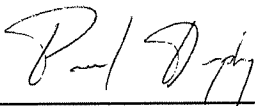




PO Box 1749  
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Heritage Advisory Committee  
May 30, 2007

**TO:** Chair and Members of the Heritage Advisory Committee

**SUBMITTED BY:**   
Paul Dunphy, Director of Community Development

**DATE:** May 11, 2007

**SUBJECT:** **Case H00205: Substantial alterations to 1877-79 Hollis Street  
(Morse's Tea Building), Halifax, a municipally registered heritage  
property**

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**ORIGIN**

David Garrett Architects have made an application, on behalf of the owner, for approval of substantial alterations to 1877-79 Hollis Street, Halifax.

**RECOMMENDATION**

**It is recommended that the Heritage Advisory Committee approve the alterations as outlined in this report.**

## **BACKGROUND**

The architect has prepared drawings of alterations to 1877-79 Hollis Street required for new tenants in the building. The proposed new uses will include a restaurant on the ground floor and office spaces in the floors above (Attachment A).

### ***1877-79 Hollis Street (Morse's Tea Building) - Heritage Value***

An immense, solid structure known as Jerusalem Warehouse was built on the northern tip of the block bounded by Hollis, Duke and Water Streets, over 160 years ago. Before the construction of the warehouse, the site had been occupied for nearly a century by another building which also became synonymous with tea and coffee - the Jerusalem Coffee House.

Fire in 1837 swept the block, destroying the coffee house and all the other buildings of the surrounding area. The new building, a warehouse, was erected in 1841 by D.E. Starr & Company, and was built partially from the massive stone of the former building. Strength and endurance were the main concerns which is evident in the design and materials of the warehouse. Built of ironstone with granite dressings, the trapezoidal building consisted of four floors.

In 1855 the warehouse was purchased by J. S. Mac Lean who started a wholesale grocery firm which soon became "one of the most substantial, vigorous and flourishing companies in Halifax", but the importation of tea quickly became the speciality. Thirty years later the warehouse was purchased by Mr. J. W. Gorham who carried on a business for many years until his death and the firm moved to another location in the same vicinity.

In 1910, the Jerusalem Warehouse became the home of Morse's Tea, and the company soon became a well known tea industry that 'paralleled the growth of Canada'. In 1927 the building was struck by fire, and partially destroyed. The previously steeply pitched roof was replaced with two more storeys in brick with a flat roof. Also, likely due to the introduction of the automobile, the loading doors were relocated from the north and east walls, to the west side of the building where there was more available space.

The J.E. Morse & Company had a successful business in the Jerusalem Warehouse until the 1970's when the building was threatened by demolition with the proposal of a 'super highway' which was to pass through the site on which the building stands. The building has long held associations with the tea trade and remains a reminder of Halifax's colourful past and one of Canada's oldest tea businesses, J.E. Morse & Company.

## **DISCUSSION**

The lease for the current tenant, NSCAD, expires in June of this year, and the building renovations are planned to begin after their departure. Presently, the ground floor has meeting rooms, 2<sup>nd</sup> to 5<sup>th</sup> floor are offices, and the 6<sup>th</sup> floor is used for graduate studies.

**H00205: Alterations to 1877 Hollis Street - 3 -**

The owner plans to adaptively re-use the building as a restaurant on the ground floor, and offices above. The North side will be the focus, or main entrance. There are also numerous internal alterations, including floor height changes on the ground and first floor to accommodate the existing low ceiling height. This proposal is compatible with the historical values associated with the building, and should give the building a greater prominence in the streetscape.

