

October 8, 2024

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Item 9.1.3

86 Ochterloney Street, Dartmouth

HRTG-2023-01426 Substantial Alteration

Application

Applicant: Zzap (on behalf of the property owner)

Location: 86 Ochterloney Street, Dartmouth (a municipally registered heritage property, George Shiels House, which includes a circa 1863 vernacular Gothic Revival style residence)

Proposal: Substantially alter the subject property to permit a 72.96m mixed-use building (PLANAPP-2023-00991)



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 – George Shields House

- One-and-a-half storey, vernacular Gothic Revival style residence, including but not limited to:
 - Steeply pitched gable with centre pointed window flanked by two Scottish dormers on the north elevation;
 - Steeply pitched gable with centre pointed window on the south elevation;
 - Partial above-ground rubblestone foundation;
 - Wood shingle cladding; and,
 - Six-over-six windows with moulded trim.



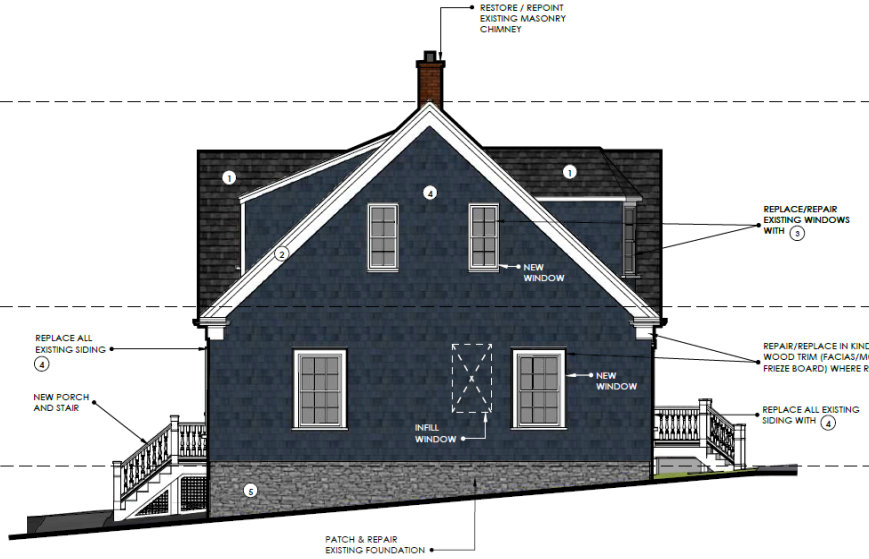
George Shields House ca. 1974

Proposal (PLANAPP-2023-00991)

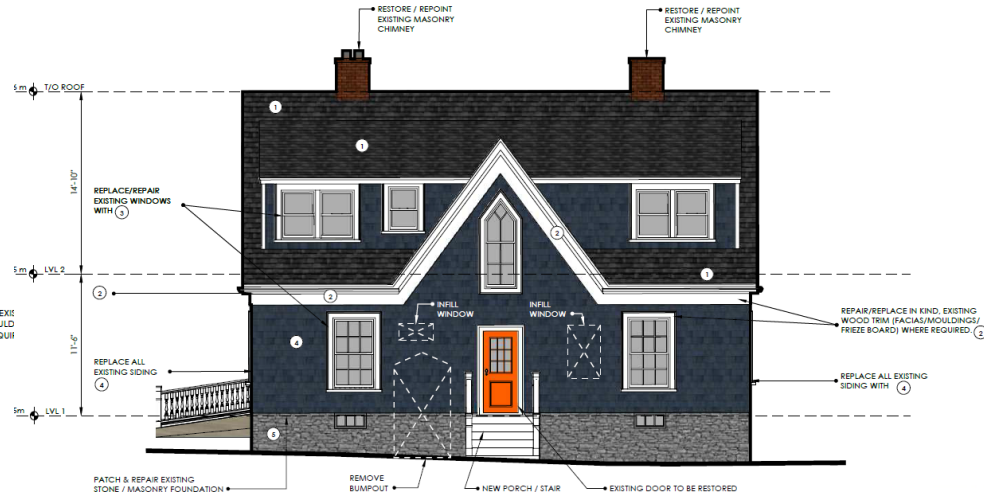
- Retention and rehabilitation of the circa 1863 registered heritage building, including accessibility upgrades to the main entrance;
- Rehabilitation of the unregistered property at 61 Queen Street; and,
- Demolition of 43-45 Dundas Street to construct a 72.96-metre-high mixed-use building (also includes the vacant lot at 39 Dundas Street).



Substantial Alterations (Infill Windows, Removal of Bumpout)



East Elevation



South (Rear) Elevation

Substantial Alteration (72.96m Mixed-use Building)



Staff Evaluation – George Shields House

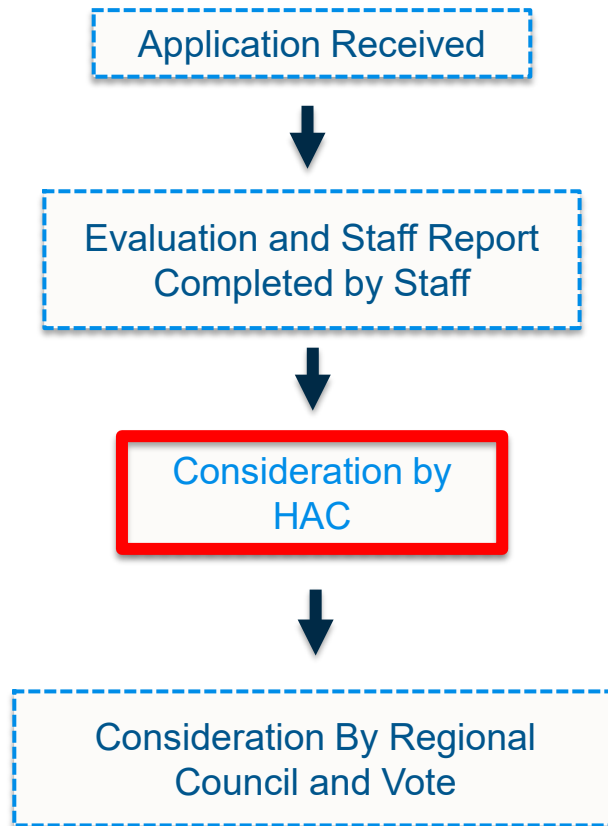
- Modest changes (i.e., new window openings, rear bumpout) since initial 1863 construction will be reversed
- Reintroduces symmetry to elevations
- All character-defining elements will be rehabilitated and preserved



86 Ochterloney Street (July 2023)

Staff Evaluation – New Construction

- New construction is detached from heritage building (minimal intervention approach)
- Materials and massing designed to complement and contrast from the heritage building:
 - Clapboard siding, corner board trim and real stone masonry on the podium to complement surrounding predominately wood-framed residences with rubblestone foundations;
 - Podium is three bays with tall six-over-six windows in reference to the rhythm and fenestration on the heritage property;
 - Height of podium closely aligns with the heritage building;
 - Metal and cladding accent wall in neutral colour for mid-rise portion of the 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 86 Ochterloney Street, Dartmouth, which includes the rehabilitation and conservation of the vernacular Gothic Revival style residence built circa 1863.

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Thank you!

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