements (i.e., stone pillars, stone wall, white picket fence, mature street trees) contributing to heritage character will be retained

# Staff Evaluation – New Construction

- Connected to registered heritage building through one-storey glass breezeway
- Materials and massing designed to be compatible and distinguishable to the historic structure
- Podium adjacent to breezeway align with the cornice of the heritage building
- Shingle siding implemented on the podium to reference heritage building, with modern materials on upper floors
- Six-over-six aluminum windows on new construction



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# Recommendation

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the proposed substantial alteration to 1262 Bedford Highway, Bedford, which includes the rehabilitation and conservation of the circa 1855-58 Classical Vernacular style residence known as 'Honeycote'.

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**Thank you!**

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