***Alteration Proposal***

East Elevation (Attachment C - Drawing A1)

- One new set of double doors will be created in an opening which may have been a door originally, but now houses a ventilation grill. As on the north elevation, these doors will be a black aluminium clad, wooden door systems.
- Also similarly, ironstone will be removed to accommodate the new doors, and the existing granite stones will be re-installed to frame the new openings. New granite stones will be added to fill in the remaining area between the doors and their adjacent windows.
- At the north east corner there appears to be an original door opening, which has been filled in with ironstone and a fixed window with a "J. E. Morse & Co. Ltd" sign in it. This fixed window will be replaced with a more traditional six over six window to match the other windows in the building (error in drawing shows sliding window). The sign will be relocated inside the building for display.

North Elevation (Attachment B - Drawing A2)

- Two original openings, one door and one window, will be enlarged to accommodate new double doors with side and transom lites.
- The enlargement of these openings will require the relocation of the granite stone quoins. Some ironstone will be removed, the new doors installed, and the existing granite stones will be re-installed to frame the new openings. New granite stones will be added to fill in the remaining area between the doors and their adjacent windows.
- Additionally, new stairs for each set of doors will be created, and granite is the preferred material. It is hoped that the parking and Downtown Halifax signs on this side of the building will be relocated for better visibility of the building and the entrances.

West Elevation (Attachment D - Drawing A3)

- Two existing doors on this elevation will be retrofitted with new doors, but the openings will not be altered. The north west door, a single door, will be replaced with a new black clad door, and the south west door will be double doors (without transom or sidelites).

In addition to the specific alterations outlined above, all of the existing windows (floors 2-6) are proposed to be replaced with black aluminum clad wooden windows. These windows will replicate the single hung, six over six windows, with simulated divided lite, of the same dimensions in the original openings. This will account for approximately 20 windows on the east elevation, 34 on the north elevation, and 38 on the west elevation, for a total of 92 new windows.

***Building Conservation Standards***

The proposal has been evaluated against the Building Conservation Standards (Attachment E), and staff offer the following comments:

- The proposed windows will not alter the historic sense of development associated with the building. The wood clad windows will be in the same style and dimension as the original windows. The appearance will not change, and there will be no significance impact on the historic character of the building.
- The proposal does not alter the massing or scale of the building, and the proposed windows and doors will be appropriate for the building in terms of materials, style and dimensions. A minimal amount of historic materials will be removed to accommodate the larger openings for the door systems, but this should not impact the historic character of the building.
- The proposed alterations will not have a negative impact on the building as a physical record of its time, place, and use. The alterations outlined in this report will continue this building's history of change, and will not create a false sense of historical development.

***Summary***

The proposed new windows are appropriate for the building in terms of style and dimensions, and will be located in existing openings. The new door systems will remove a minimal amount of historic materials (ironstone) but the granite will be re-used in the same area of the building. The alterations outlined in this report are required for the new use, and the door specifically are required in part for Building Code compliance.

The redevelopment proposal will see a compatible new use, restaurant and offices, which require nominal alterations to the exterior of the building. Additionally, the historic character of the building will not be affected. Based on these considerations, staff are of the opinion that the proposal be approved.

**BUDGET IMPLICATIONS**

None.

**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**

- 1) The Heritage Advisory Committee may approve the alterations, with or without conditions, to 1877-79 Hollis Street and this is the recommended course of action.

- 2) The Heritage Advisory Committee may refuse the proposed alterations to 1877-79 Hollis Street, but this is not recommended.

