



# **HERITAGE BOARD MEETING PACKAGE**

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***July 26, 2021 (Monday), 12:00pm  
Council Chambers, 2<sup>nd</sup> Floor, City Hall  
199 Queen Street  
Live Streaming: [www.charlottetown.ca/video](http://www.charlottetown.ca/video)***

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*Date prepared: July 22, 2021*

*Prepared by: efc*

# HERITAGE BOARD MEETING

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**HERITAGE BOARD AGENDA  
NOTICE OF MEETING**

**Monday, July 26, 2021 at 12:00 p.m.**  
***Council Chambers, 2nd Floor, City Hall, 199 Queen Street***  
***Live streaming: [www.charlottetown.ca/video](http://www.charlottetown.ca/video)***

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- 1. Call to Order**
- 2. Declaration of Conflicts**
- 3. Approval of Agenda** – Approval of Agenda for Monday, July 26, 2021
- 4. Adoption of Minutes** – Approval of Meeting minutes from Monday, May 31, 2021
- 5. Business arising from Minutes**
- 6. Reports:**
  - a. 3 Oakland Drive (Wright's Creek) – trail development**
  - b. 3 Brighton Road – installation of a monument**
  - c. 113 Upper Prince Street – Accessory Building alterations**
  - d. 25 Fitzroy Street- addition of deck**
  - e. 57 Queen Street – window replacements**
- 7. Introduction of New Business**
- 8. Adjournment of Public Session**

*As the City continues to follow physical distancing protocols set out by PEI Public Health, the maximum seating for the public will be limited to eight (8) at the Parkdale Room. Upon arrival, individuals will be required to provide information for contact tracing purposes.*

**PLANNING AND HERITAGE COMMITTEE – HERITAGE BOARD MINUTES**  
**MONDAY, MAY 31, 2021 12:00 PM**  
**COUNCIL CHAMBERS, 2<sup>nd</sup> FLOOR, CITY HALL, 199 QUEEN STREET**  
**Live Streaming: [www.charlottetown.ca/video](http://www.charlottetown.ca/video)**

**Present:** Mayor Philip Brown Wayne MacKinnon, RM  
Councillor Mike Duffy, Chair Tara Maloney, RM  
Councillor Alanna Jankov Greg Munn, RM  
Councillor Julie McCabe, Vice-Chair Aaron Stavert, RM

**Also:** Todd Saunders, HO Ellen Faye Catane, PH IO/AA

**Regrets:** Councillor Mitchell Tweel Alex Forbes, PHM  
Simon Moore, RM

*As the City continues to follow physical distancing protocols set out by PEI Public Health, the maximum seating for the public was limited to eight (8) at the Parkdale Room. Upon arrival, individuals were required to provide information for contact tracing purposes.*

**1. Call to Order**

Councillor Duffy called the meeting to order at 12:03 p.m.

**2. Declaration of Conflicts**

Councillor Duffy asked if there are any conflicts. Councillor Duffy declared conflict for 183-185 Euston Street (PID #360123).

**3. Approval of Agenda**

Todd Saunders, HO, requested to add the application for 123 Fitzroy Street as part of the agenda for the meeting.

**Moved by Councillor Julie McCabe and seconded by Councillor Alanna Jankov, that the revised agenda for Monday, May 31, 2021, be approved.**

**CARRIED**

**4. Adoption of Minutes**

**Moved by Councillor Julie McCabe and seconded by Councillor Alanna Jankov, that the minutes of the meeting on Monday, March 29, 2021, be approved.**

**CARRIED**

**5. Business arising from Minutes**

There was no business arising from the minutes.

**6. 86 Fitzroy Street (PID #344119)**

This is an application to consider a new colour scheme and window trim detail as an alternative to requiring the removal of windows and roofing installed at 86 Fitzroy Street (PID #344119) without the necessary permit. The property is a Designated Heritage Resource and is located in the



Downtown Core (DC) Zone of the 500 Lot Area. Todd Saunders, Heritage Officer, presented the application. See attached report.

The application for approval of vinyl windows and ribbed metal roofing installed without a permit was rejected on March 29, 2021. Staff worked with the applicant to try to minimize the impact of the inappropriate renovations and avoid requiring the removal of these newly installed windows and roof. Different paint schemes and architectural detail elements were considered. One paint scheme suggested by the board was a blue earthy tone with crème trim. The applicant provided a different proposal for colour scheme and an alternative window trim. The proposal is to use a red colour to complement the other primary-coloured buildings surrounding the property and white-colored trim. The applicant was also considering adding window trims similar to other heritage properties. Staff suggested a cornice molding similar to the design of the property at 84 Fitzroy Street. Jordan Flemming, applicant, was at the meeting to provide additional information or answer questions.

Tara Maloney, RM, was okay with the proposed direction to mitigate the impacts of the window and roofing but felt that the proposed color was too bright and recommended that a brick-colored red would be more appropriate.

Greg Munn, RM, also recommended that crème trim be used instead of white trim to make it look more heritage.

Mr. Flemming confirmed that they are looking to use brick-red color and not bright red as shown in the picture. He also felt that white trim complements with the white windows. Ms. Maloney explained that the white trim would make the red look crisper and the crème tone would soften the look of the building. Mr. Flemming also explained that he saw other heritage buildings in Charlottetown with striped design on top and have added that to his proposed design as well. Mr. Flemming was also open to adding trim work if that would be recommended by the board.

Councillor Duffy asked if Council would have to review the application if it was rejected by the board. Ms. Saunders explained that the board already rejected the installation of vinyl windows and metal roofing. The intent of today's meeting is to determine if there are other options to deal with the work that has been done and mitigate the impact without having to remove the already installed vinyl windows and metal roofing.

Aaron Stavert, RM, felt that the goal is to have contrast. Regardless of the proposed colour palette, there should be less contrast and more tonal in terms of the general shade or colour choices. It was agreed the windows required more detailing that was shown on some of the examples submitted and if the vertical board and batten detailing is being painted in contrasting colours, all board and batten areas should be included.

Councillor Duffy asked for comments or questions; there being none, the following resolution was put forward:

**Moved by Councillor Julie McCabe and seconded by Councillor Alanna Jankov that the request to bring the exterior alterations undertaken at 86 Fitzroy Street (PID #344119) into**

**compliance by painting the building in a specified colour scheme (brick red and crème) and adding hood moldings to the windows with details to be approved by the Planning Department, be approved..**

**CARRIED  
(7-0)**

**7. 183-185 Euston Street (PID #360123)**

*Councillor Duffy declared conflict of interest and stepped out of the room for this application. Councillor McCabe chaired this portion of the meeting.*

This is a request for alterations to 183-185 Euston Street (PID #360123). The property is a designated Heritage Resource and is located in the Medium Density Residential (R-3) Zone on the outside edge of the 500 Lot Area. Todd Saunders, Heritage Officer, presented the application. See attached report.

The property is a three (3) storey building and the tallest building in the area. Ms. Saunders presented a photo from 1933 when it had the verandah and before the sunrooms were added on the front of the property. Several additions were also added to the back of the property.

The applicant is proposing to re-build the front verandah facing Euston Street; demolish the existing garage and replace with a new carriage house; replace the existing windows with wooden windows along Walthen Drive and Euston Street; remove existing sidings and replace with clear coated wood shingles (street facing sides) and clear coat cape cod cladding on the back and west side; replace the existing roof with a pitched-roof.

Staff is still determining whether the proposed carriage house can be occupied as a residential unit as proposed by the applicant. The applicant also inquired if vinyl windows could be used on the side opposite Walthen Drive and back of the building.

Mr. Munn felt that the pitched roof is not very visible from the renderings.

Councillor Jankov asked what would happen to the additions on the back of the building and Ms. Saunders responded that the applicant has not provided any proposal for the rear of the property. The plan is to demolish the garage in the fall of 2021 and renovate the property in 2022. However, the applicant would like to ensure that the proposals are acceptable and have a complete plan before they start any construction.

Aaron Stavert, RM, asked if the extension or bumps on the front are just sunrooms and Ms. Saunders confirmed. Tara Maloney, RM, asked if some of the sunroom windows could be removed so that the windows do not look jammed in the corner or move the windows away from the façade. Mr. Stavert also agreed and felt that the sunroom windows are too close to the corner and hits the main façade. Ms. Saunders also added that the sunroom windows are shorter than the main façade windows.

Ms. Maloney was delighted to see the building being renovated and updated to improve the streetscape. Mayor Brown also agreed that it would be nice to finally see this building be

renovated. Ms. Saunders commented that the building was converted to an apartment building in 1957. Ms. Maloney asked if Ms. Saunders knew how many units were there and Ms. Saunders mentioned that she does not have that information at the moment. Ms. Saunders also added that the applicant is currently looking at getting the support from Heritage before they finalize the plans and apply for a building permit.

Ms. Maloney asked why the applicant is changing from cedar on two sides and clapboard siding on the other two sides and not use the same material for all sides. Ms. Saunders clarified that the applicant would still use a wooden clapboard product. Mr. Munn commented that the original photo looked like shingles on the side and clapboards on the front.

Mayor Brown clarified if the rear extensions have always existed and Ms. Saunders agreed and felt that there could have been some additions over time. Ms. Saunders also explained that the applicant is looking to get the support of the heritage board to remove the existing garage without affecting its heritage designation and proposed renovations. Other details could be reviewed by the board at a later time.

Councillor McCabe clarified if staff's recommendation is to support the request but retain the flat roof. Ms. Saunders explained that the building is already the tallest building in the area and the flat roof already works. It is not desirable to change a roof pitch on a designated property unnecessarily. Ms. Stavert also commented that the property is a corner lot and felt that the three facades (front and two sides) need to be consistent. Members of the board agree. Ms. Saunders also commented that the original verandah looked like there were railings, but the proposed verandah does not have any.

Wayne MacKinnon, RM, clarified if the verandah would go all the way to the west side of the building since it is not very visible from the renderings. Ms. Saunders confirmed that the verandah would continue along the west side of the building and also includes a pitched roof style which was not part of the original design as well.

Mayor Brown felt that this project could inspire other property owners in the area to renovate their structures as well.

Mr. Stavert asked if the carriage house would be permitted to be occupied. Ms. Saunders responded that the board's role is to review the design and staff would review the permitted uses at building permit stage. Mr. Munn felt that the detailing of the proposed carriage house looked nice but looked like a catalog garage. He also commented that carriage house normally would have steeper pitch roofs. Ms. Saunders commented that there are provisions in the bylaw specific to carriage houses for designated heritage resources. Ms. Maloney and Mr. Munn would like to see a higher pitched roof for the garage and thinner dormers.

Mayor Brown thought that the owner would like to get occupancy for the carriage house, and he felt that carriage house cannot be used for occupancy. Ms. Saunders states the Heritage Bylaw has a provision for designated properties where carriage houses could be used as a garden suite or a bed and breakfast. Mayor Brown asked if it could be used for long term rental. Ms. Saunders explained that it could be considered as a garden suite or secondary suite. Mr. Stavert clarified that

this would only apply to designated properties and Ms. Saunders confirmed. Councillor Jankov asked if it cannot be used for short term rentals and Ms. Saunders responded that there are no regulations for short term rentals at the moment.

Ms. Saunders clarified that the board would like to see a revised rendering of the garage with a higher pitched roof and changes to the dormers and minor alterations to the main dwelling; and that the board is not opposed to the demolition of the existing garage. The board agreed. Mr. Stavert also commented that the building color may not necessarily have to be white and would like to see a color scheme with a subtle heritage tone.

**It was agreed that in order to not cause project delays for the applicant, the removal of the garage could be approved while details on the new carriage house are being resolved. It will be suggested to the applicant that they submit a revised rendering of the garage with a higher pitched roof and changes to the dormers and minor alterations to the main dwelling.**

Councillor Duffy asked for comments or questions; there being none, the following resolution was put forward:

**Moved by Tara Maloney, RM, and seconded by Councillor Alanna Jankov, that the heritage component of the proposed demolition of the existing garage at 183-185 Euston Street (PID #360123), be approved.**

**CARRIED  
(6-0)**

*Councillor Duffy declared conflict of interest.*

**8. 14 Weymouth Street (PID #725804)**

This is a request to replace the ground floor windows and doors at 14 Weymouth Street (PID #725804). The property is a designated Heritage Resource located in the Downtown Mixed-Use Neighbourhood (DMUN) Zone of the 500 Lot Area. Todd Saunders, Heritage Officer, presented the application. See attached report.

An application to replace the third floor windows was approved in April 2019. The current proposed alterations include the replacement of 26 main floor windows with wooden windows to match the existing in style and function and a hollow metal steel door with wood trim.

Significant renovations were completed on the building in 1996. The door is currently a raised panel wooden door. Ms. Saunders presented a sample image of the proposed steel door with applied moldings which appears more like recessed panels. Ms. Saunders also added that the train station is an important building and the wooden door would give more emphasis and adds to the historical highlight of the structure. Greg Munn, RM, and Tara Maloney, RM, agreed and would not recommend a steel door on this property. Ms. Saunders also added that heavy wood doors are characteristic of such a building even if the structure is no longer a train station. Mr. Munn asked if there are any original drawings of the building which they could refer to for restoration projects. Ms. Saunders felt that there could be some historic drawings, but she does not have any references to it at the moment.

Ms. Saunders also noted there were previous applications where the board approved the use of fibre-glass doors instead of wooden doors. The applicant felt that wooden doors tend to swell, and some contractors are challenged when working on public heritage buildings. If steel door will not be permitted, fibre-glass door would be the applicant's preference instead of wooden doors. Ms. Maloney responded that she would prefer wooden doors. Members of the board agreed.

Mayor Brown asked if there has been issues with the door which is why they would like it replaced. Ms. Saunders could not confirm as the doors were locked at the time she went for a site visit. Mayor Brown also commented that he has been in the building numerous times and did not experience any issues. Even with the property being close to the waterfront and saltwater spray, Mayor Brown felt that the door is of very good condition. Members of the board agreed that it withstood wear and tear for almost 25 years.

Councillor Duffy asked for comments or questions; there being none, the following resolution was put forward:

**Moved by Tara Maloney, RM, and seconded by Councillor Alanna Jankov, that the replacement of the main floor windows at 14 Weymouth Street (PID #725804) with aluminum-clad wooden, single-hung windows to fit existing openings, be approved, and the main floor doors be replaced with raised panel wooden doors.**

**CARRIED  
(7-0)**

**9. 123 Fitzroy Street (PID # 346189)**

This is an application to increase the size of the existing deck to accommodate a hot tub and seating on the east side of 123 Fitzroy Street (PID #346189). The property is a designated Heritage Resource located in the Downtown Mixed-Use Neighbourhood (DMUN) Zone of the 500 Lot Area. Todd Saunders, Heritage Officer, presented the application. There are no reports attached to this package.

This application was before the board on March 29, 2021 and at that time, the board recommended that the applicant work with staff with revisions as recommended by the board. The applicant has submitted a revised proposal to rebuild the two (2) verandah roofs as required in 1999, extend the existing deck and add a hot tub.

Greg Munn, RM, asked if the hot tub would still be installed, and Ms. Saunders confirmed but noted that she does not see the 6-ft privacy wall. Tara Maloney, RM, was delighted that the applicant revisited their proposed design and are agreeing to reconstruct the roofs on both sides which restores the heritage component of the building. Councillor McCabe felt that there would still be a privacy fence since that street is a busy street and the tub would be visible from the street. Aaron Stavert, RM, suggested that the tub could be recessed further down, and Ms. Saunders responded that she is not sure as well. Councillor McCabe also noted that the hot tub could be an added feature for the business. Mr. Munn suggested some lattice work could add more privacy to the space.

Councillor Duffy asked for comments or questions; there being none, the following resolution was put forward:

**Moved by Tara Maloney, RM, and seconded by Councillor Julie McCabe, that the application to construct the two (2) verandah roofs to match the historic photos of the building and extend the east side deck to accommodate a hot tub and seating as per the Chandler Architecture drawing submitted for 123 Fitzroy Street (PID #346189), be approved.**

**CARRIED  
(7-0)**

**10. New Business**


There was no new business.

**11. Adjournment**

Moved by Councillor Julie McCabe and seconded by Councillor Alanna Jankov, that the meeting be adjourned. The meeting was adjourned at 12:40 PM.

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Councillor Duffy, Chair

<b>TITLE:</b> <b>LANDSCAPE ALTERATIONS TO A DESIGNATED HERITAGE PROPERTY</b> <b>FILE: HERT-2021-26-JULY 6a</b> <b>3 OAKLAND DRIVE</b> <b>APPLICANT: JOHN ANDREWS</b>		
<b>MEETING DATE:</b> July 26, 2021		<b>Page 1 of 9</b>
<b>DEPARTMENT:</b> Planning & Heritage	<b>ATTACHMENTS:</b> A. Location Map B. Existing & Historic Images C. Applicant's submission	
<b>SITE INFORMATION:</b> <b>Property Use:</b> Residential <b>Heritage Recognition:</b> Designated Heritage Resource located in a Residential (R1) Zone in the neighbourhood of East Royalty.		

