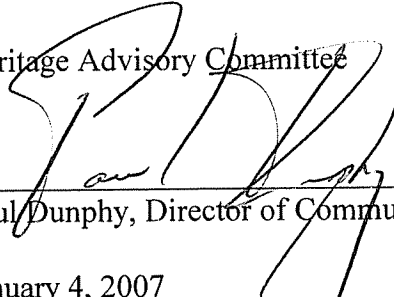




PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

Heritage Advisory Committee  
January 24, 2007

TO: Heritage Advisory Committee

SUBMITTED BY:   
Paul Dunphy, Director of Community Development

DATE: January 4, 2007

SUBJECT: **Heritage Case H00195 - Review of proposed alterations to 1234 Barrington Street, (a municipal heritage property), Halifax.**

**STAFF REPORT**

**ORIGIN**

An application by Mr. Paul O'Connor requesting approval for substantial alterations to a municipally registered heritage property at 1234 Barrington Street, Halifax.

**RECOMMENDATION**

**It is recommended that the Heritage Advisory Committee recommend approval of the alterations to 1234 Barrington Street, as proposed in this report.**

## **BACKGROUND**

Mr. Paul O'Connor is requesting approval to replace three foundation windows on the front facade of the building with non-traditional building materials.

### ***1230-34 Barrington Street - Heritage Value***

1230-1234 Barrington Street, commonly known as Gerard Lodge, was built in 1865 in the Victorian Eclectic style. The building has a distinctive mansard roof and paired 5 sided bay windows, each topped with a 5 sided conical dormer. The first and third floor windows have segmentally arched windows. The two bay windows flanked the main entry which has highly elaborate sandstone detailing. The property was registered by the former City of Halifax on January 28, 1982.

Most notable of the residents of the building was the Honourable Sir Charles J. Townshend. Born in Amherst in 1844, he was educated at Kings College in Windsor, NS, and admitted to the Bar in 1866. He went on to become a Member of Legislative Assembly and Cabinet Minister (1878-84), Master of the Freemasons (1880-82), a Federal MP(1884-87), the Twelfth Chief Justice for Nova Scotia (1907), and was knighted in 1911. He was considered a sound and competent Judge who 'when his mind was made up, was like a rock.'

### ***DISCUSSION - Alteration Proposal***

The three existing wooden foundation windows (on the northern bay projection) are deteriorated beyond repair, and therefore the owners are proposing replacement. The windows measure 26" high and 4' in length, are round headed and single hung (Attachment A). These factors poses problems finding appropriate replacements. The windows are only 2 feet from the sidewalk which increases the amount of moisture and salt they are exposed to. Additionally, the basement houses two residential units, and therefore one of the windows must meet the National Building code egress requirements.

The owner proposed replacement of the two side windows with vinyl windows made by Gentek Regency series. These will be single hung windows with simulated divided lights. The appearance of the simulated divided light will closely resemble the existing windows.

The central window is proposed to be replaced with a vinyl window made by Polytek. This window will have the appearance of a single hung window with internal and external applied muntins, but will operate with the 'tilt and turn' method (Attachment B). This is required for the window to open (inward) to allow a person to exit the building in the case of a fire.

### ***Building Conservation Standards***

Staff have evaluated the proposal against the Building Conservation Standards for Heritage Properties (Attachment C), and can provide the following comments:

- The wood windows are character defining elements of the building, but the request for vinyl inserts is understandable given the location of the windows and their unusual shape and dimensions. The windows are deteriorated beyond repair and require replacement. The new window will match the old in appearance and other visual qualities.
- The historic character of the property will be retained and preserved. The removal of historic materials can not be avoided in this instance. The sense of historical development for the property will remain unaltered as a physical record of its time, place, and use. Hypothetical features or elements are not proposed.

### **Summary**

The foundation windows are approximately 2 feet from the sidewalk, and in the winter months snow sits on the windows and in the window wells. Salt, used to melt the snow, adds to the deterioration of the windows. Additionally, the owner and window supplier have indicated that due to the shape and dimension of these windows a wooden window can not be produced.

While wooden replacements are generally more desirable, given the location of the foundation windows only 2 feet from the street, and the need to meet the National building Code, staff support this proposal. Therefore, based on the considerations outlined in this report, staff support the application and recommend approval.

### **BUDGET IMPLICATIONS**

There are no budget implications for this application.

### **FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

### **ALTERNATIVES**

Staff recommend the Heritage Advisory Committee provide a positive recommendation to Staff for the proposed alterations to 1234 Barrington Street as outlined in this report. However, the Heritage Advisory Committee could approve portions of the proposal, or give a positive recommendation with conditions.

Additionally, the committee could recommend against the proposal and the report would be forwarded to Regional Council for review.