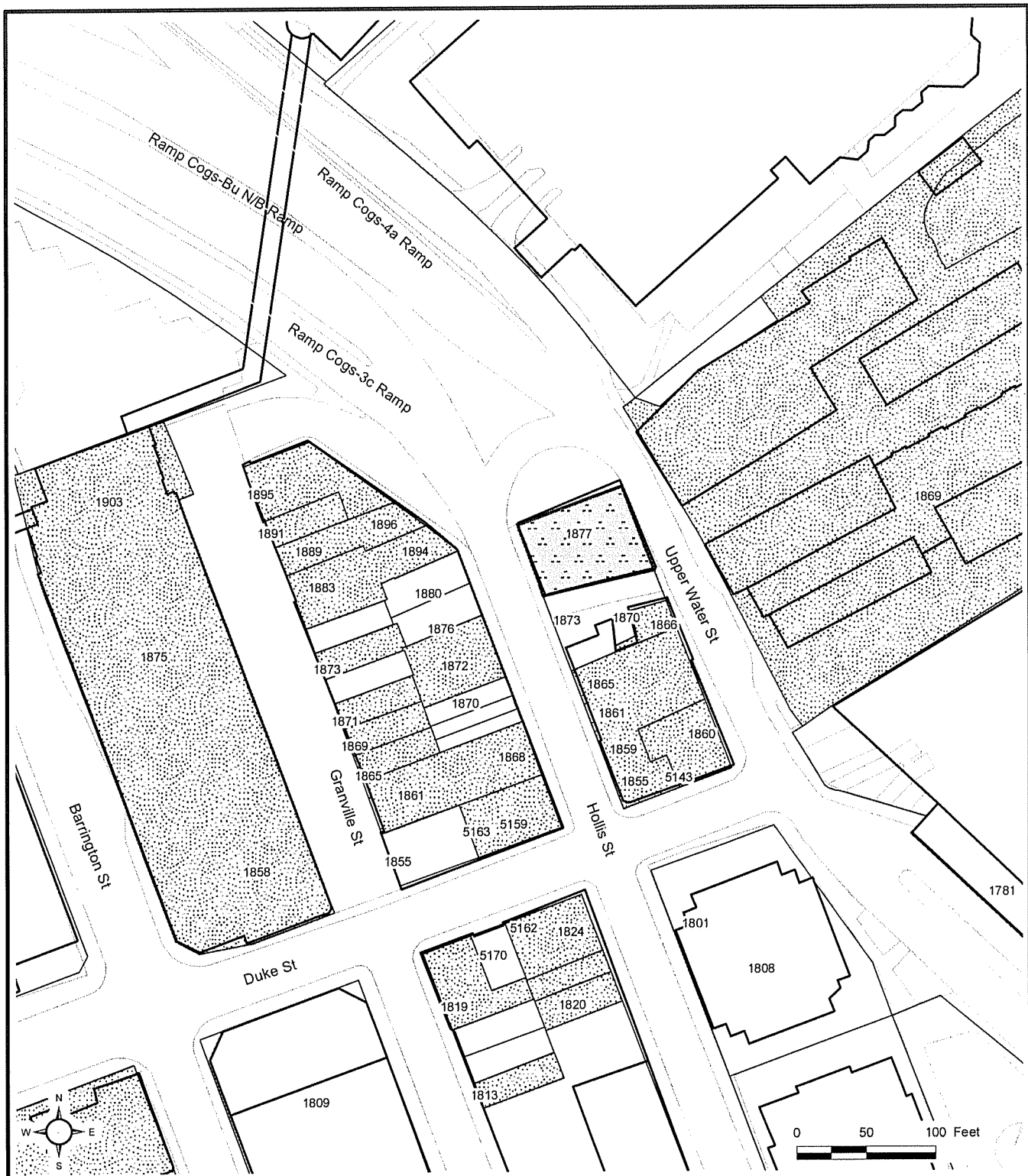
**ATTACHMENTS**

Map 1	Location Map for 1877-79 Hollis Street, Halifax
Attachment A	Photographs
Attachment B	Architects renderings - Drawing A1
Attachment C	Architects renderings - Drawing A2
Attachment D	Architects renderings - Drawing A3
Attachment E	Building Conservation Standards for Heritage Properties in HRM

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or 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, Planning Applications 490-6717