#### **RECOMMENDATION:**

The Planning & Heritage Department encourages Heritage Board to support the proposed landscaping alterations at 3 Oakland Drive (PID 192245) to accommodate a recreational trail through the property.

#### **BACKGROUND:**

##### ***Application***

3 Oakland Drive (PID 192245) "Wright's Mill Site" is a designated Heritage Resource which refers to the site of the original mill portion of the property and excludes the buildings. It is one of the most historically significant industrial areas in the province.

Work has been ongoing over the past number of years to develop the Andrew's Mill Pond Trail on the north side of St. Peter's Rd. surrounding the pond. With recent roadwork taking place on St. Peter's Rd. a pedestrian underpass has been created to allow for safe passage on the trail under St. Peter's Rd. The proposed trail is designed to connect to the existing trail, pass the Andrew's Dam site and connect to Oakland Drive. It is expected to be constructed in phases and interpretive signage developed.

#### **PROPERTY HISTORY**

The Wright's Mill site is a large parcel of land with Wright's Creek running through it. It is located along one of the Island's oldest roads, the St. Peters Road, in what used to be the community of East Royalty. The property is the site of the former Bird Island Creek complex, which was a small

industrial area which included a mill and the Island’s first brewery. Later, the Wright’s Mill would be located on the creek, which was later renamed Wright’s Creek. All buildings associated with the Bird Island complex and the Wright’s Mill are now demolished but the site has been designated because of its association with the industrial operations that once took place there. The designation includes the site only; it does not include the building on the site.

**Heritage Value:**

The heritage value of the Wright's Mill site lies in its association with the Bird Island Creek complex, the Wright's Mill operation and the property's value as a beautiful natural area along the St. Peter's Road.

Land agent and businessman, John Cambridge (1748-1831) and his wife, Mary Cambridge (d.1832) came to Prince Edward Island in 1784. They would go on to build successful businesses, which included a brewery, mills and a shipbuilding operation. Their son in law, Hon. George Wright (1779-1842) went into business with the Cambridge family in 1808 and was put in charge of the brewery at Bird Island Creek. The brewery was the first on Prince Edward Island. According to letters written by Mary Cambridge, Wright did not appear to have the business sense of the Cambridge family and the brewery was plagued with difficulties. Finally, in 1813, the Cambridge and Wright business partnership was formally dissolved and the complex was given to Wright and his wife, Phoebe (1780-1851).

Unfortunately, fire struck the buildings at Bird Island Creek on 12 November 1827. A fire had started in a drying kiln and destroyed the entire operation that by this time included a gristmill, barley mill, sawmill and distillery. The business was uninsured and Wright lost an estimated £1500. He would rebuild only some of his business. The land stayed in the Wright family for many years afterward and they ran a carding and gristmill from the property. A mill operated there until the 1940s when the owner, who was concerned over liability, demolished the buildings. Today, the creek that runs through the area is named Wright’s Creek in honour of the family that lived there for so many years.

Hon. George Wright was not only involved in business but was a farmer, a colonel in the Militia, and served in a number of important offices. Some of the offices he held included: Administrator of Prince Edward Island, Member of the Legislative Council, Surveyor General, Judge and High Sheriff. His nearby family home, Belmont, which was part of his large farm, remains a fine example of early Regency architecture.



The area at 3 Oakland Drive was originally within the boundaries of the Charlottetown Royalty and later the community of East Royalty, however it became part of the City of Charlottetown in 1995 when the surrounding communities amalgamated with the City. The site is well known for its beauty and at one time was a popular fishing place. The tree lined former millpond is still visible from the St. Peters Road. An important historic site; it calls to mind the Island's industrial past.

#### CHARACTER-DEFINING ELEMENTS

The following character-defining elements illustrate the heritage value of 3 Oakland Drive:

- Wright's Creek running through the landscape
- The trees that line three sides of the creek
- The unobstructed view of the mill pond from the St. Peters Road
- The undeveloped landscape

#### **POLICY FRAMEWORK:**

##### ***Bylaw Requirements***

In accordance with Section 4.2.3 (vi) of the *Heritage Preservation By-law*, Heritage Board will review the compatibility of the proposed development in relation to the criteria listed in Section 5.1.2

In evaluating an application for a Heritage Permit for a Development that does not involve a Building or Structure, the Heritage Officer, Heritage Board and/or Council shall review the compatibility of the proposed Development in relation to the original and/or existing site conditions, including the following:

- The original or historical significance of the site or area;
- The environmental, archeological, and/or cultural impact of the proposed Development;
- The appropriateness of the landscaping plan, including proposed land elevations;
- The restoration of landscaping features;
- The compatibility of the proposed Development with existing Development in the vicinity;
- The impact of the proposed Development on the streetscape in the area; and
- Any other historical or site design considerations as deemed relevant by the Heritage Officer.

#### ***Official Plan***

Section 3.7 of the Official Plan, “Capitalizing on Heritage Resources” states; Our goal is to protect and revitalize the heritage resources of Charlottetown for the benefit of current and future residents and visitors.

*The Standards and Guidelines for the Conservation of Historic Places in Canada*  
<https://www.historicplaces.ca/media/18072/81468-parks-s+q-eng-web2.pdf>

Standard 11:

- Conserve the heritage value and character defining elements when creating any new additions to an historic place or any new construction.
- Make the new work physically compatible with, subordinate to, and distinguishable from the historic place.

Guidelines:

**Recommended:** Designing a new feature when required by a new use that is compatible with the past or continuing use of the land. For example, building a visitor access road along the margin of a field and woodlot to an historic farm site, so that both can continue to function.

**Not Recommended:** Adding a new feature that alters or obscures a continuing land use, such as locating a visitor parking lot in a character defining farmyard. Introducing a new feature that is incompatible in function with the past or continuing land use.


**ANALYSIS:**

The proposed work falls within the recommended heritage design standards and guidelines. The creation of the trail will allow users to a defined walking area as opposed to potentially causing damage to the more historic zones of the property.


**CONCLUSION:**

The Planning & Heritage Department encourages Heritage Board to support the proposed landscape alterations to develop a pedestrian trail at 3 Oakland Drive (PID#192245) as presented.

**PRESENTER:**

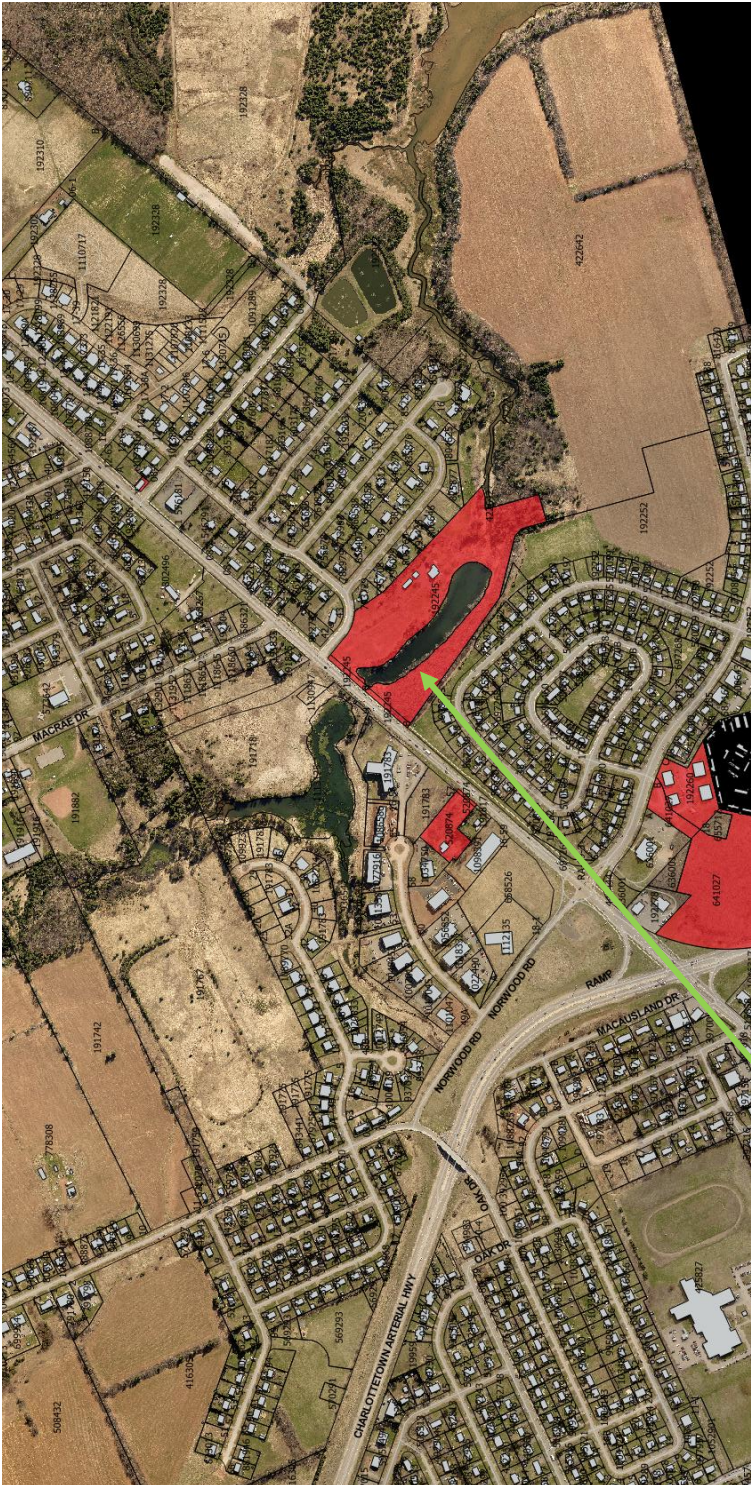
  
 \_\_\_\_\_  
 Todd Saunders, M.Arch  
 Heritage Officer  
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**MANAGER:**

  
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 Alex Forbes, MCIP, MBA  
 Manager of Planning & Heritage  
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LOCATION MAP

ATTACHMENT A



LOCATION MAP – 3 Oakland Drive located on the south side of St. Peter’s Rd. Properties shown in red are Designated Heritage Resources.



## EXISTING &amp; HISTORIC IMAGES

## ATTACHEMENT B



*Bird Island/Belmont/Andrew's Mills, circa 1920. Note the man and the woman in the white dress on the sluice.*



*1960s picture of the new mill built in 1950 with icehouse attached to the mill (left) and waterfall (centre).*

## PROPOSAL DRAWINGS

## ATTACHMENT C



*Proposed Andrew's Dam trail (red) with possible future connector trails (yellow, blue and orange). The purple trail is the existing Wright's Creek South trail.*





Alternate view of the trail showing the residence at 3 Oakland Drive and the dam at the top of the pond.

Further to our telephone conversation, I am writing with details of the walking trail I am proposing to build on our property. The eventual purpose of the trail is to connect the Oakland/Cambridge areas on the north side of Wright's Creek to the trail (shown in purple below) running from St. Peters Road to Acadian Drive. The full extent of the connecting trail is shown below as the yellow, red, blue and orange sections.

The plan for this year is to build the red section, which also will serve the purpose of providing an access to the area below the dam, which is difficult to access at present. I expect that the 3 Oakland property will be donated to Holland College this year. After this occurs, Holland College will need to approve the blue and yellow sections. The orange section is on City land and would require City approval.

The red section running from the top to the bottom of the 20-foot-high dam is the most difficult section to build. The back side of the dam has a 30-degree slope. The trail would be a four and one-half foot- wide shoulder added to the back side of the dam, with a crushed asphalt trail surface. The trail would not cut into the dam structure. This design was approved by Brian McCullough, an environmental engineer, who is familiar with the dam. He visited the property recently to discuss the trail.

Should all sections of the trail be built, there would be opportunities for historical signage:

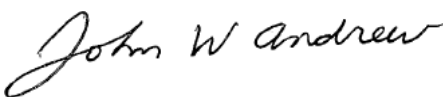
- The trail would pass the site of the Island's first brewery.
- A picture could be shown of the back side of the mills from the point where the picture was taken (see picture below).
- A picture of a more recent mill and ice house could be shown (see below).
- It could be noted that the yellow trail section leading up to the purple trail is part the original 200- year-old access route to the mills from the Belmont House and farm.


The required permit from the PEI Department of Environment has been obtained. I hope to build the red portion of the trail this fall with in-kind assistance from the PEI Department of Transportation,

Infrastructure and Energy, and funds from our Wright's Creek watershed group.

I would appreciate if the Heritage Committee could give their approval to the full trail on the 3 Oakland Road property (yellow, red, and blue sections) at this time, so additional approvals from Heritage are not required should the full trail eventually be built.

Sincerely,



<b>TITLE:</b> <b>MONUMENT INSTALLATION ON A DESIGNATED HERITAGE PROPERTY</b> <b>FILE: HERT-2021-26-JULY 6b</b> <b>3 BRIGHTON RD.</b> <b>APPLICANT: PEIH SCHOOL OF NURSING ALUMNAE ASSOC.</b>		
<b>MEETING DATE:</b> July 26, 2021		<b>Page 1 of 11</b>
<b>DEPARTMENT:</b> Planning & Heritage	<b>ATTACHMENTS:</b> A. Location Map B. Monument Siting C. Streetscape Photo D. Proposal Sketches	
<b>SITE INFORMATION:</b> <p><b>Heritage Recognition:</b> Designated Heritage Resource located on Brighton Rd. to the west of the 500 lot area. The site was originally part of Government Farm and later housed the PEI Hospital/Nursing School before becoming the Prince Edward Home.</p> <p><b>Property Use:</b> This PID# contains a section to the west zoned Institutional (I) and a section to the east zoned Open Space (OS).</p> <p><b>Adjacent Heritage Properties:</b> There are eight properties adjacent to the development site which are found on the list of Designated Heritage Resources;</p> <ul style="list-style-type: none"> <li>• 5 Brighton Road</li> <li>• 36 Brighton Road</li> <li>• 30 Brighton Road</li> <li>• 24-26 Brighton Road</li> <li>• 22 Brighton Road</li> <li>• 20 Brighton Road</li> <li>• 35 Forbes Kennedy Way (Victoria Park)</li> <li>• 1 Terry Fox Drive (Fanningbank)</li> </ul>		

**RECOMMENDATION:**

The Planning & Heritage Department encourages Heritage Board to support the proposal for the installation of a monument recognizing the PEI Hospital/Prince Edward Home formerly located on the property at 3 Brighton Rd. (PID 365957).

**BACKGROUND:**

***Application***

3 Brighton Rd. (PID 365957) is a designated Heritage Resource. It was originally part of Government Farm and later housed the PEI Hospital/Nursing School before becoming the Prince Edward Home. The property was designated as a heritage resource in 2005. The building housing



the Prince Edward Home was demolished in 2019. The former nurse's residence, now Aubin/Arsenault Building remains on the property and is occupied by Provincial Government offices. The PEIH School of Nursing Alumnae are proposing to install a monument acknowledging the hospital and nursing school uses of the site. The application includes:

- A masonry monument with a concrete foundation and core. The outer face is to be clad in Wallace sandstone as is the cap.
- The monument is to measure 37.5" wide by 24" deep with an overall height of 72".
- To be located 13.6' from property on Brighton Rd and 20.9' from potential sub-division line on the east.
- A brass plaque is to be set into the face of the monument. Text is to read:

*This Cairn commemorates The Prince Edward Island Hospital School of Nursing and The Prince Edward Island Hospital. The School, the first on Prince Edward Island was established in 1891 and closed in 1971 having graduated 727 diploma nurses.*

*The first Prince Edward Island Hospital opened on Longworth Ave. Charlottetown in 1884. In 1896 it was relocated to Kensington Road and then finally to this location on Brighton Road. The corner stone for this the third building was laid on October 10, 1932 read "a house dedicated to the care and healing of the sick".*

*With this plaque The Alumnae Association of The PEI Hospital School of Nursing recognizes the healing contribution of Physicans and Staff. We pay tribute to the Graduates of this school who have served in all parts of the world. Their dedication and distinguished careers in many fields of nursing, including Military Service, are a legacy they pass on to those who follow in their footsteps.*

*Erected by The Alumnae Association of The Prince Edward Island Hospital School of Nursing  
in     month ,year*

### **PROPERTY HISTORY**

The Prince Edward Home property is a large site that was once part of the Lieutenant Governor's Farm property in an area known as Government Park. The Prince Edward Island Hospital and later the Prince Edward Home was relocated to the site in 1931 and the Aubin Arsenault Building, which was once a nurses' residence, was built in 1947. The designation includes the property only and not the building located upon it.

### **HERITAGE VALUE**

The heritage value of the Prince Edward Home property lies in its association with the Lieutenant Governor's Farm.