## ATTACHMENTS

- Map 1: Location Map - 1234 Barrington Street, Halifax
- Attachment A: Existing Conditions
- Attachment B: Polytek Tilt & Turn window system
- Attachment C: HRM's Building Conservation Standards for Heritage Properties

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Additional copies of this report and information on its status can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.



Report prepared by: Maggie Holm, Heritage Planner, 490-4419

Report approved by: Austin French, Manager of Planning Services, 490-6717

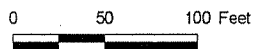
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Map 1 - Location Map

-  Subject property
-  Municipally registered heritage property

**1234 Barrington St  
Halifax**



**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING AND  
DEVELOPMENT SERVICES

HRM does not guarantee the accuracy of any representation on this plan.

**Attachment A: Existing Conditions**

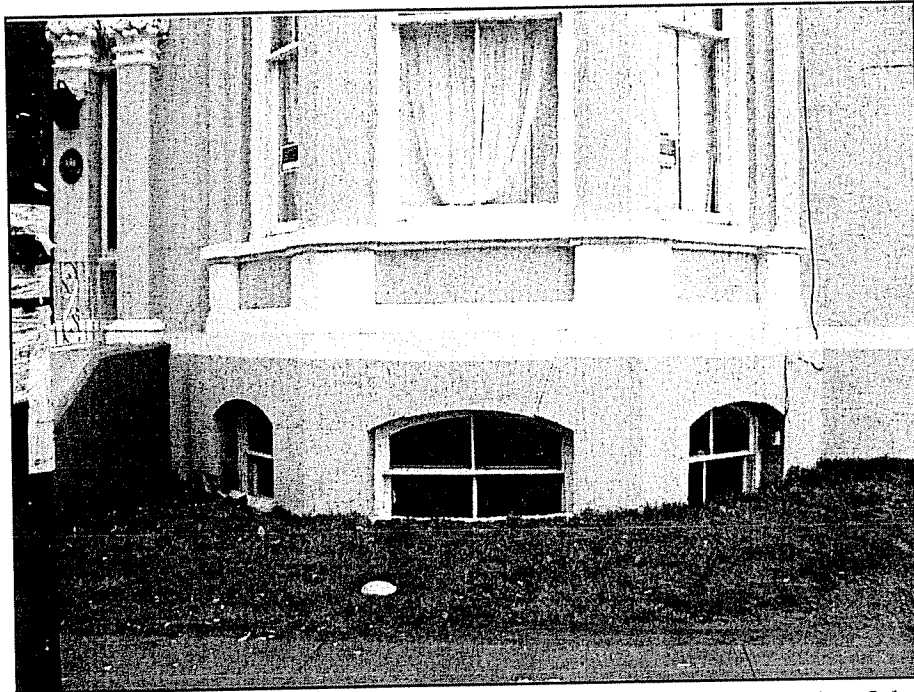


Figure 1: Existing three foundation windows on the front facade of the building.

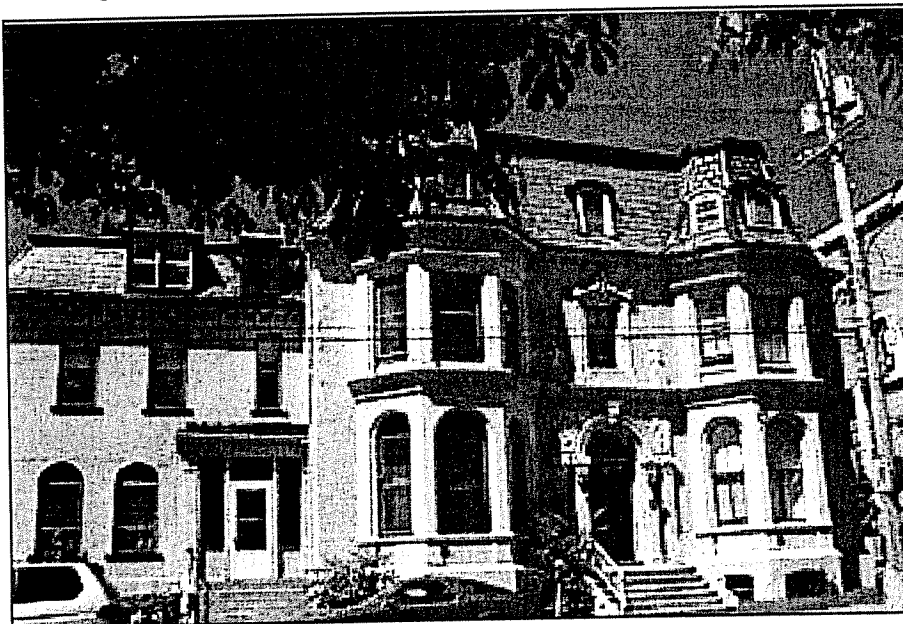
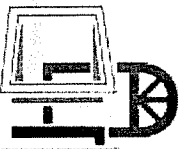
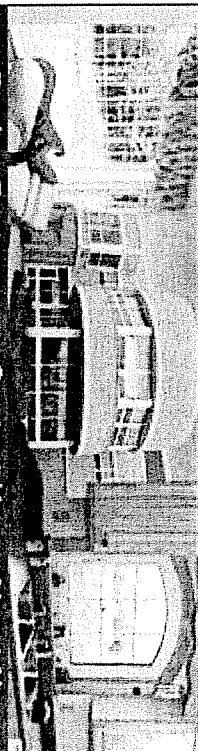


Figure 2: Front elevation of 1230 and 1234 Barrington Street, Halifax.