Map 1 - Location Map  
**1877-79 Hollis Street**  
**Halifax**

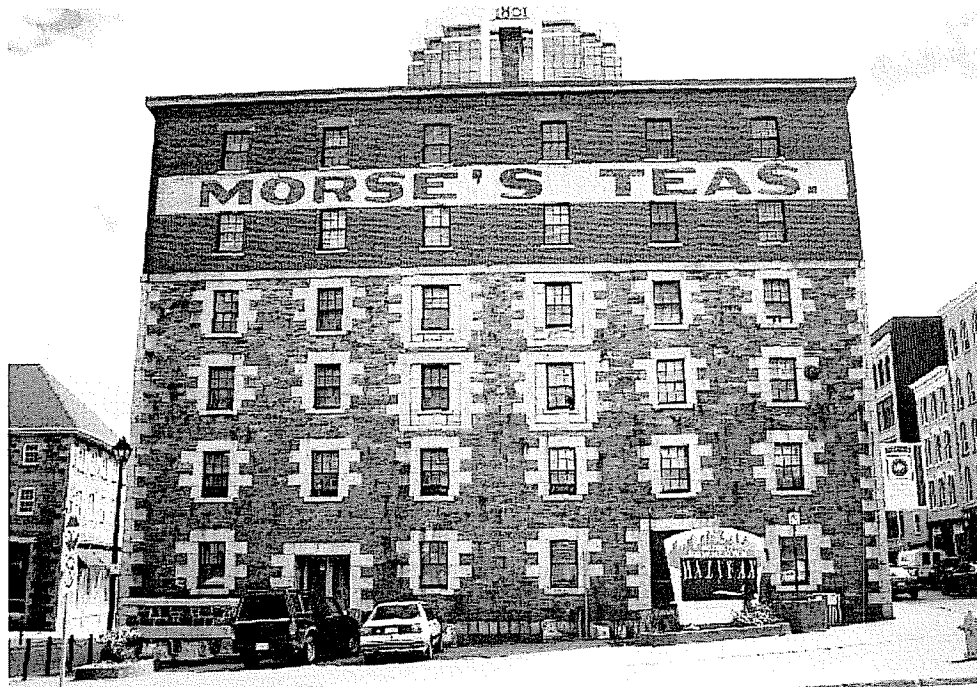
Halifax Plan Area

-  Subject property
-  Heritage property