The land on which the Prince Edward Home property was located was set aside by Lieutenant Governor Edmund Fanning in 1789 as a future home and grounds for the Lieutenant Governor. It

was not until the 1820s when a farm was established on the property and 1834, when Government House was finally built. In 1873, 40 acres of the Government House Farm was given to the City of Charlottetown for park use. It would be 1905 before 16 more acres of land, including the Prince Edward Battery and the field to the west of Government House, would be given over to the City of Charlottetown making Victoria Park the size it is today. The remaining land was part of the Lieutenant Governor's Farm.

In the mid 1920s, Lieutenant Governor Frank Hartz offered the eastern side of the Lieutenant Governor's farm property for use as a children's playground. During this period, there was debate over who had control over the property - the Lieutenant Governor or the Province. In 1931, while discussions were going on regarding the relocation of the Prince Edward Island Hospital from Kensington Road, the field behind Government House was suggested. The Prince Edward Island Hospital on Kensington Road, cared for a great number of patients throughout its time in operation. However, by the 1920s, a search for a new location had begun. Concerns over a lack of space and the general feeling that the hospital was too close to the railway and a local firing range, which generated a great deal of noise and dirt, led to the decision to search for a new location.

In 1931, the Government of Walter Maxfield Lea granted 5.8 acres of Victoria Park facing on Brighton Road to the Board of the Prince Edward Island Hospital Trustees for the new hospital. The Lieutenant Governor of the day, Walter Hyndman, was not happy and stated that the land was "stolen from behind closed doors".

By 4 July 1933, the new Prince Edward Island Hospital was ready for occupancy. This would be one of two existing hospitals in Charlottetown at the time including the Roman Catholic, Charlottetown Hospital on Haviland Street. In the late 1970s and early 1980s, a modern acute care facility, the Queen Elizabeth Hospital, would be constructed to replace both hospitals. The Prince Edward Island Hospital was then turned into the Prince Edward Home a 131 bed health care facility. The building was demolished in 2019. In 1947, a nurses' residence was built on the property, which now houses Provincial Government offices. After the Queen Elizabeth Hospital was built, the Prince Edward Island Hospital trustees gave the land on which the Prince Edward Home stood and the former nurses' residence stands over to the Province of Prince Edward Island.

With its association with the former Lieutenant Governor's Farm, the Prince Edward Home property is an important part of the City's history.

### **POLICY FRAMEWORK:**

#### ***Bylaw Requirements***

In accordance with Section 4.2.3 (vi) of the *Heritage Preservation By-law*, Heritage Board will review the compatibility of the proposed development in relation to the criteria listed in Section 5.1.2

In evaluating an application for a Heritage Permit for a Development that does not involve a Building or Structure, the Heritage Officer, Heritage Board and/or Council shall review the compatibility of the proposed Development in relation to the original and/or existing site conditions, including the following:

- The original or historical significance of the site or area;
- The environmental, archeological, and/or cultural impact of the proposed Development;
- The appropriateness of the landscaping plan, including proposed land elevations;
- The restoration of landscaping features;
- The compatibility of the proposed Development with existing Development in the vicinity;
- The impact of the proposed Development on the streetscape in the area; and
- Any other historical or site design considerations as deemed relevant by the Heritage Officer.

***The Standards and Guidelines for the Conservation of Historic Places in Canada***

<https://www.historicplaces.ca/media/18072/81468-parks-s+q-eng-web2.pdf>

Standard 4 (a) Recognize each historic place as a physical record of its time, place and use. (b) Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.

**ANALYSIS:**

The proposed monument is intended to document the past use of this site. It is proposed to be located in close proximity to the road and existing building so that it will not detract from the open landscape quality of the site. Given the monument is to be faced with some stone salvaged from the Prince Edward Island Hospital, it will maintain some historic integrity.

**CONCLUSION:**

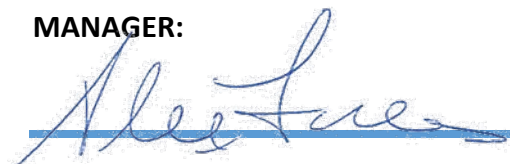
The Planning & Heritage Department encourages Heritage Board to support the proposed monument at 3 Brighton Rd (PID#365957) as presented.

**PRESENTER:**



Todd Saunders, M.Arch  
Heritage Officer

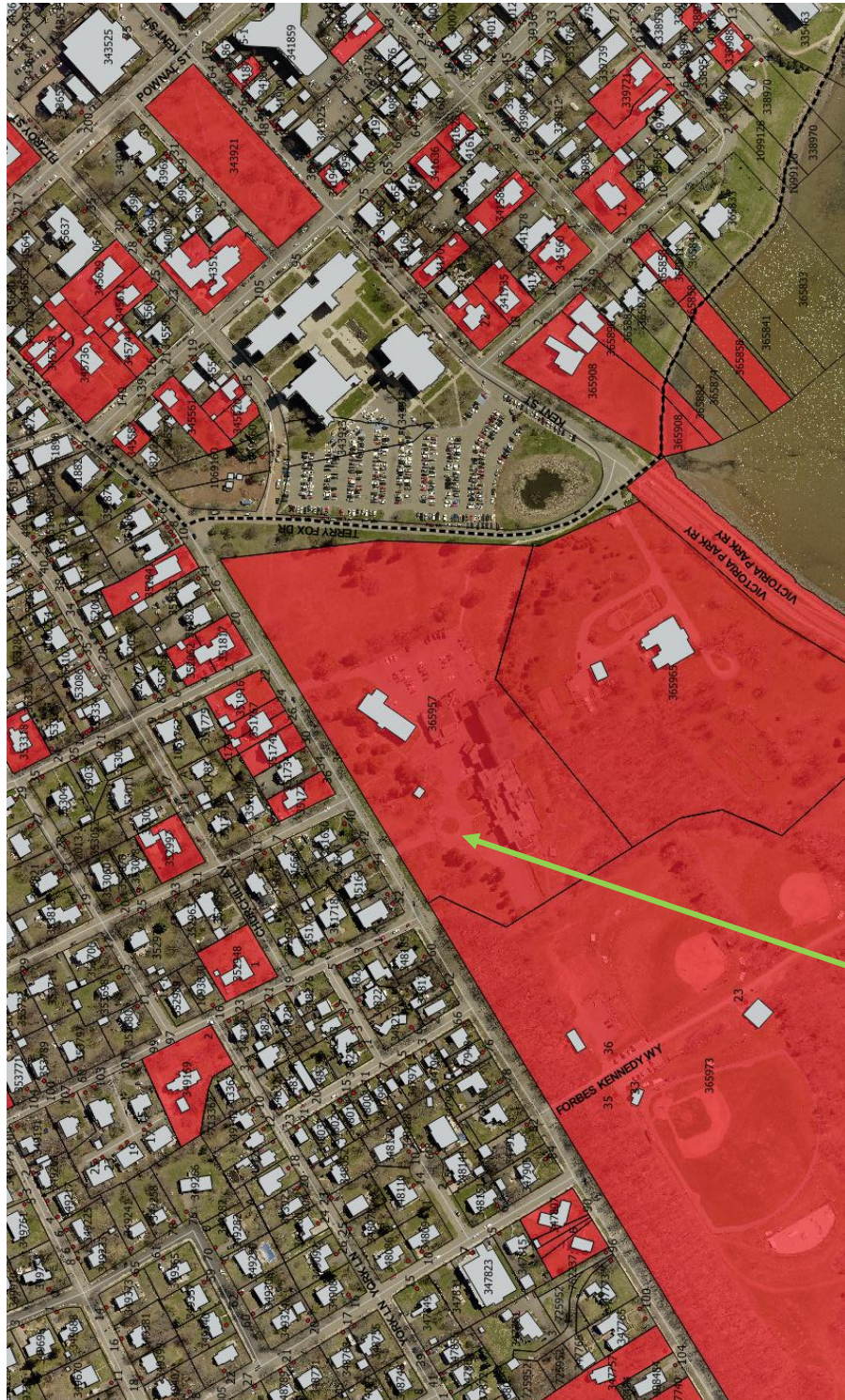
**MANAGER:**



Alex Forbes, MCIP, MBA  
Manager of Planning & Heritage

LOCATION MAP

ATTACHMENT A



LOCATION MAP – 3 Brighton Rd. Properties shown in red are Designated Heritage Resources.





STREETSCAPE PHOTO

ATTACHMENT C

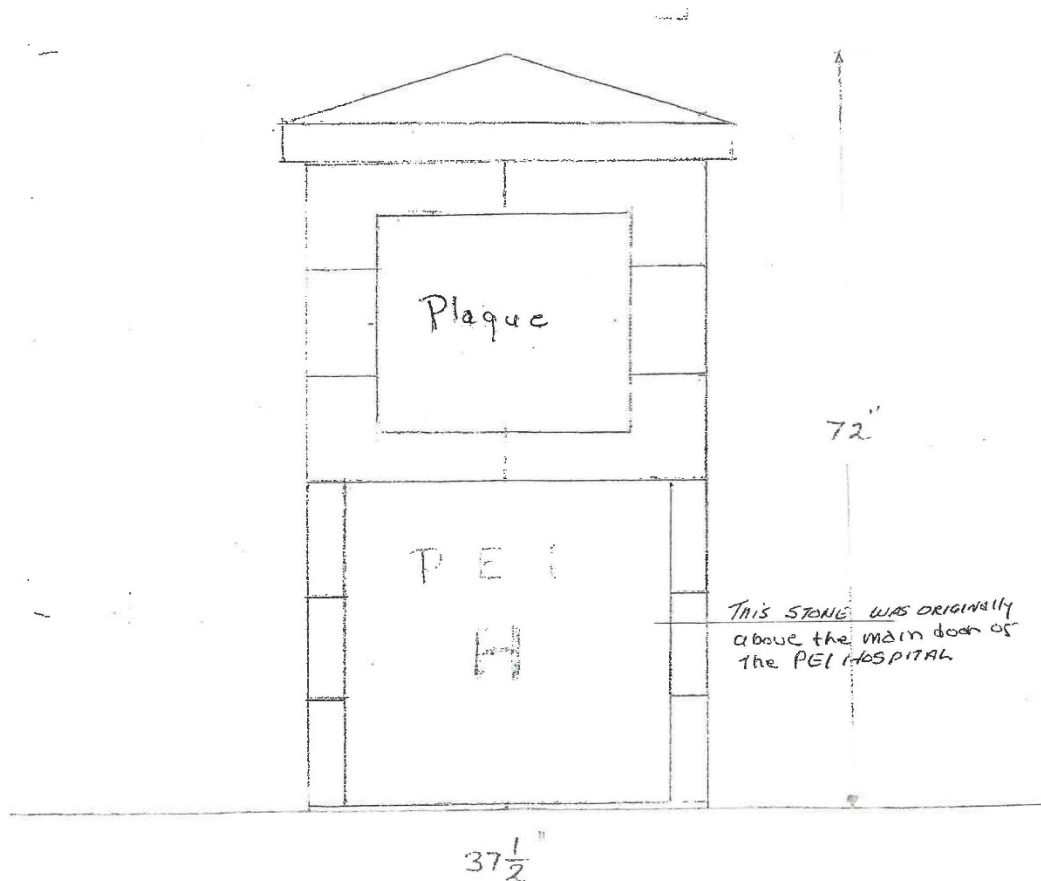


PROPOSAL SKETCHES

ATTACHMENT D

Design #2

P.O. BOX 2049, CHARLOTTETOWN  
PEI C1A 8C3 CANADA  
TEL/FAX: (902) 566-3636



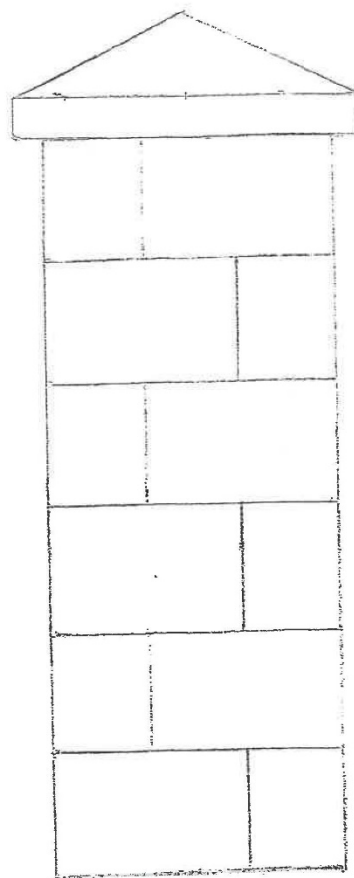
The monument in  
this drawing is 10"  
shorter than on the  
original drawing

**PLANNING**

Rec'd July 14, 2021 Int. RS

Design #2

P.O. BOX 2045, CHARLOTTETOWN  
PEI C1A 8C3 CANADA  
TEL/FAX: (902) 566-3636



Monument on this drawing is 10" shorter than on the first drawing.

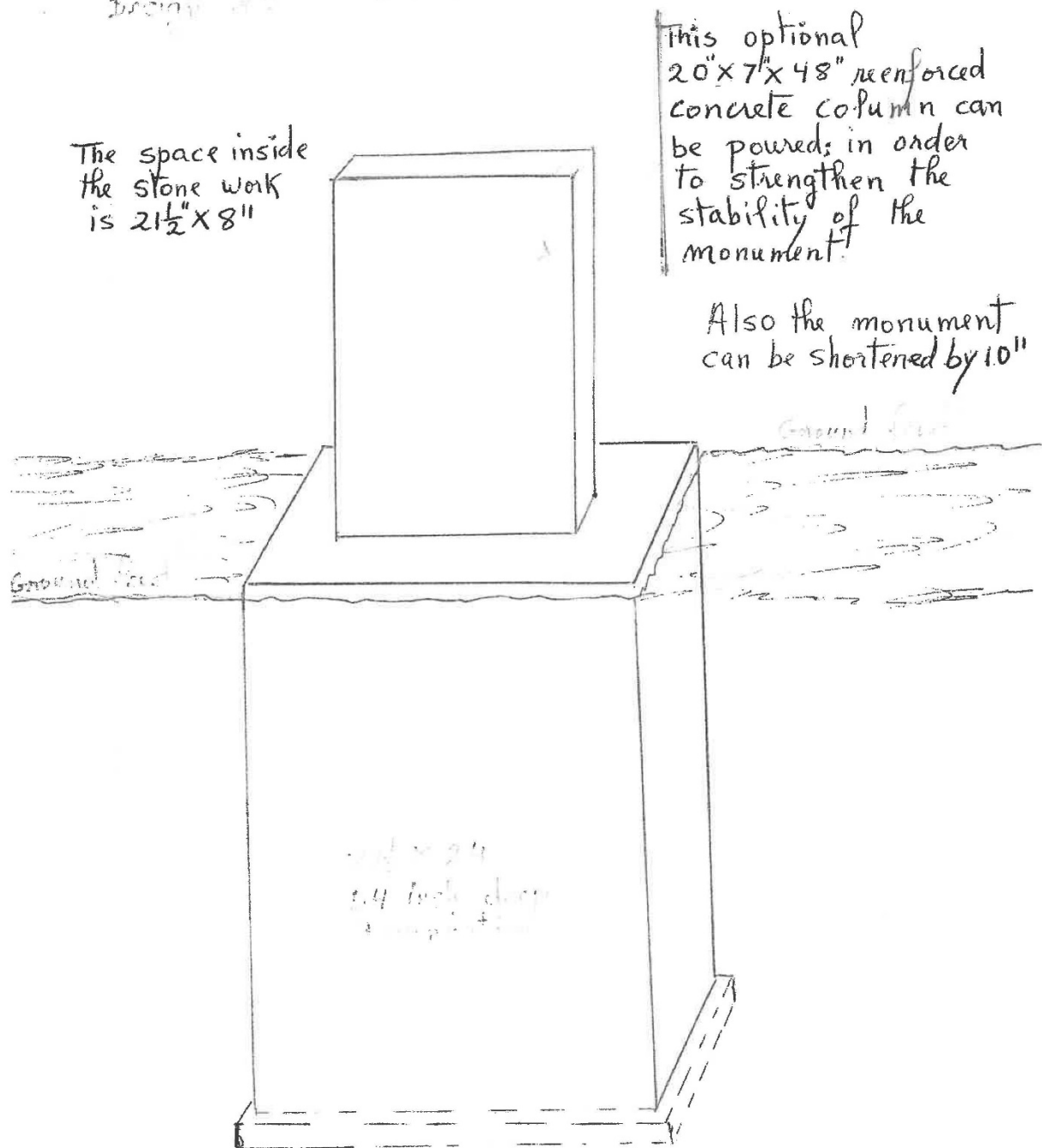
72" = 6'

24"

By reducing the height and reinforcing the center, the monument should be stronger.