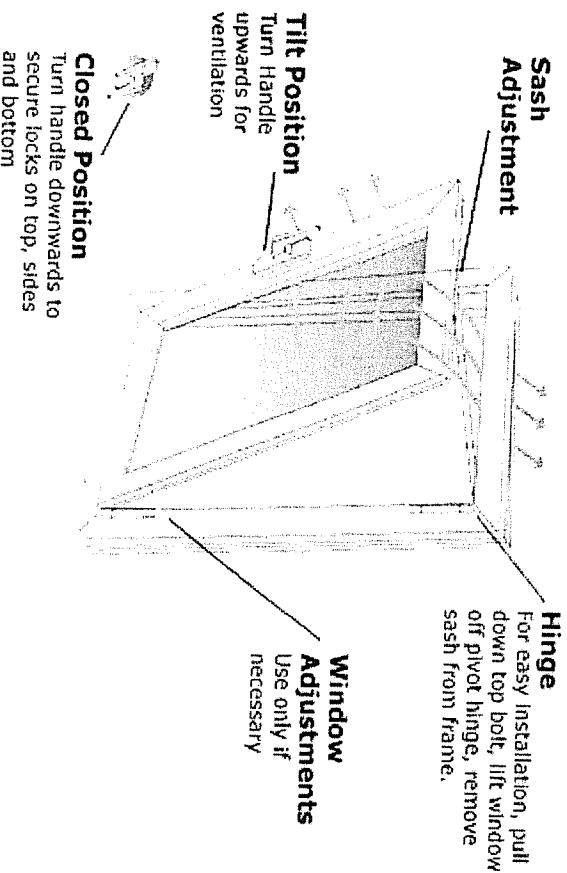
<b>TILT-AND-TURN WINDOWS AND PATIO DOORS</b>		<b>Manufactured In Atlantic Canada - European Designed</b>			
 <b>PolyTech</b> PRODUCTS LTD.		 Design Features • Contact Us • About Us			
				windows	patio doors

## PolyTech Tilt-and-Turn System

European Designed Tilt-and-Turn Window Technology has been widely used for many decades. This unique design allows you to tilt the window in from the top, eliminating direct drafts at lower levels and providing you with a comfortable exchange of air. The stale warm air exits at the top and the cooler fresh air enters around the sides. The inward turn function of the window allows for easy cleaning or fire exit.



"Turn" the handle to display the Tilt-and-Turn concept.



### Easy Care & Maintenance:

- **Vinyl Surface:** Vinyl is easy to clean and requires only diluted dish detergent and water to clean and retain its shine. Dust and pollution dirt are normal and easily cleaned. Do not use abrasive cleaners, solvents or stripping compounds. For tough marks or dirt, try non-abrasive kitchen cleaning creams or automotive vinyl cleaners. Some marks such as felt tip pens penetrate the surface and should be professionally removed.
- **Caring for Tilt-and-Turn Hardware:** Once a year, all moving contact points should have a light spray of silicone lubricant.
- **Caring for Glass:** Use normal household glass cleaner.

## Attachment C

### *HRM's Building Conservation Standards for Registered Heritage Properties*

1. ***Historic purpose and changes to characteristics, site and environment*** - the property shall be used for its historic purpose or placed in a new use that requires minimal change to the defining characteristics of the building, its site and environment.
2. ***Historic character and alteration of features and spaces*** - the historic character of the property shall be retained and preserved. Removal of historic materials or alteration of features and spaces characterizing the property shall be avoided.
3. ***Sense of historical development*** - each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding hypothetical features or architectural elements from other buildings, shall not be undertaken.
3. ***Preservation of historical changes*** - most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. ***Preservation of distinctive features, finishes and techniques*** - distinctive features, finishes, and construction techniques or examples of craftsmanship characterizing the property shall be preserved.
6. ***Repair of deteriorated and missing features*** - deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old design in colour, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. ***Surface cleaning*** - the surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used.
8. ***Significant archaeological resources*** - significant archaeological resources affected by the project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. ***Retention of characterizing materials, differentiation from historic structure and compatibility of massing, size, scale and features*** - new additions, exterior alterations, or related new construction shall not destroy materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. ***New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***