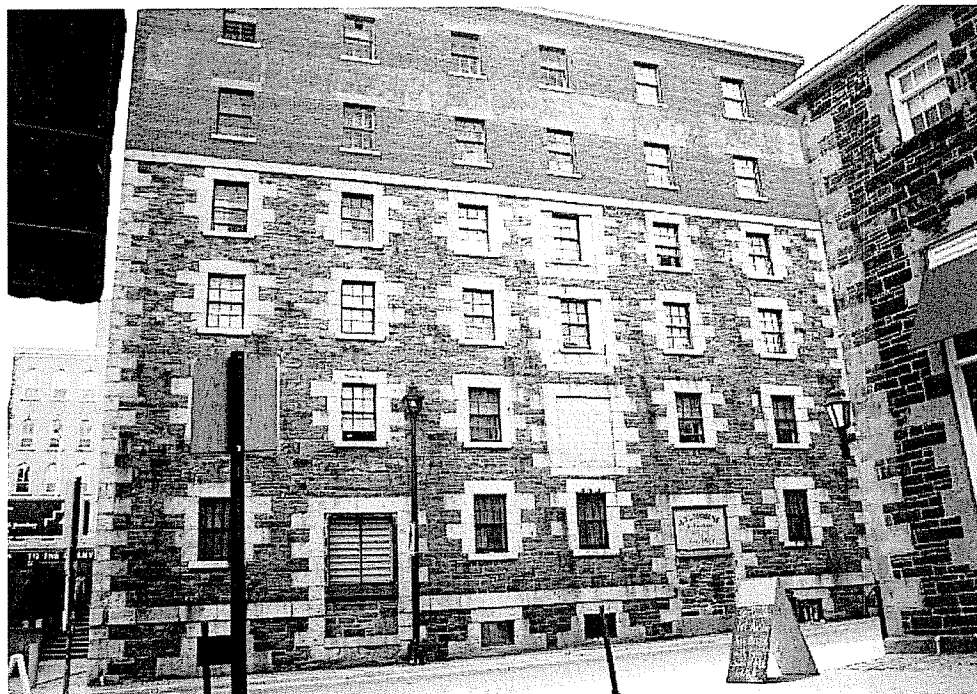
**HALIFAX**  
 REGIONAL MUNICIPALITY  
 PLANNING AND  
 DEVELOPMENT SERVICES

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