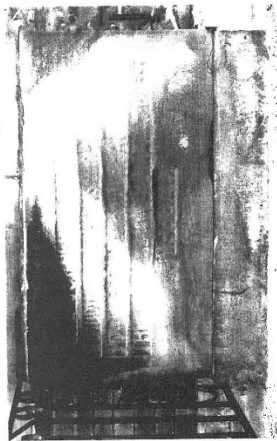
MBS CONSTRUCTION & RESTORATION LTD.  
P.O. BOX 2649, CHARLOTTETOWN  
PEI C1A 8C3 CANADA  
TEL/FAX: (902) 566-3636



**MASQUERY**  
BRICK  
STONE

**MBS**  
CONSTRUCTION AND RESTORATION LTD.  
PO BOX 849 • CHARLOTTETOWN • PRINCE EDWARD ISLAND • C1A 1G3 • TELEPHONE 862-556-5536

CONTRACTOR  
JOAQUIM R. DA FONSECA



This is a picture of the corner stone from the Prince Edward Island Hospital, the printing on it reads:

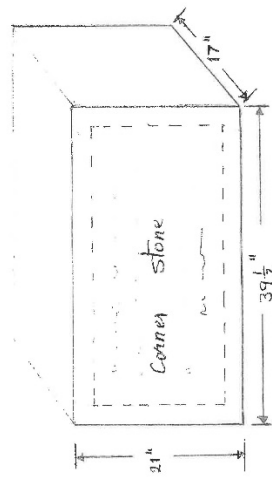
THE CORNER STONE OF THIS BUILDING—A HOUSE DEDICATED TO CARE  
AND HEALING OF THE SICK—WAS LAID OCTOBER 10TH 1932 AD.


The corner stone is not in very good condition however our stone mason, Jake (Joachim DaFonseca of MBS construction and restoration) says he will do some repairs to it and suggests that we protect it in a custom made "box" with see through top and possibly place it adjacent to our proposed monument, we hope to do that.

Margaret Hatcher

Monument Committee Chair

Alumnae Association of the PEI Hospital



<b>TITLE:</b> <b>ALTERATIONS TO AN ACCESSORY BUILDING ON A DESIGNATED HERITAGE PROPERTY</b> <b>FILE: HERT-2021-26-JULY 6c</b> <b>113 UPPER PRINCE ST.</b> <b>APPLICANT: KENT THOMPSON</b>		
<b>MEETING DATE:</b> July 26, 2021		<b>Page 1 of 13</b>
<b>DEPARTMENT:</b> Planning & Heritage	<b>ATTACHMENTS:</b> A. Location Map B. Streetscape Photo C. Proposal Sketches	
<b>SITE INFORMATION:</b> <b>Heritage Recognition:</b> Designated Heritage Resource located outside of the 500 Lot Area. <b>Property Use:</b> This property is zoned residential (R2). <b>Adjacent Heritage Properties:</b> There are two properties adjacent to the development site which are found on the list of Designated Heritage Resources; <ul style="list-style-type: none"> <li>• <b>114 Upper Prince Street</b></li> <li>• <b>87 Upper Prince Street</b></li> </ul>		

**RECOMMENDATION:**

The Planning & Heritage Department encourages Heritage Board to support the proposal to; relocate, and for exterior alterations to, the accessory building at 113 Upper Prince Street (PID 359638).

**BACKGROUND:**

***Application***

The application refers to the accessory building only, located at the rear of the property on the rear property line. In order to permit alterations to the building including the installation of a concrete foundation the building must be moved to come into compliance with bylaw regulations. A rear yard setback of 3.9ft. is required under the zoning bylaw.

This application is a request to:

- relocate the building to 5ft. from the rear property line.
- Re-clad the building in cedar shingles
- Replace all windows. If grant funding is available wooden windows will be installed.
- Replace existing doors with new doors.
- The roof will be removed and rebuilt to match the existing.

**PROPERTY HISTORY**

The heritage value of 113 Upper Prince Street lies in its association with Professor Samuel Napier Robertson (1869-1937); its centre gable Gothic Revival influenced architecture; and its role in supporting the Upper Prince Street and Gerald Street streetscapes.

Dr. Samuel Napier Robertson and his wife Professor Anna McGrath lived in the home for a number of years. Robertson was a classical scholar and educator who began his career as a teacher in Alberton in western PEI. He became a professor at Prince of Wales College in Charlottetown in 1893. The College - with roots going back to 1804 - was the Island's only non-denominational school of higher learning until its amalgamation with the Island's Roman Catholic affiliated St. Dunstan's University in 1969 which created the University of Prince Edward Island (UPEI).

Robertson later became Principal of the College in 1901 and served in this position until his death in 1937. His love of books was demonstrated when the Prince of Wales College Library was destroyed by fire in February of 1932. Robertson arrived on the scene just as his private collection was burning and he was so upset that he had to be physically prevented from entering the building to save his beloved books!

In 1975, the University of Prince Edward Island constructed a new library and named it in honour of Robertson. It continues to serve the UPEI community today.

113 Upper Prince Street is influenced by the centre gable Gothic Revival style. Although it is not known when the house was built, the style was popular from the 1840s until approximately 1870. Architects like A.J. Downing popularized the Gothic Revival movement through their pattern books. The style is seen most often in rural areas, but a few exist in Charlottetown. The Gothic Revival house is generally a wood framed, rectangular home with a large front centre gable. The homes are usually symmetrical with decorative bargeboard, although 113 Upper Prince Street is a cleaner design and does not have bargeboard decoration. It remains an attractive home that has been well maintained and is an asset to the Gerald and Upper Prince Street streetscapes.

**POLICY FRAMEWORK:*****Bylaw Requirements***

In accordance with Section 4.2.4 (i) of the *Heritage Preservation By-law*, Heritage Board will review the compatibility of the proposed development in relation to the criteria listed in Section 5.1.1.

In evaluating an application for a Heritage Permit involving a Building or Structure, the Heritage Officer, Heritage Board and/or Council shall review the compatibility of the proposed

Development in relation to the original and/or existing Building or Structure, including the following:

- The *Standards and Guidelines for the Conservation of Historic Places in Canada*, as may be amended from time to time;
- The original character, construction and architectural details;
- The original or existing materials;
- The scale of a proposed Development in relation to the scale and proportions of the original or existing Building or Structure;
- The size and alignment of existing doors and windows;
- The material and style of existing windows and doors, including details such as the casements, sashes, mullions, muntins, trims, and glazing;
- The pitch, direction and arrangement of the roof and any associated chimney;
- The significance of the accessory Building to the historic nature of the property and the original design elements of the accessory structure; and
- Any other historical elements or architectural design considerations as deemed relevant by the Heritage Officer.

### ***Official Plan***

Section 3.2.1 of the Official Plan, Sustaining Charlottetown's Neighbourhoods states; *Our goal is to maintain the distinct character of Charlottetown's neighbourhoods, to enhance the special qualities of each, and to help them adjust to the challenges of economic and social transformation.*

***The Standards and Guidelines for the Conservation of Historic Places in Canada***  
<https://www.historicplaces.ca/media/18072/81468-parks-s+q-eng-web2.pdf>

1. Understanding the exterior form and how it contributes to the heritage value of the historic building.
2. Understanding the design principles used by the original designer or builder, and any changes made to the exterior form over time.
3. Documenting the building's exterior form before undertaking an intervention, including the form and massing, and viewsapes, sunlight and natural ventilation patterns.
4. Assessing the condition of the building's exterior form early in the planning process so that the scope of work is based on current conditions.

5. Protecting and maintaining elements of the building's exterior form through cyclical or seasonal maintenance work.
6. Retaining the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings.
7. Stabilizing deteriorated elements of the exterior form by using structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.
8. Protecting adjacent character-defining elements from accidental damage or exposure to damaging materials during maintenance or repair work.
9. Documenting all interventions that affect the exterior form, and ensuring that the documentation is available to those responsible for future interventions.
10. Reinstating the exterior form by recreating missing, or revealing obscured parts to re-establish character-defining proportions and massing.

**ANALYSIS:**

The proposed alterations to the accessory building at 113 Upper Prince Street may serve to protect the structure from eventual decay and deterioration. Original carriage houses may still be found on a few properties in the area and it is encouraging to see some interest in their protection. Exterior alterations proposed generally maintain the historic character of the structure in terms of its form. Some elements of the original carriage house such as the sliding doors will be lost.

**CONCLUSION:**

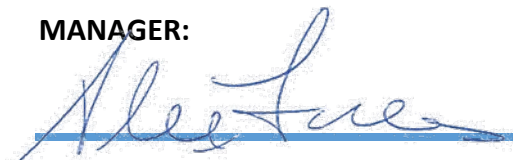
The Planning & Heritage Department encourages Heritage Board to support the proposed accessory building relocation and exterior alterations at 113 Upper Prince Street (PID#359638) as presented.

**PRESENTER:**

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Todd Saunders, M.Arch  
Heritage Officer

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**MANAGER:**

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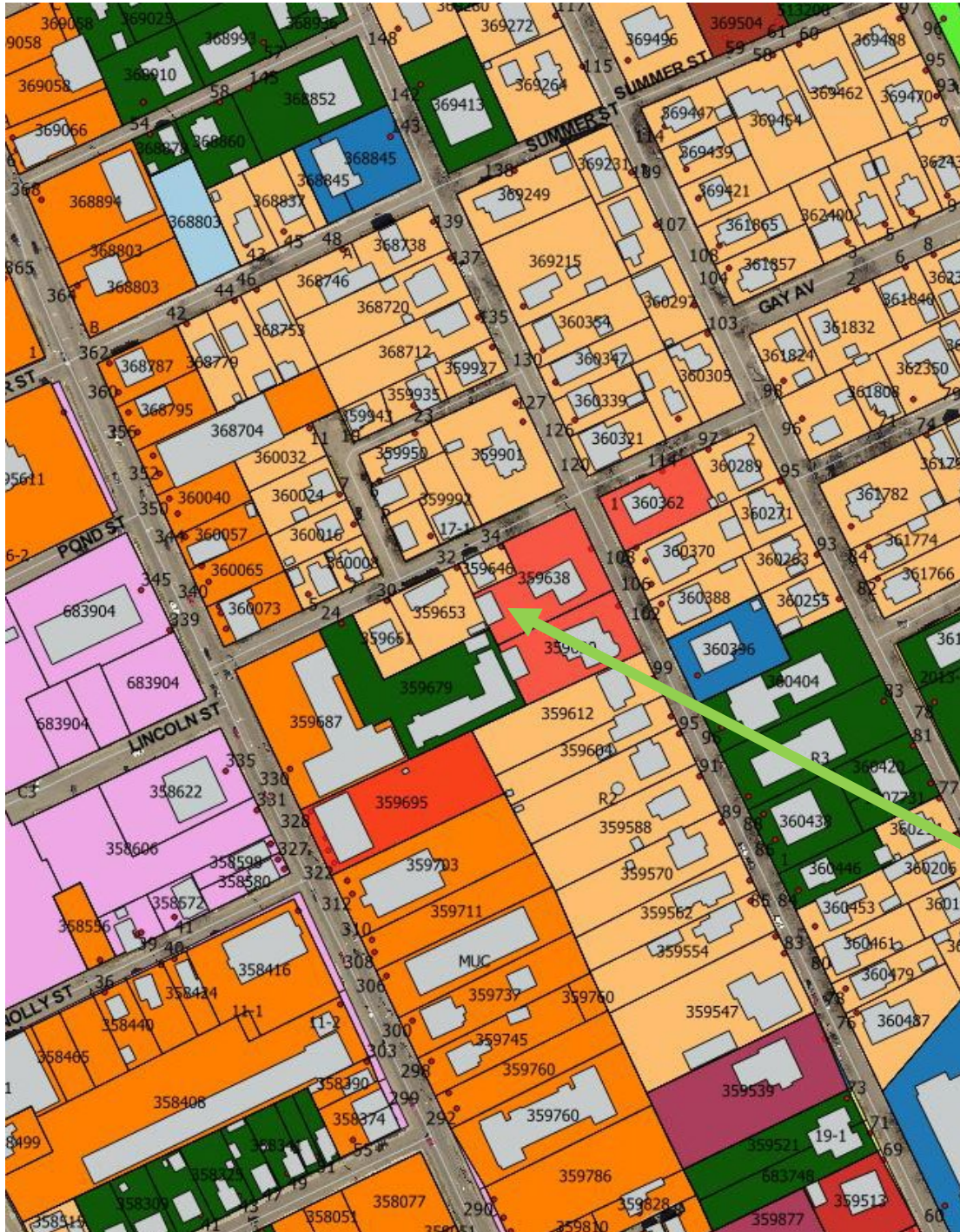
Alex Forbes, MCIP, MBA  
Manager of Planning & Heritage

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## LOCATION MAP

## ATTACHMENT A



LOCATION MAP – 113 Upper Prince Street. Properties shown in red are Designated Heritage Resources.

STREETSCAPE PHOTO

ATTACHMENT B



Accessory Building to be re-located and renovated.

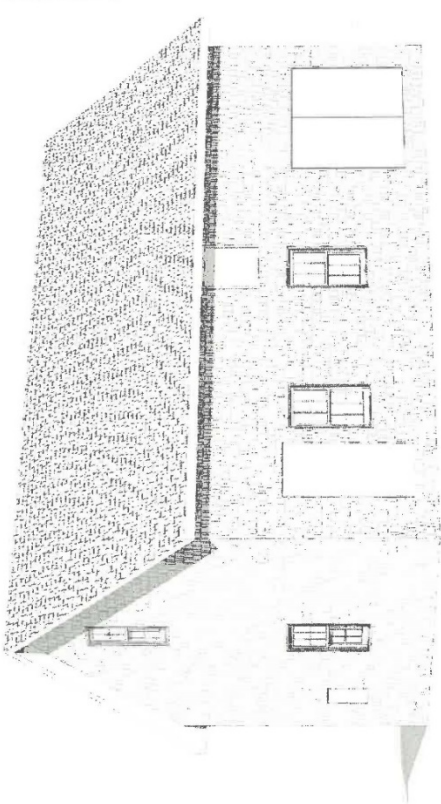


## PROPOSAL SKETCHES

## ATTACHMENT C

**PLANNING**  
Rev'd JULY 20, 2021 Int R.S.

ARCHITECTURE SHEET LIST	
A000	COVER SHEET
A100	FIRST FLOOR DEMOLITION PLAN
A101	SECOND FLOOR DEMOLITION PLAN
A102	SECOND FLOOR FRAMING PLAN
A103	1st FLOOR PLAN
A104	2nd FLOOR PLAN
A200	BUILDING ELEVATIONS & SLAB DETAIL

**GENERAL NOTES**

1. THE WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBCC) 2015 UNLESS NOTED OTHERWISE ON THE DRAWINGS.
2. COMPLY WITH ALL LOCAL, MUNICIPAL, AND PROVINCIAL BYLAWS AND REGULATIONS.
3. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.
4. BENCH MARKS TO BE ESTABLISHED BY CONTRACTOR FOR PROPER WATER DRAINAGE, FINISHED FLOOR HEIGHTS, SEWAGE, WATER FEED, ETC.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS TO PERFORM THE WORK.
6. INTERIOR DIMENSIONING TYPICALLY TAKEN TO CENTERLINE OF NEW INTERIOR WALLS AND OUTSIDE FACE OF EXTERIOR STUDS/GRID LINES OR EXISTING INTERIOR WALLS.
7. EXTERIOR DIMENSIONING TYPICALLY TAKEN TO CORNER OF EXTERIOR WALLS, AS WELL AS CENTERLINE OF WINDOWS AND DOORS.
8. ALL WINDOWS AND DOORS INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS AND AS REQUIRED FOR WARRANTY COVERAGE.