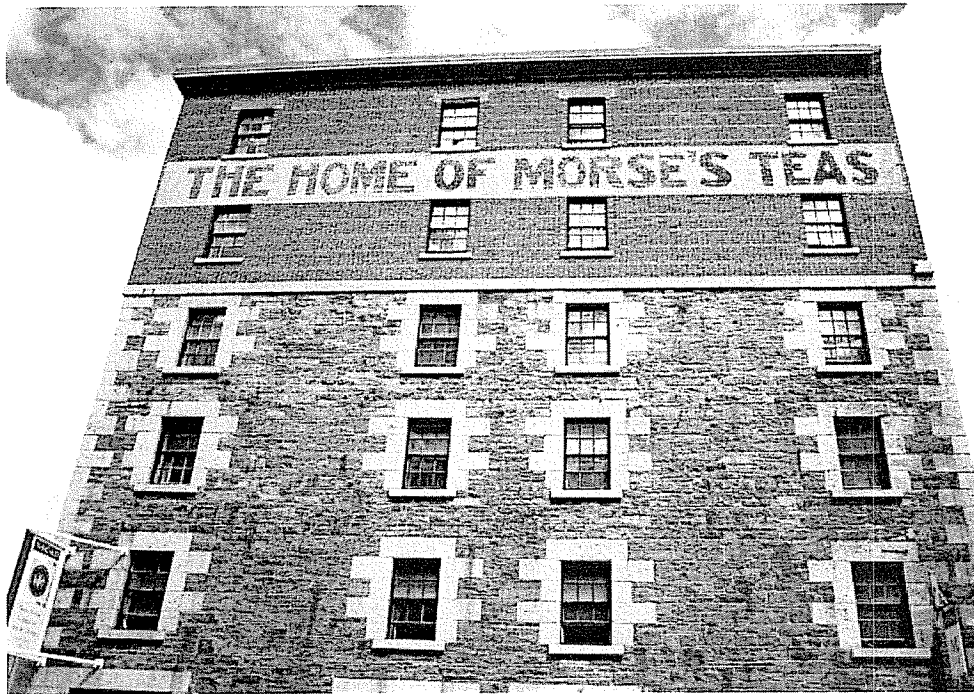
Attachment A



North Elevation



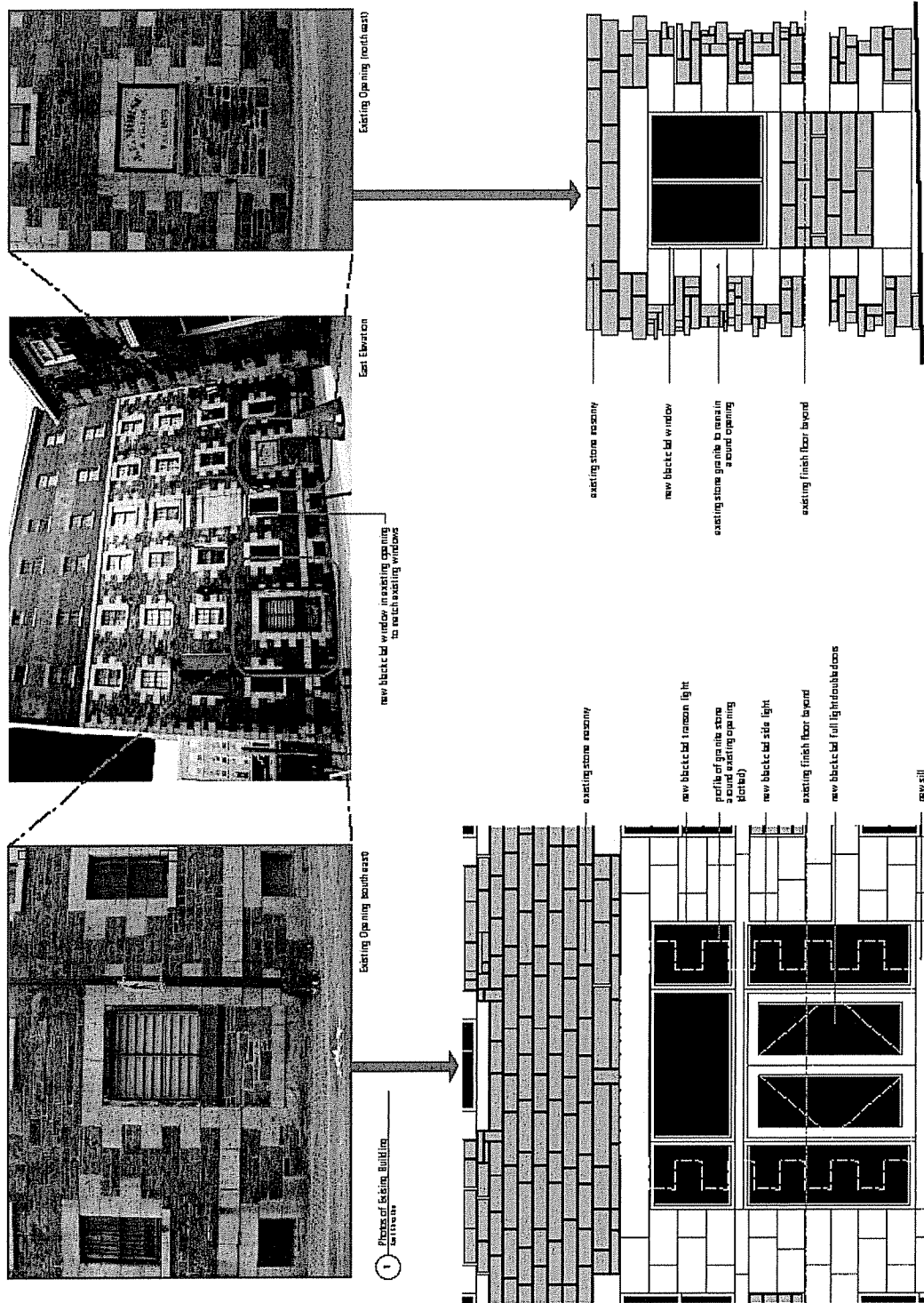
East Elevation - Upper Water Street.