FIRE RATING TYPES	
LINE TYPE	FIRE RATING
---	45 MIN FIRE RATING

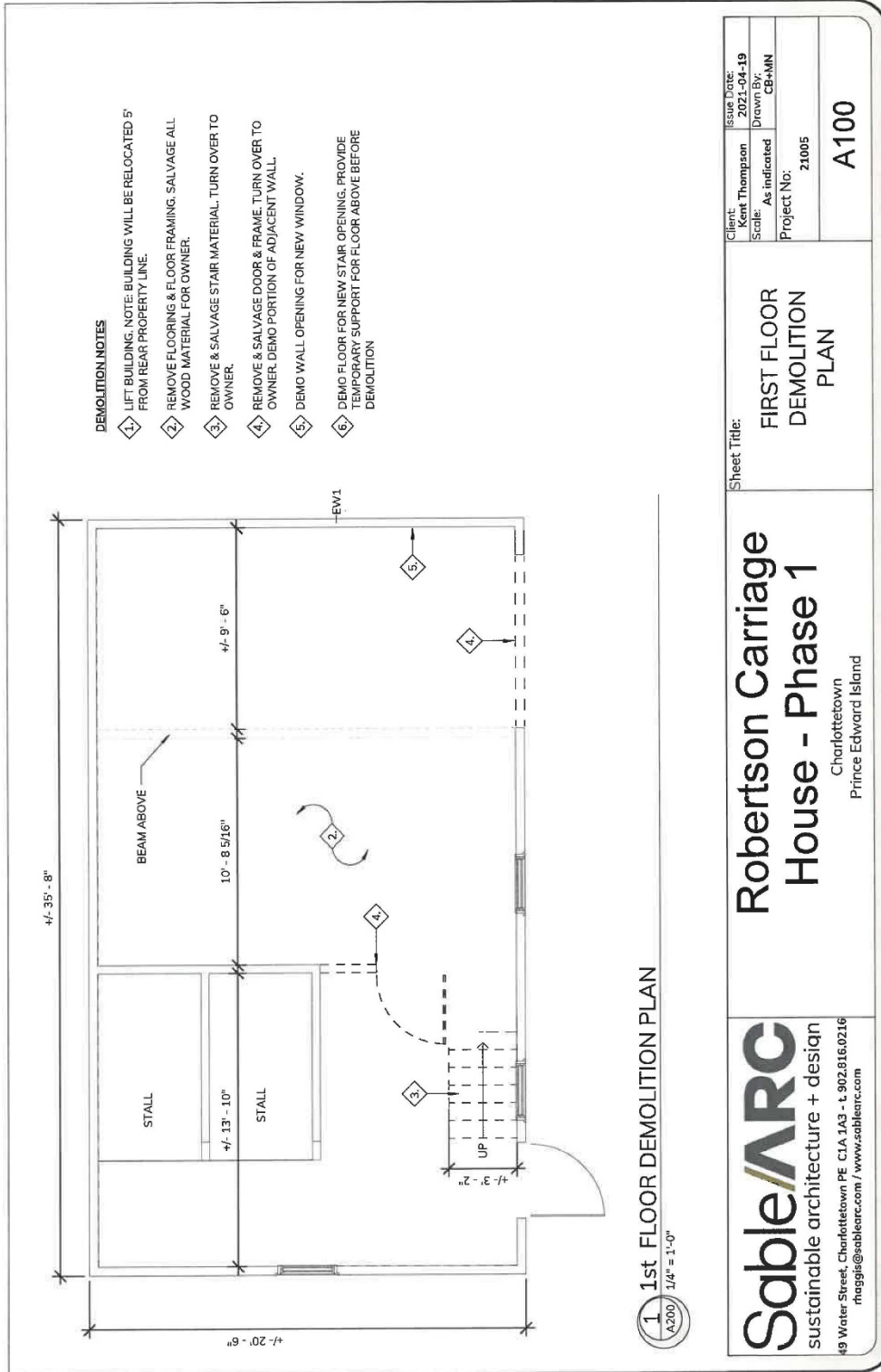
\*NOTE:  
 1. REFER TO THE WALL TYPES, LEGEND, FLOOR PLANS & BUILDING SECTIONS FOR REQUIRED FIRE RATINGS OF WALL & FLOOR ASSEMBLIES  
 2. DOORS IN FIRE SEPARATION/FIRE WALLS TO BE RATED 20 MIN FOR ENTRY DOOR

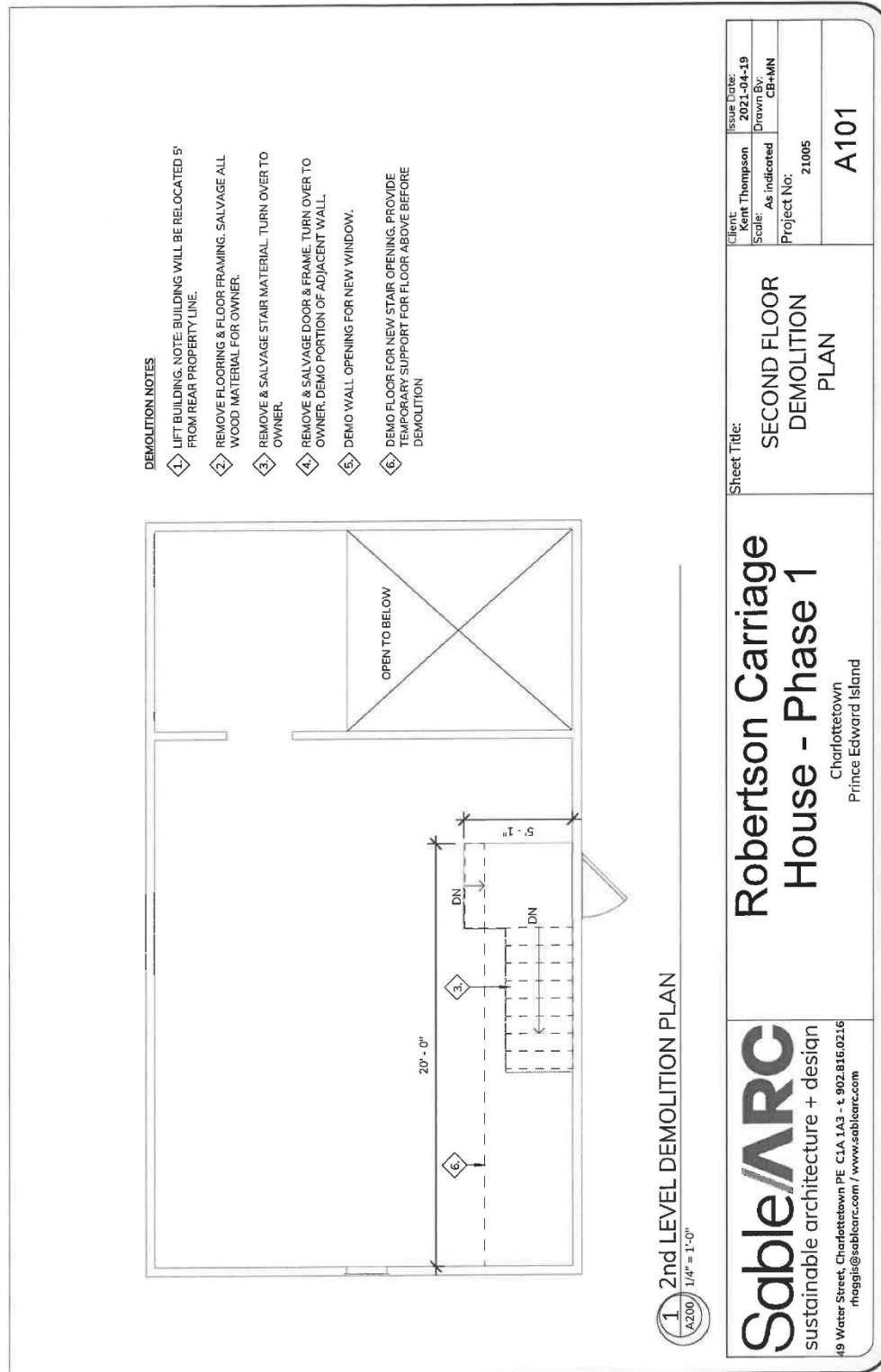
  

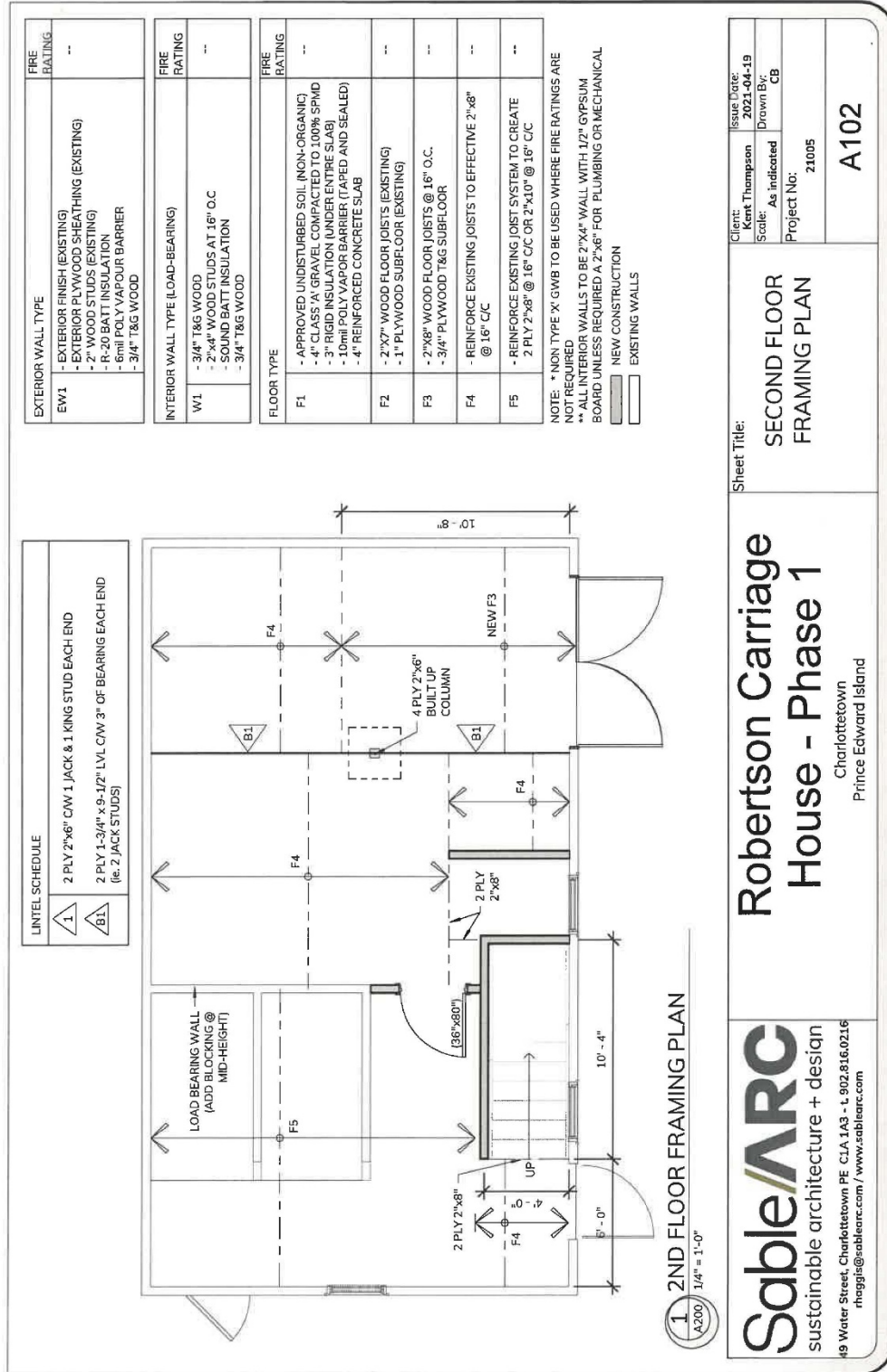
Client:	Kent Thompson	Issue Date:	2021-04-19
Scale:	As indicated	Drawn By:	CB+MN
Project No:	21005		
			<b>A000</b>

Sheet Title:	COVER SHEET
<b>Robertson Carriage House - Phase 1</b> Charlottetown Prince Edward Island	
<b>Sable/ARC</b> sustainable architecture + design 49 Water Street, Charlottetown PE C1A 1A3 • T. 902.816.0216 rhoggis@sablearc.com / www.sablearc.com	







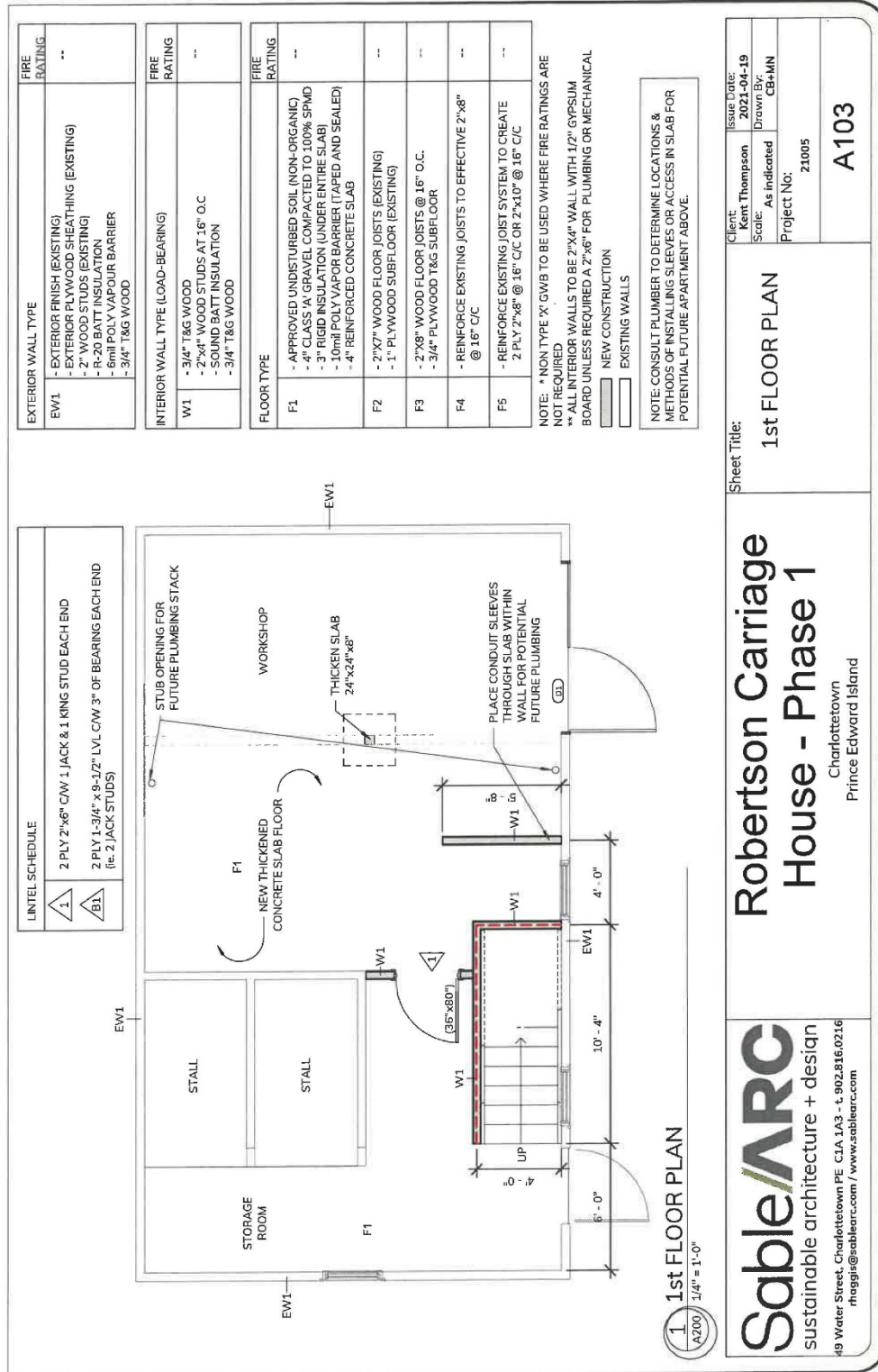
**Sable/ARC**  
sustainable architecture + design  
49 Water Street, Charlottetown PE C1A 1A3 - T. 902.816.0216  
rhaggis@sablearc.com / www.sablearc.com