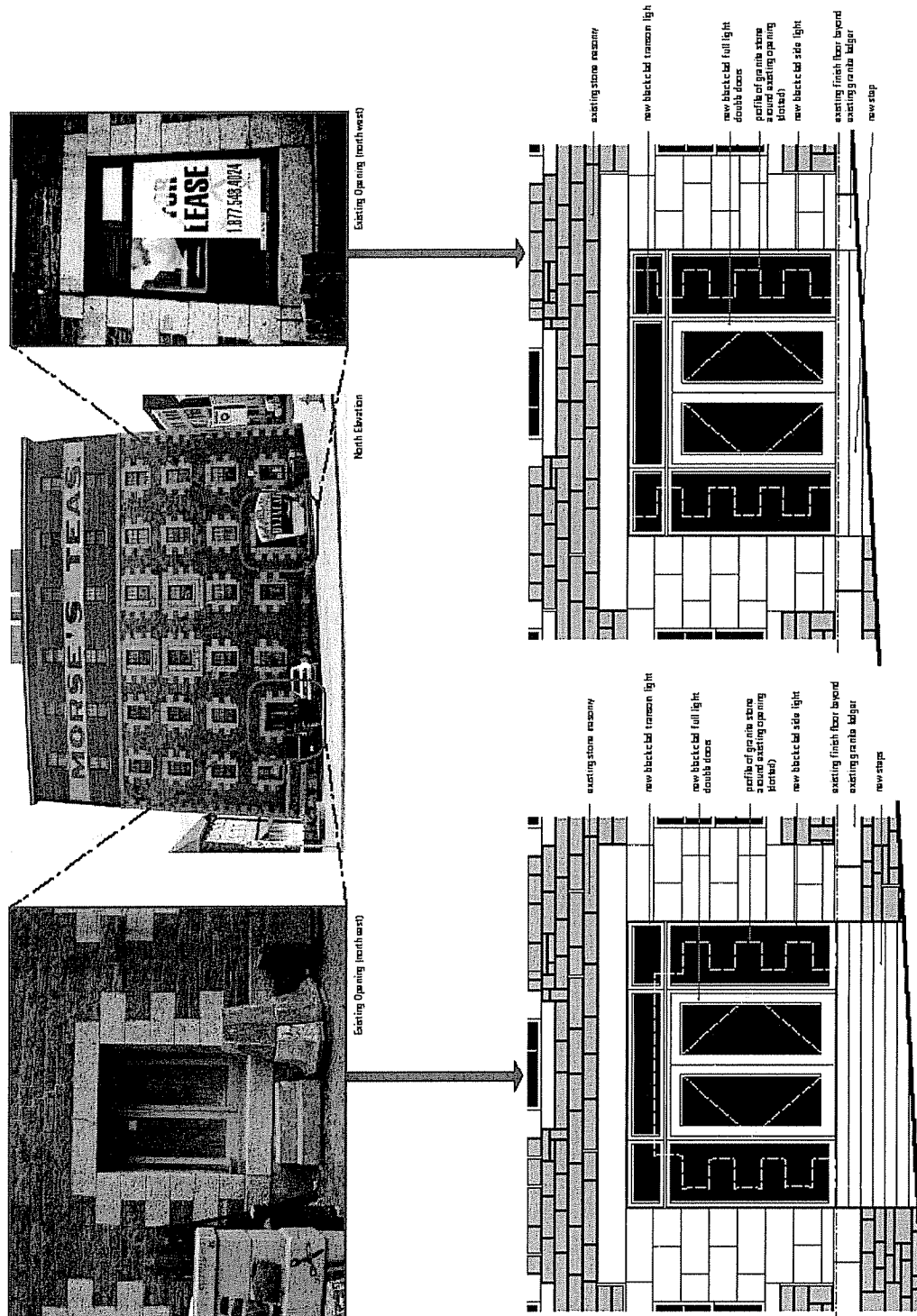
West Elevation - Hollis Street.