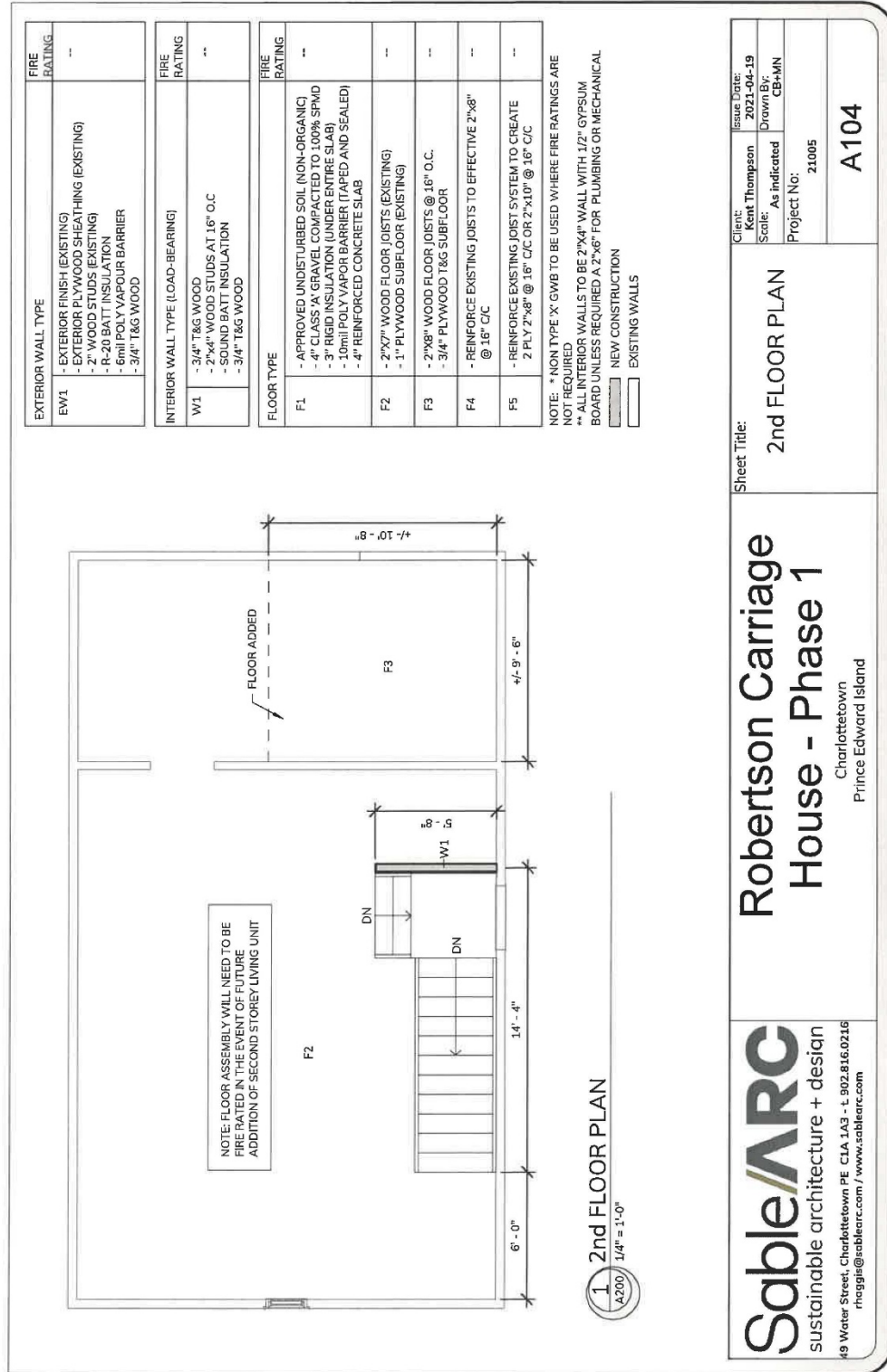
**Robertson Carriage House - Phase 1**  
Charlottetown  
Prince Edward Island

Sheet Title:  
**SECOND FLOOR FRAMING PLAN**

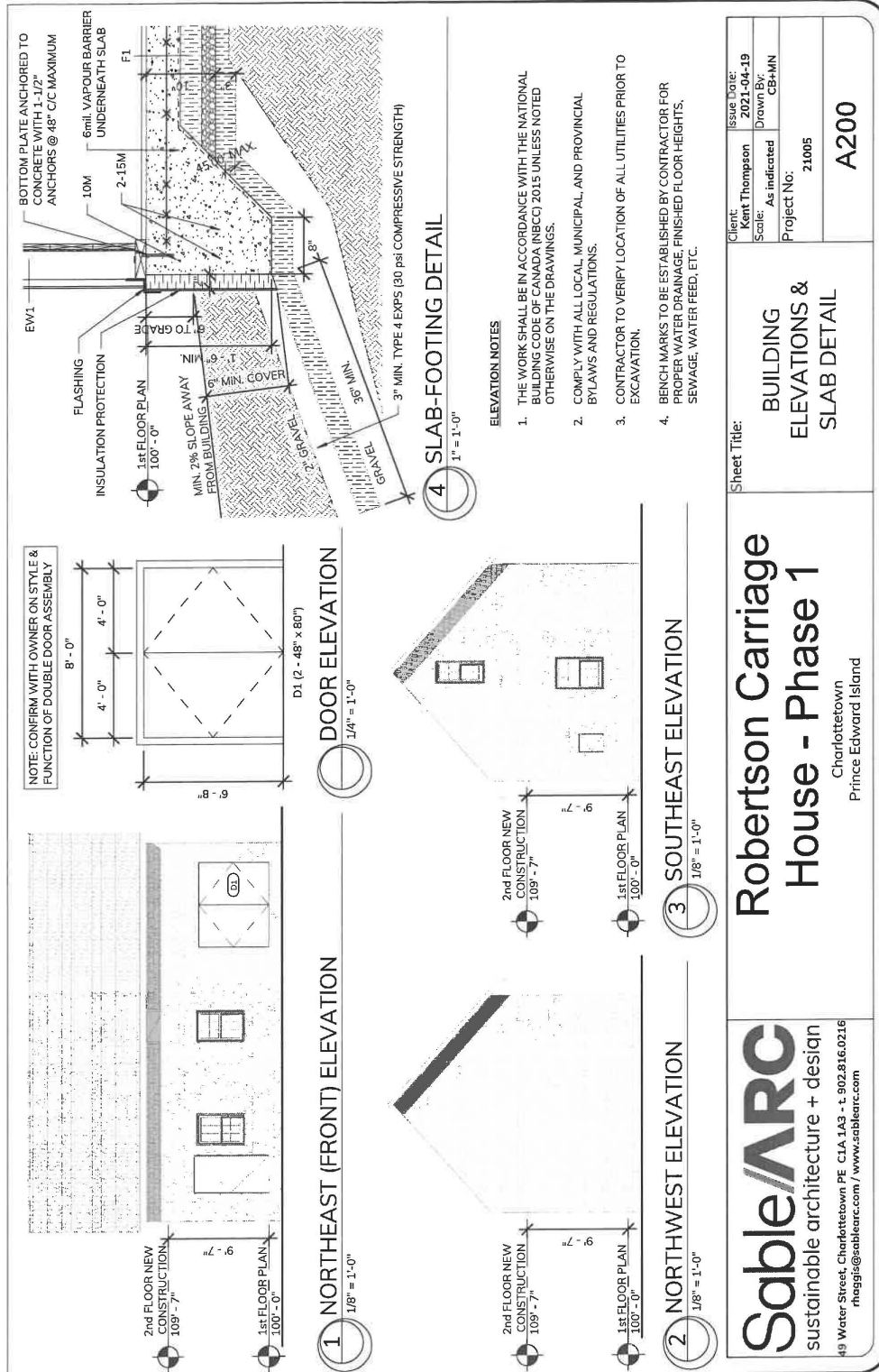
Client: Kent Thompson  
Scale: As indicated  
Project No: 21005  
Issue Date: 2021-04-19  
Drawn By: CB

**A102**










<b>Sable/ARC</b> sustainable architecture + design 49 Water Street, Charlottetown PE C1A 1A3 • t. 902.816.0216 rhaggis@sablearc.com / www.sablearc.com	<b>Robertson Carriage House - Phase 1</b> Charlottetown Prince Edward Island		Sheet Title: <b>BUILDING ELEVATIONS &amp; SLAB DETAIL</b>	Client: <b>Kent Thompson</b> Scale: <b>As indicated</b> Project No.: <b>21005</b>	Issue Date: <b>2021-04-19</b> Drawn By: <b>CB+MN</b>
					<b>A200</b>

<b>TITLE:</b> <b>ADDITION TO A DESIGNATED HERITAGE PROPERTY</b> <b>FILE: HERT-2021-26-JULY 6d</b> <b>25 FITZROY STREET</b> <b>APPLICANT: SUZANNE SCOTT</b>		
<b>MEETING DATE:</b> July 26, 2021		<b>Page 1 of 9</b>
<b>DEPARTMENT:</b> Planning & Heritage	<b>ATTACHMENTS:</b> A. Location Map B. Existing Images C. Proposal Sketch	
<b>SITE INFORMATION:</b> <p><b>Heritage Recognition:</b> Designated Heritage Resource located in a Downtown Residential (DN) Zone of the 500 lot area.</p> <p><b>Property Use:</b> Residential</p> <p><b>Adjacent Heritage Properties:</b> There are three properties adjacent to the development site which are found on the list of Designated Heritage Resources;</p> <ul style="list-style-type: none"> <li>• 29 Fitzroy Street</li> <li>• 126 Rochford Street</li> <li>• 140 Rochford Street</li> </ul>		

**RECOMMENDATION:**

The Planning & Heritage Department encourages Heritage Board to support the proposed addition of a deck at 25 Fitzroy Street (PID 345611).

**BACKGROUND:**

Heritage Board supported an application for exterior stairs on the rear of the building to access the third floor apartment in 2011.

***Application***

25 Fitzroy Street (PID 345611) is a designated Heritage Resource located in the 500 Lot Area. The application includes:

- A new 14ft by 16ft pressure treated wood deck to be constructed at the west end of the rear of the property;
- The deck is to attach the building and connect to the existing landing;
- Rails will match those of the existing staircase;
- Steps to the yard will extend outward from the corner.



**PROPERTY HISTORY**

25 Fitzroy Street is a wood framed, Queen Anne Revival influenced home, built for James J. Hornby in 1905. The home is set back from the street on a treed lot. The designation encompasses the building's exterior and parcel; it does not include the building's interior.

**Heritage Value:**

The heritage value of 25 Fitzroy Street lies in its association with various Charlottetown citizens; its Queen Anne Revival influenced architecture; and its importance to the Fitzroy Street streetscape.

25 Fitzroy Street was built in 1905 for James J. Hornby, an agent for Robert Simpson & Company of Water Street in Charlottetown. Prominent local architect, C.B. Chappell was hired to design the home. Hornby did not stay in the home for a very long period. By 1922, Hornby had moved and settled in a home on Brighton Road and George DesBrisay DeBlois is listed in the local telephone directory as residing at 25 Fitzroy Street.

George DesBrisay DeBlois was a successful wholesale merchant and exporter. He was President of the long successful, DeBlois Brothers firm. DeBlois would later be appointed to the post of Lieutenant Governor of Prince Edward Island. He was married to Marion Newbery who was the daughter of Charlottetown's famous amateur horticulturist, Arthur Newbery.

DeBlois and his family also did not stay long at 25 Fitzroy Street, as two years later, the McAlpine's Directory of 1924-1925 lists civil engineer, W.E. Hyndman as a resident of the home. Hyndman would later become the District Engineer for the Dominion Department of Public Works. He would remain at 25 Fitzroy Street for approximately ten years. Later residents of the home included Charles MacKenzie and the widow of local politician, Murdoch McKinnon.

25 Fitzroy Street was influenced by the Queen Anne Revival style, a style that was somewhat subdued in Charlottetown compared to other provinces. The Queen Anne Revival style was popular in Charlottetown from approximately 1880 until 1910. Richard N. Shaw (1831-1912), a British architect, created the style that incorporated some of the classical motifs popular during Queen Anne's reign (1702-1714). Features of the style include, very large asymmetrical designs, a variety of rooflines and bay windows, all of which have been incorporated into the design of 25 Fitzroy Street.

25 Fitzroy Street is a well preserved example of the Queen Anne Revival influenced style in the City and is located in an area with a number of heritage homes and its presence contributes to the Fitzroy Street streetscape.

### **POLICY FRAMEWORK:**

#### ***Bylaw Requirements***

In accordance with Section 4.2.4 (iii) of the *Heritage Preservation By-law*, Heritage Board will review the compatibility of the proposed development in relation to the criteria listed in Section 5.1.1

In evaluating an application for a Heritage Permit involving a Building or Structure, the Heritage Officer, Heritage Board and/or Council shall review the compatibility of the proposed Development in relation to the original and/or existing Building or Structure, including the following:

- a. The Standards and Guidelines for the Conservation of Historic Places in Canada, as may be amended from time to time;
- b. The original character, construction and architectural details;
- c. The original or existing materials;
- d. The scale of a proposed Development in relation to the scale and proportions of the original or existing Building or Structure;
- e. The size and alignment of existing doors and windows;
- f. The material and style of existing windows and doors, including details such as the casements, sashes, mullions, muntins, trims, and glazing;
- g. The pitch, direction and arrangement of the roof and any associated chimney;
- h. The significance of the accessory Building to the historic nature of the property and the original design elements of the accessory structure; and
- i. Any other historical elements or architectural design considerations as deemed relevant by the Heritage Officer.

***The Standards and Guidelines for the Conservation of Historic Places in Canada***  
<https://www.historicplaces.ca/media/18072/81468-parks-s+q-eng-web2.pdf>

Standard 11:

- Conserve the heritage value and character defining elements when creating any new additions to an historic place or any new construction.
- Make the new work physically compatible with, subordinate to, and distinguishable from the historic place.

Guidelines:

**Recommended:** Modifying, replacing or designing a new entrance, porch or balcony required by a new use or applicable codes and regulations, in a manner that is compatible with the building's style, era and character.

**Not Recommended:** Altering a secondary entrance to give it the appearance of a main entrance. Enclosing a porch or balcony in a manner that has a negative impact on the building's heritage value. Removing character-defining entrances, porches or balconies that are no longer needed for the new use. Constructing an addition that requires the loss of a character-defining entrance, porch, or balcony.

**Recommended:** Adding new features to meet health, safety and security requirements, such as a new handrail, in a manner that conserves the heritage value of the entrance, porch or balcony and minimizes impact on its character-defining elements.

**Not Recommended:** Damaging or destroying an entrance, porch or balcony while making modifications to comply with health, safety and security requirements.

**ANALYSIS:**

The proposed deck causes no additional loss of heritage character to the property and allows the space to be more fully enjoyed.

**CONCLUSION:**

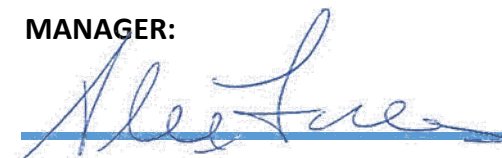
The Planning & Heritage Department encourages Heritage Board to support the proposed addition of a deck at 25 Fitzroy Street(PID#345611) as presented.

**PRESENTER:**



Todd Saunders, M.Arch  
Heritage Officer

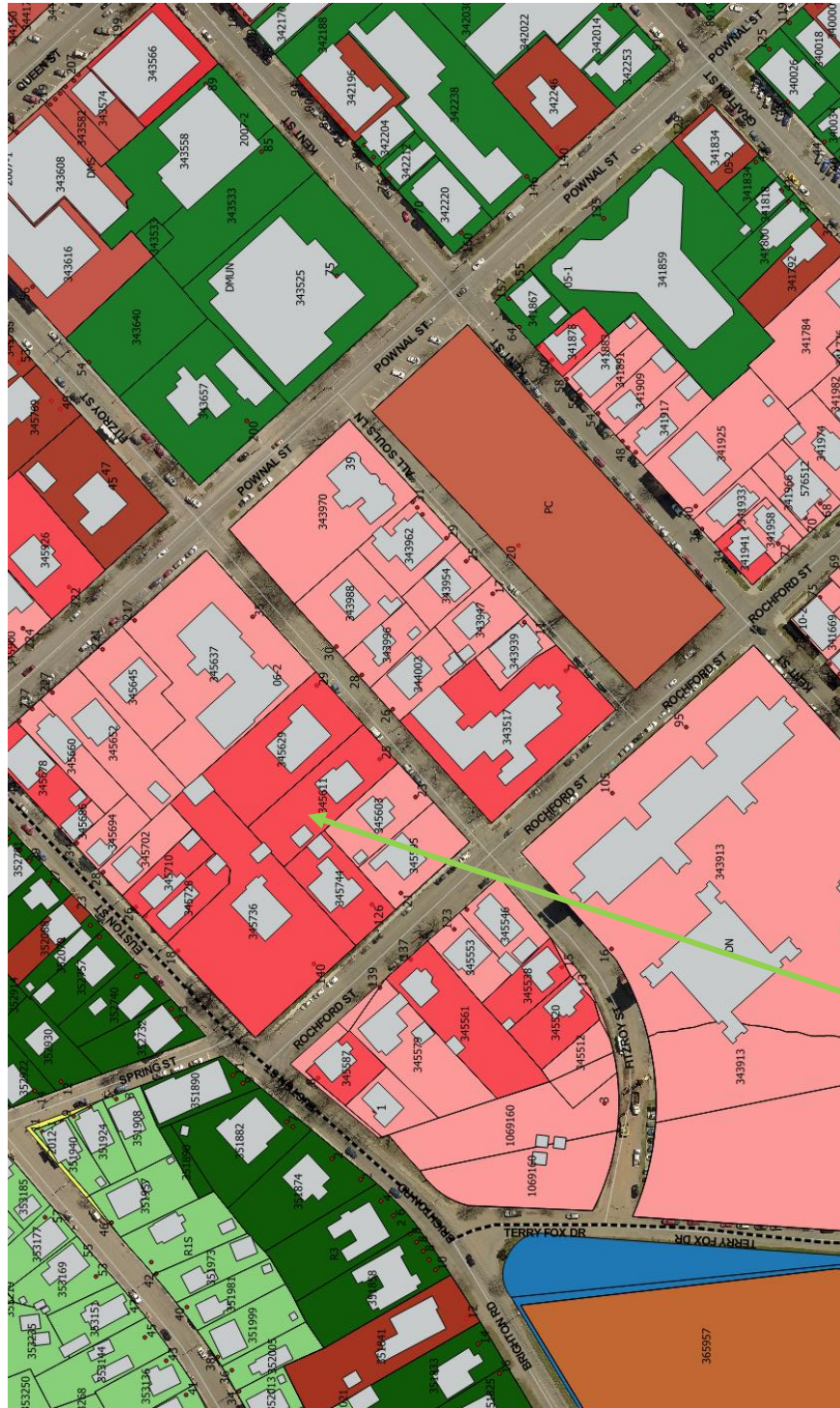
**MANAGER:**



Alex Forbes, MCIP, MBA  
Manager of Planning & Heritage

LOCATION MAP

ATTACHMENT A



LOCATION MAP – 25 Fitzroy Street located on the north side of Fitzroy Street between Rochford Street and Pownal Street in the 500 Lot Area. Properties shown in red are Designated Heritage Resources.



EXISTING IMAGES

ATTACHEMENT B





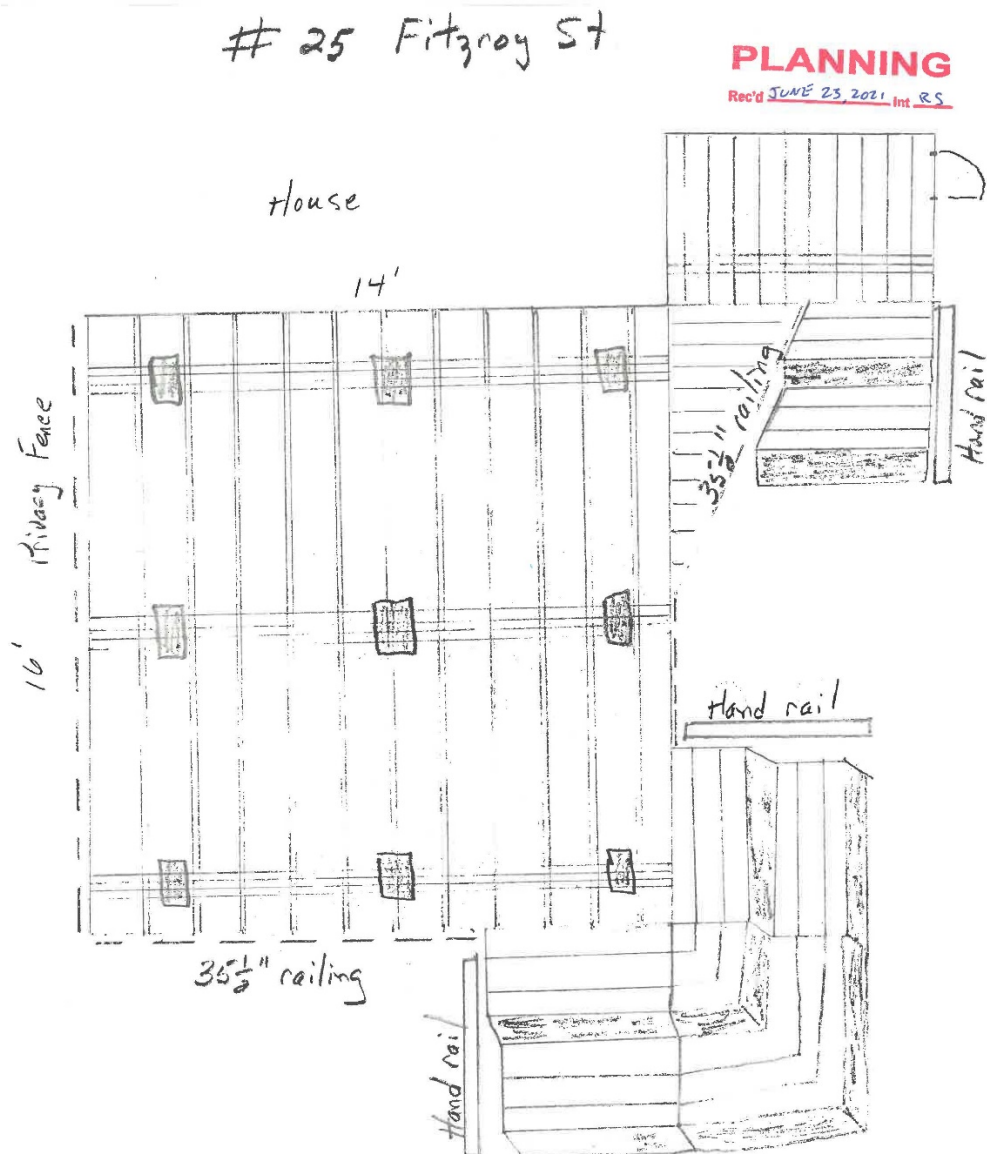







PROPOSAL DRAWINGS

ATTACHMENT C



- 9- screw piles (Goliath tech) - will have engineer permit
  - 3- triple 2"x8" carry beams
  - 2"x8" joists
  - 5/4" x6" deck boards
- } All pressure treated



<b>TITLE:</b> <b>WINDOW REPLACEMENTS ON A DESIGNATED HERITAGE PROPERTY</b> <b>FILE: HERT-2021-26-JULY 6e</b> <b>57 QUEEN STREET</b> <b>APPLICANT: GORDON WALSH</b>		
<b>MEETING DATE:</b> July 26, 2021		<b>Page 1 of 14</b>
<b>DEPARTMENT:</b> Planning & Heritage	<b>ATTACHMENTS:</b> A. Location Map B. Streetscape Photo C. Applicant's Submission D. Proposal Sketches	
<b>SITE INFORMATION:</b> <b>Heritage Recognition:</b> Designated Heritage Resource located in the 500 Lot Area. <b>Property Use:</b> This property is zoned Downtown Main Street (DMS). <b>Nearby Heritage Properties:</b> There are four properties near the development site which are found on the list of Designated Heritage Resources; <ul style="list-style-type: none"> <li>• 52 Queen Street</li> <li>• 72 Queen Street</li> <li>• 45 Queen Street</li> <li>• 71 Queen Street</li> </ul>		

### **RECOMMENDATION:**

The Planning & Heritage Department encourages Heritage Board to support the proposal for window replacements at 57 Queen Street (PID 336776).

### **BACKGROUND:**

#### ***Application***

This application is a request to:

- Replace ground floor windows in the six openings on the front façade;
- Existing windows are wooden large storefront windows with smaller transom windows above;
- Two options are presented for consideration. The applicant would like to replace with locally manufactured thermo-pane unit installed in the existing wooden frame which is to be metal clad (extruded aluminum panning). Details for wooden windows are also provided. It should be noted the manufacturer voids the warranty. Given the square footage of glass required, it is expected flexing of the sealed unit will occur.

**PROPERTY HISTORY**

57 Queen Street is located in the historically commercial area of Queen Street. The Hyndman building is a four storey, brick, Italianate influenced, commercial building built after the Great Fire of 1866. The designation encompasses the building's exterior and parcel; it does not include the building's interior.

**Heritage Value**

57 Queen Street's historic value resides in its association with the commercial activity of Queen Street, its association with prominent citizen F.W. Hyndman and its contribution to a nineteenth century streetscape.

In the wake of the Great Fire of 1866, property owners were encouraged to rebuild using brick. W.R. Watson, druggist, and Alexander Mackenzie, confectioner, were two who obliged. Designed by prominent Halifax architect, David Stirling, the resulting Victoria Building was Charlottetown's first four-story brick structure. Silas Bernard was the project foreman and Charles Heartz was the mason. Mackenzie sold his part of the building in the 1870s but remained as a tenant until 1889 when the premises he rented were sold to Robert Angus of the Telephone Company of Prince Edward Island. Watson's drugstore sold its portion of the building to the telephone company in the same year.

In 1895, Frederick W. Hyndman (1841-1943), founder of the insurance firm Hyndman and Company, purchased the property and renamed it the Hyndman Building. A fascinating man, Hyndman joined the Admiralty Survey of the Gulf and River of St. Lawrence when he was 15, where he acted as assistant to Captain John Orlebar. Hyndman was then accepted to the Royal Navy at age 17 but was returned to the survey. On his various tours, he visited the Mediterranean and the West Indies, however in 1869, he contracted malaria and returned to Charlottetown. Hyndman retired from the Navy in 1870 due to ill health, however he remained active and went on to serve as Marshall of the Vice-Admiralty Court, Secretary to the Board of Commissioners of the PEI Railway (1871-1873) and Provincial Auditor (1876-1879). On August 16, 1872, he established the insurance company, St Lawrence Marine Underwriters, which would later become Hyndman and Company Limited. The company still operates successfully to this day.

The Hyndman Building helps to anchor a streetscape featuring a range of 19th century commercial architecture. Queen Street has been a centre of business activity since the community's founding.



**POLICY FRAMEWORK:*****Bylaw Requirements***

In accordance with Section 4.2.3 of the *Heritage Preservation By-law*, Heritage Board will review the compatibility of the proposed development in relation to the criteria listed in Section 5.1.1

In evaluating an application for a Heritage Permit involving a Building or Structure, the Heritage Officer, Heritage Board and/or Council shall review the compatibility of the proposed Development in relation to the original and/or existing Building or Structure, including the following:

- The *Standards and Guidelines for the Conservation of Historic Places in Canada*, as may be amended from time to time;
- The original character, construction and architectural details;
- The original or existing materials;
- The scale of a proposed Development in relation to the scale and proportions of the original or existing Building or Structure;
- The size and alignment of existing doors and windows;
- The material and style of existing windows and doors, including details such as the casements, sashes, mullions, muntins, trims, and glazing;
- The pitch, direction and arrangement of the roof and any associated chimney;
- The significance of the accessory Building to the historic nature of the property and the original design elements of the accessory structure; and
- Any other historical elements or architectural design considerations as deemed relevant by the Heritage Officer.

***The Standards and Guidelines for the Conservation of Historic Places in Canada***

<https://www.historicplaces.ca/media/18072/81468-parks-s+q-eng-web2.pdf>

**Recommended:**

Replacing in kind extensively deteriorated or missing parts of windows, doors and storefronts, where there are surviving prototypes.

**Not Recommended:**

Replacing an entire functional or decorative element, such as a shutter with a broken louver, or a door with a missing hinge, when only limited replacement of deteriorated or missing part is

possible. Using a substitute material for the replacement part that neither conveys the same appearance as the surviving parts of the element, nor is physically or visually compatible.

**Recommended:**

Replacing in kind irreparable windows, doors or storefronts based on physical and documentary evidence. If using the same materials and design details is not technically or economically feasible, then compatible substitute materials or details may be considered.

**Not Recommended:**

Removing an irreparable window, door or storefront and not replacing it, or replacing it with a new one that does not convey the same appearance or serve the same function. Stripping storefronts of character-defining materials or covering over those materials.

**ANALYSIS:**

The proposed window replacements are in keeping with the size, location and general appearance of the original windows. Installation of the thermos-pane windows allow for better environmental stewardship while retaining the historic integrity of the building.

**CONCLUSION:**

The Planning & Heritage Department encourages Heritage Board to support the application for window replacements at 57 Queen Street (PID#336776) as presented.

**PRESENTER:**

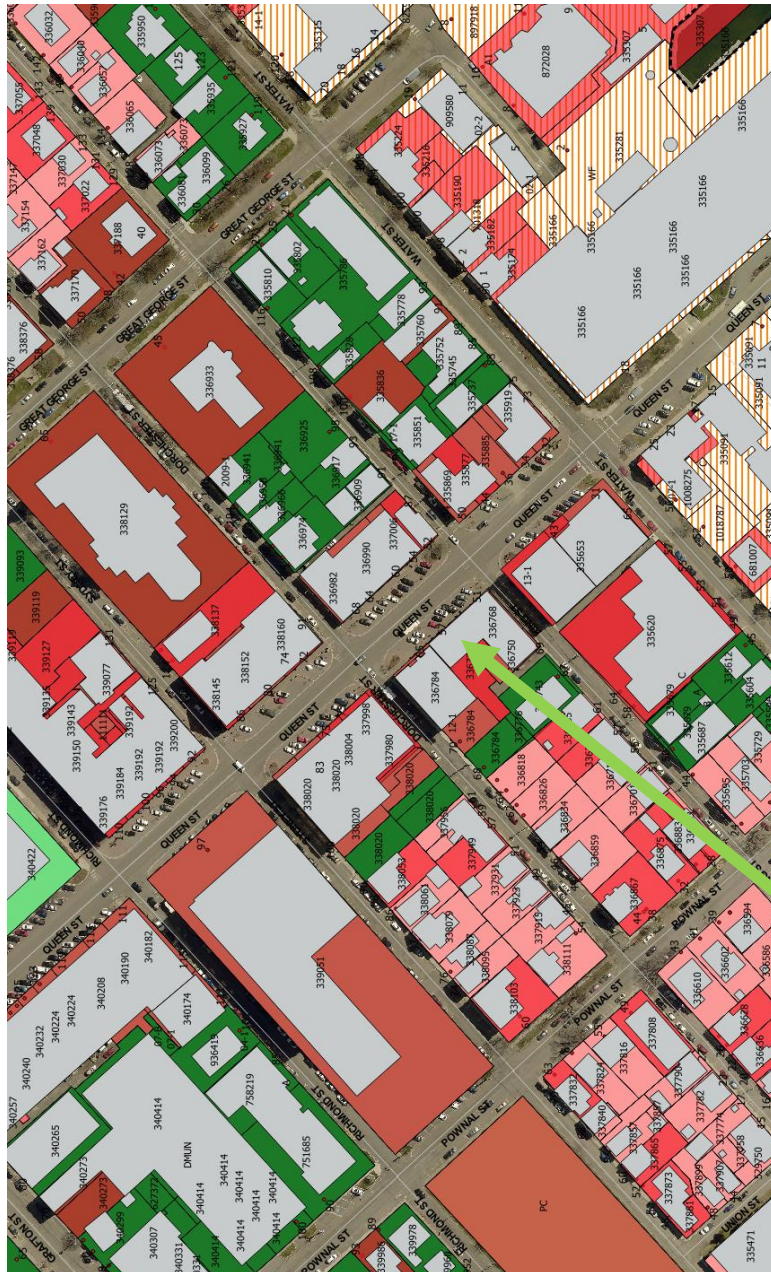
Todd Saunders, M.Arch  
Heritage Officer

**MANAGER:**

Alex Forbes, MCIP, MBA  
Manager of Planning & Heritage

LOCATION MAP

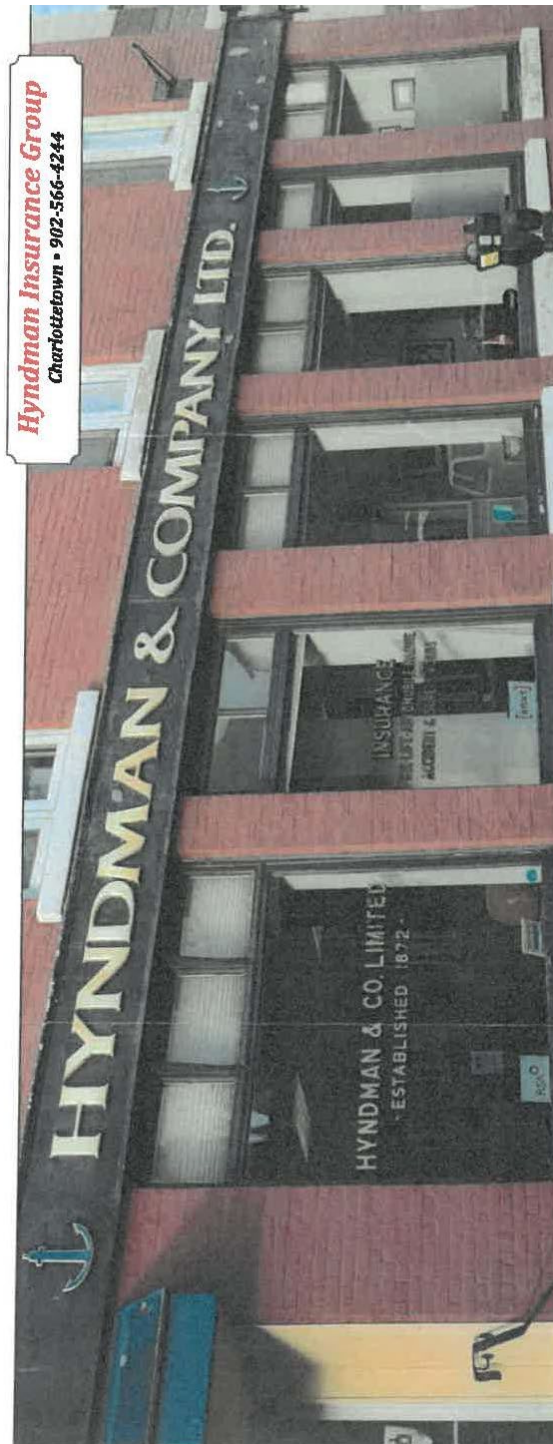
ATTACHMENT A



LOCATION MAP – 57 Queen Street. Properties shown in red are Designated Heritage Resources.