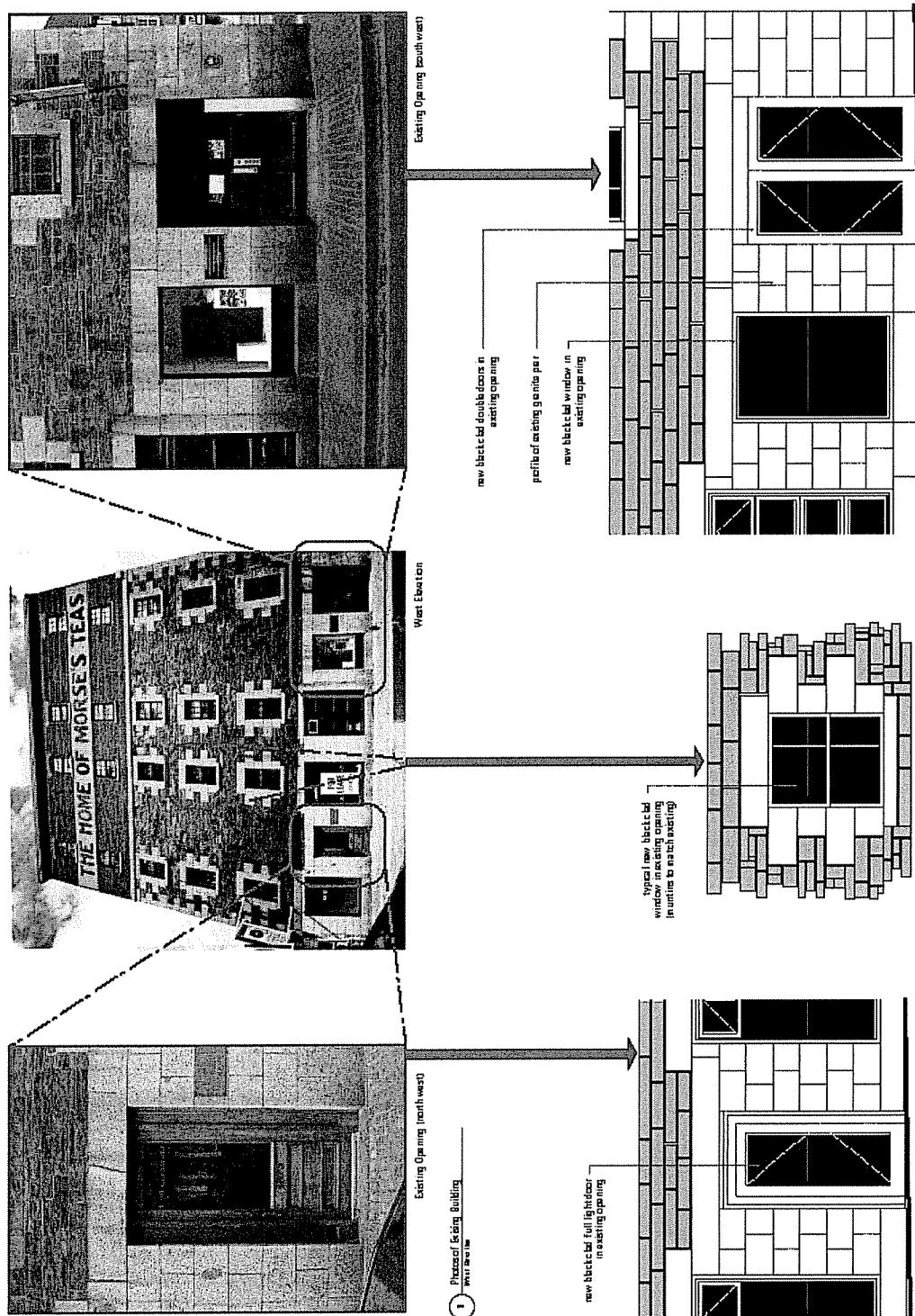
Attachment B: Drawing A1



Attachment C: Drawing A2



Attachment D: Drawing A3



**Attachment E: Building Conservation Standards for Heritage Properties in HRM**

The following standards will be used to assess all applications for property alteration and financial assistance. The historic character of a heritage resource is based on the assumptions that (a) the historic materials and features and their unique craftsmanship are of primary importance and that (b) in consequence, they are to be retained, and restored to the greatest extent possible, not removed and replaced with materials and features which appear to be historic, but which are in fact new.

- 1) The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building, its site and environment.
- 2) The historic character of the property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize the property shall be avoided.
- 3) 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.
- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved.
- 6) 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) 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 affected by the project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9) 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.

*The above-noted standards are based on the Conservation Standards used by the United States Secretary of the Interior (36 CFR 67) (1991). They are generally in keeping with most Conservation principles, including the Venice Charter (1964).*