STREETSCAPE PHOTO

ATTACHMENT B





APPLICANT'S SUBMISSION

ATTACHMENT C

**Hyndman Insurance Group Ltd.**  
Commercial Insurance Division  
57 Queen Street  
Charlottetown, PE C1A 4A5  
Tel: 902-368-3446  
Fax: 902-566-3028



**Hyndman Insurance Group Ltd.**  
Insurance since 1872

Planning and Heritage Department  
70 Kent Street  
Charlottetown, PE  
C1A 1M9

Please accept this application to replace 6 windows on the first floor of our building located at 57 Queen Street in Charlottetown.

The building is in need of many repairs which are going to be costly. We would like to proceed with the O'Connor glass quote for the reasons outlined:

- Cost – approximately half the cost of the other quote
- The windows are custom and O'Connor will accommodate any issues
- Timing - O'Connor can have the work completed by September whereas the windows from Norwood would not arrive before Christmas
- To install the Norwood windows, we would need to do a substantial renovation to the inside of the building
- O'Connor can install the windows to look exactly the same as they look now except for the Aluminum trim

We would like to proceed with repairing the windows. We also need to repair the signage and paint which we don't want to do until the windows are replaced. There are also twelve other windows in the front of the building that will need to be replaced someday. If you have any questions, please give me a call at 902-566-6379.

Regards,

Gordon Walsh, CPA, CA, CFP, CIP  
President & CEO  
Hyndman Insurance Group Ltd.



## PROPOSAL SKETCHES

## ATTACHMENT D

**O'Connor Glass Ltd.**  
 2 F.J. McAulay Court  
 Charlottetown C1A 9M7  
 (902) 892-2791

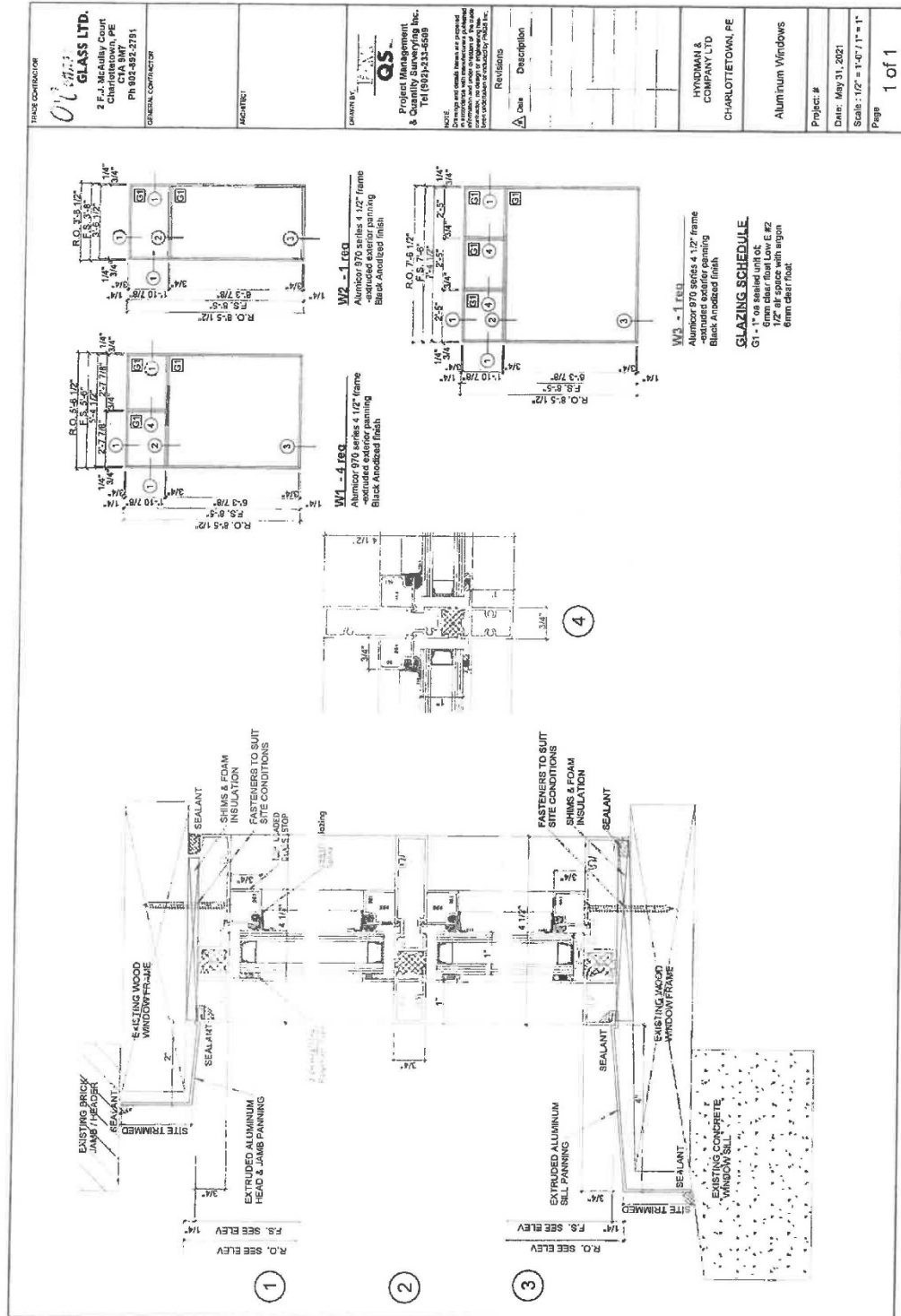
**QUOTE**

Quote No.: R-5591  
 Date: 05/25/2021  
 Page: 1

Sold To:  
 Hyndman & Company  
 57 Queen St.  
 Charlottetown, P.E. C1A 4A5

Ship To:  
 Hyndman & Company  
 ATTN: GORDON

Item No.	Qty	Description	Unit Price	Amount
CONTRACT	1	REMOVE WOOD SASHES LEAVING PERIMETER WOOD FRAME IN PLACE. INSTALL ALUMINUM THERMALLY BROKEN FRAME C/W EXTRUDED PANNNIG TO COVER EXPOSED WOOD. FINISHED BLACK ANODIZED. NEW WINDOWS WOULD MAINTAIN SOME DESIGN	18,910.00	18,910.00
		WE SENT SKETCHES TO OUR DRAFTSMAN TO DO UP SHOP DRAWINGS FOR YOUR		
		Subtotal:		18,910.00
		H5 - HST15 @ 15%		
		HST15		2,836.50
O'Connor Glas Ltd. HST15: #10397 2642 RT				
<b>Quote is Valid for 30 days.</b>			<b>Total Amount</b>	<b>21,746.50</b>



Metro Home Building Centre  
25 Riverside Drive  
Charlottetown  
Tel: 902-894-5536

Email: NA

BILL TO:

SHIP TO:

Phone:  
Fax:

Phone:  
Fax:

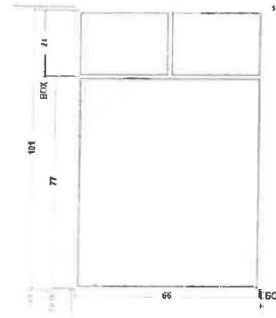
QUOTE #	STATUS	CUSTOMER PO#	QUOTE NAME
183688	None		Hyndman & Co
QUOTED BY	CREATION DATE	SHIP VIA	PROJECT NAME
ronS	6/8/2021	Carrier	Hyndman & Co



PrintDate: 6/9/2021

Customer	QUOTE EXPIRES
QUOTATION Quote # 183688	Quote Not Certified

LINE #	DESCRIPTION	6/9/2021 - 728	QUANTITY	U/M	UNIT PRICE	EXTENSION
100-1	Multiple Rows of Windows Having;		4	EA	\$4,337.11	\$17,348.43
	<ul style="list-style-type: none"> <li>- UNIT: Wood</li> <li>- PRODUCT: Casement</li> <li>- OPERATION: Direct Set</li> <li>- PROFILE TYPE: Direct Set</li> <li>- MATERIAL: Pine</li> <li>- EXTERIOR FINISH: Black Panther (Norcoat) Frame;</li> <li>- INTERIOR FINISH: Undecided Color (Norcoat) Frame;</li> <li>- TOP ROW: <ul style="list-style-type: none"> <li>- TYPE: Casement:</li> <li>- 2 IDENTICAL UNITS HAVING:</li> <li>- UNIT Size: 33" x 24"</li> <li>- MAIN GLASS: Dual Pane Sealed Unit [OA Thick 27/32"] @ Ext Pane [3MM Clear], Int Pane [3MM Low E 80/70], Black Spacer (9/16"), Argon Fill</li> </ul> </li> <li>- SECOND ROW: <ul style="list-style-type: none"> <li>- TYPE: Casement:</li> <li>- UNIT Size: 66" x 77"</li> <li>- MAIN GLASS: Dual Pane Sealed Unit [OA Thick 7/8"] @ Ext Pane [6MM Clear], Int Pane [6MM Low E 80/70], Black Spacer (3/8"), Argon Fill</li> <li>- EXTERIOR TRIM: Casing: 600 (1 7/8"); Sub-Sill: 566 , No Sill Horn</li> <li>- INTERIOR TRIM: None</li> <li>- JAMB: 4 9/16", No Round Robin</li> </ul> </li> <li>- Sub sill application will add 11/16" to the unit box height - see architectural details for more information.</li> <li>- Norwood Windows recommends the use of a min. 11 /16" factory mull filler with this application. There will be No Warranty on the operation of the units if the factory mull filler is omitted.</li> <li>- WARNING - "First Glass" Exterior Clear; Due to the square footage of glass used, flexing of the sealed unit will occur and is not considered a warranty.</li> <li>- WARNING - "First Glass" Interior Low E 80/70; Due to the square footage of glass used, flexing of the sealed unit will occur and is not considered a warranty.</li> <li>- WARNING : Larger components requires edge glued or finger joint.</li> <li>- PRODUCT knowledge: 728 PKversion</li> </ul>					



\*Drawings viewed from exterior.

Room Label: W1

Overall Unit 66" X 101"

Rough Opening 67" X 102 1/4"

Comment: &lt;none&gt;

PrintDate: 6/9/2021

Customer	QUOTE EXPIRES
QUOTATION Quote # 183688	Quote Not Certified

LINE #	DESCRIPTION	6/9/2021 - 728	QUANTITY	U/M	UNIT PRICE	EXTENSION
200-1	Multiple Rows of Windows:		1	EA	\$3,101.27	\$3,101.27

## - TOP ROW:

- TYPE: Direct Set Rectangle;
- UNIT: Wood
- PRODUCT: Direct Set Rectangle
- PROFILE TYPE: Direct Set
- UNIT Size: 44" x 24"
- MATERIAL: Pine
- EXTERIOR FINISH: Black Panther (Norcoat) Frame;
- INTERIOR FINISH: Undecided Color (Norcoat)

## Frame;

- MAIN GLASS: Dual Pane Sealed Unit [OA Thick 27/32"] @ Ext Pane [3MM Clear], Int Pane [3MM Low E 80/70], Black Spacer (9/16"), Argon Fill

## - SECOND ROW:

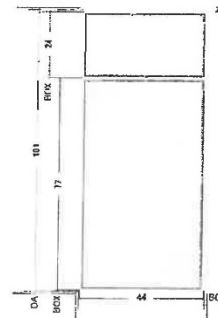
- TYPE: Casement;
- UNIT: Wood
- PRODUCT: Casement
- OPERATION: Direct Set
- PROFILE TYPE: Direct Set
- UNIT Size: 44" x 77"
- MATERIAL: Pine
- EXTERIOR FINISH: Black Panther (Norcoat) Frame;
- INTERIOR FINISH: Undecided Color (Norcoat)

## Frame;

- MAIN GLASS: Dual Pane Sealed Unit [OA Thick 27/32"] @ Ext Pane [4MM Clear], Int Pane [4MM Low E 80/70], Black Spacer (1/2"), Argon Fill
- EXTERIOR TRIM: Casing: 600 (1 7/8"); Sub-Sill: 566 ,

## No Sill Horn

- INTERIOR TRIM: None
- JAMB: 4 9/16", No Round Robin
- Sub sill application will add 1 1/16" to the unit box height - see architectural details for more information.
- Norwood Windows recommends the use of a min. 1 1/16" factory mull filler with this application. There will be No Warranty on the operation of the units if the factory mull filler is omitted.
- WARNING : Larger components requires edge glued or finger joint.
- PRODUCT knowledge: 728 PK version



\*Drawings viewed from exterior.

Room Label: W2

Overall Unit 44" X 101"

Rough Opening 45" X 102 1/4"

Comment: &lt;none&gt;



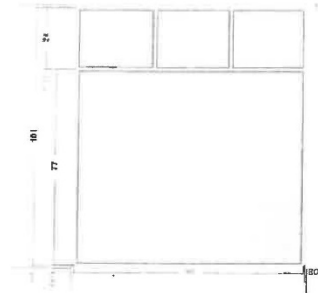
PrintDate: 6/9/2021

Customer	QUOTE EXPIRES
QUOTATION Quote # 183688	Quote Not Certified

LINE # DESCRIPTION	6/9/2021 - 728	QUANTITY	U/M	UNIT PRICE	EXTENSION
--------------------	----------------	----------	-----	------------	-----------

300-1 Multiple Rows of Windows Having: 1 EA \$5,543.02 \$5,543.02

- UNIT: Wood
- PROFILE TYPE: Direct Set
- MATERIAL: Pine
- EXTERIOR FINISH: Black Panther (Norcoat) Frame;
- INTERIOR FINISH: Undecided Color (Norcoat) Frame;
- TOP ROW:
  - TYPE: Direct Set Rectangle:
  - 3 IDENTICAL UNITS HAVING:
  - PRODUCT: Direct Set Rectangle
  - UNIT Size: 30" x 24"
  - MAIN GLASS: Dual Pane Sealed Unit [OA Thick 27/32"] @ Ext Pane [3MM Clear], Int Pane [3MM Low E 80/70], Black Spacer (9/16"), Argon Fill
- SECOND ROW:
  - TYPE: Casement:
  - PRODUCT: Casement
  - OPERATION: Direct Set
  - UNIT Size: 90" x 77"
  - MAIN GLASS: Dual Pane Sealed Unit [OA Thick 7/8"] @ Ext Pane [6MM Clear], Int Pane [6MM Low E 80/70], Black Spacer (3/8"), Argon Fill
  - EXTERIOR TRIM: Casing: 600 (1 7/8"); Sub-Sill: 566 , No Sill Horn
  - INTERIOR TRIM: None
  - JAMB: 4 9/16", No Round Robin
- Sub sill application will add 1 1/16" to the unit box height - see architectural details for more information.
- Norwood Windows recommends the use of a min. 1 1/16" factory mull filler with this application. There will be No Warranty on the operation of the units if the factory mull filler is omitted.
- WARNING - "First Glass" Exterior Clear; Due to the square footage of glass used, flexing of the sealed unit will occur and is not considered a warranty.
- WARNING - "First Glass" Interior Low E 80/70; Due to the square footage of glass used, flexing of the sealed unit will occur and is not considered a warranty.
- WARNING : Larger components requires edge glued or finger joint.
- PRODUCT knowledge: 728 PK version



\*Drawings viewed from exterior.

Room Label: W3

Overall Unit 90" X 101"

Rough Opening 91" X 102 1/4"

Comment: &lt;none&gt;

McKeigan &amp; Morrell Inc.

14 Birchmount Dr.  
Charlottetown, PE  
C1A 6N1

**Estimate**

Date	Estimate #
07/05/2021	467

Name / Address
Hyndman & co.Ltd ( 1st Floor Windows )

Project

Description	Qty	Rate	Total
We are pleased to submit a price to : Supply Labour to Remove 6 Existing Picture Windows on 1 st Floor at Hyndman Insurance Building in Charlottetown , Install 6 New Picture Windows , Supply Materials for Repairs on Interior Walls around Windows , Seamfiller , Drywall , Cornerbead , Sheetrock 90 , Dustcontrol Compound Mix , Fibatape Painter , Paint Products , Remove Waste from Premies HST (PEI) on sales		7,100.00	7,100.00
		15.00%	1,065.00
		<b>Total</b>	<b>\$8,165.00</b>

GST/HST No. 135268951

E-mail
pmckeigan@outlook.com