

HALIFAX

Heritage Advisory Committee

Public Information Meeting

Demolition Application H00427
Thomas Jeffery House at 1333-35 Barrington Street
Registered Municipal Heritage Property

Demolition Application H00428
Renner-Carney House at 1349-53 Barrington Street
Registered Municipal Heritage Property

December 1, 2016

Nova Scotia Heritage Property Act

- **Section 17**

- (1) Municipal heritage property shall not be substantially altered in exterior or public-building interior appearance or demolished without the approval of the municipality.

Nova Scotia Heritage Property Act

- **Section 18**

- (3) Where the municipality does not approve the application, the property owner may, notwithstanding Section 17, make the alteration or carry out the demolition at any time after three years from the date of the application but not more than four years after the date of the application.

Nova Scotia Heritage Property Act

- **Regional Council motion forwarded to Province:**
 - THAT Halifax Regional Council request the Province to amend the Heritage Property Act and Heritage Conservation Districts regulations, where appropriate, to authorize the Council to adopt a by-law that would suspend specific types of developments, for a period not exceeding one (1) year, within the boundaries of an area that Council has identified as part of a background study to establish a Heritage Conservation District. The by-law shall identify and restrict inappropriate development activity for the period in which it is in effect. Another by-law, under this provision, cannot be established, in an area which was previously subject to by-law, for a period of three years once the by-law ceases to be in effect.
(Feb. 23, 2016)

Nova Scotia Heritage Property Act

- **Contact NS Communities, Culture and Heritage**
 - Kevin Barrett
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 - (902) 424-6396

SITE INTRODUCTION

Location: South Barrington Street between Bishop and Morris Street



BARRINGTON ELEVATIONS



Renner-Carney House



Mayfair Apartments



Jeffery House

Graphics: Brent Schmidt, HTNS



Heritage Value

T.N. Jeffery House (c. 1816)



1859



1899



2016

Graphics: Brent Schmidt, HTNS

HALIFAX

Heritage Value

Renner-Carney House (1892)



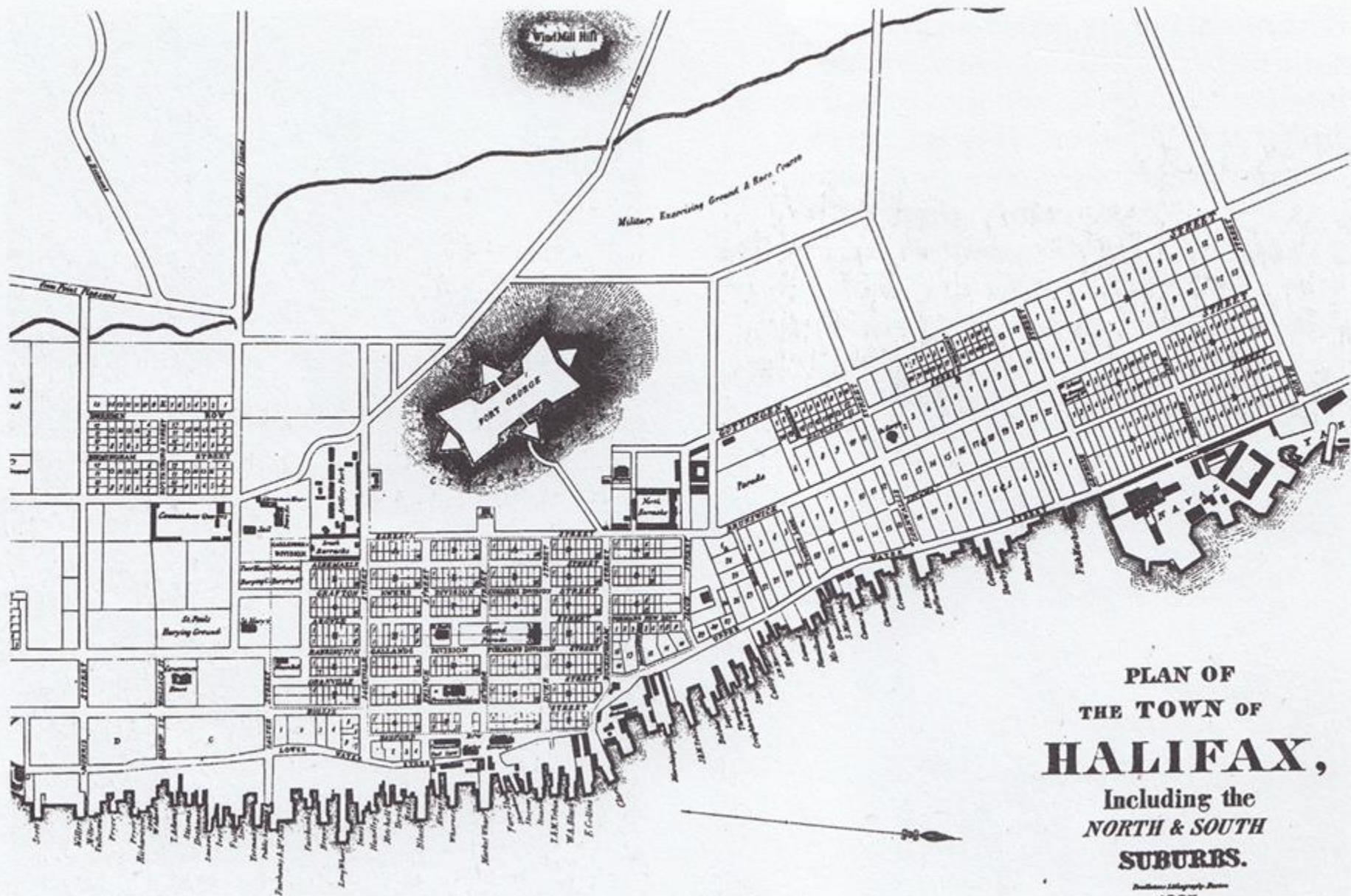
1899



2016

Graphics: Brent Schmidt, HTNS

HALIFAX



PLAN OF
 THE TOWN OF
HALIFAX,
 Including the
 NORTH & SOUTH
 SUBURBS.

Published by
 1835

St. Mary's Cathedral Basilica

The Cathedral Basilica is located on land purchased by the Irish Catholics of Halifax in 1784. Built between 1820 and 1829, it replaced a smaller church - St. Peter's - that was first erected on the site. St. Mary's has been the home of many Irish bishops, and many Halifax Irish who contributed to the growth and commerce of the city were its parishioners.

Former St. Peter's Cemetery

Located beside the Basilica at the corner of Spring Garden Road and Grafton Street, the old St. Peter's cemetery was used from the 1780s to the early 1840s when Holy Cross Cemetery was opened. It holds the remains of over 2000 Catholic parishioners, mainly Irish, along with Mi'kmaq and a scattering of Scots, German and English. The graveyard became a paved parking lot in the 1950s.

Holy Cross Cemetery

Holy Cross Cemetery was opened and the first burials made in 1843. Of the 25,000 persons buried there most are Irish immigrants and their descendants. Many headstones identify the county of Ireland as the deceased country of origin.

Our Lady of Sorrows Chapel

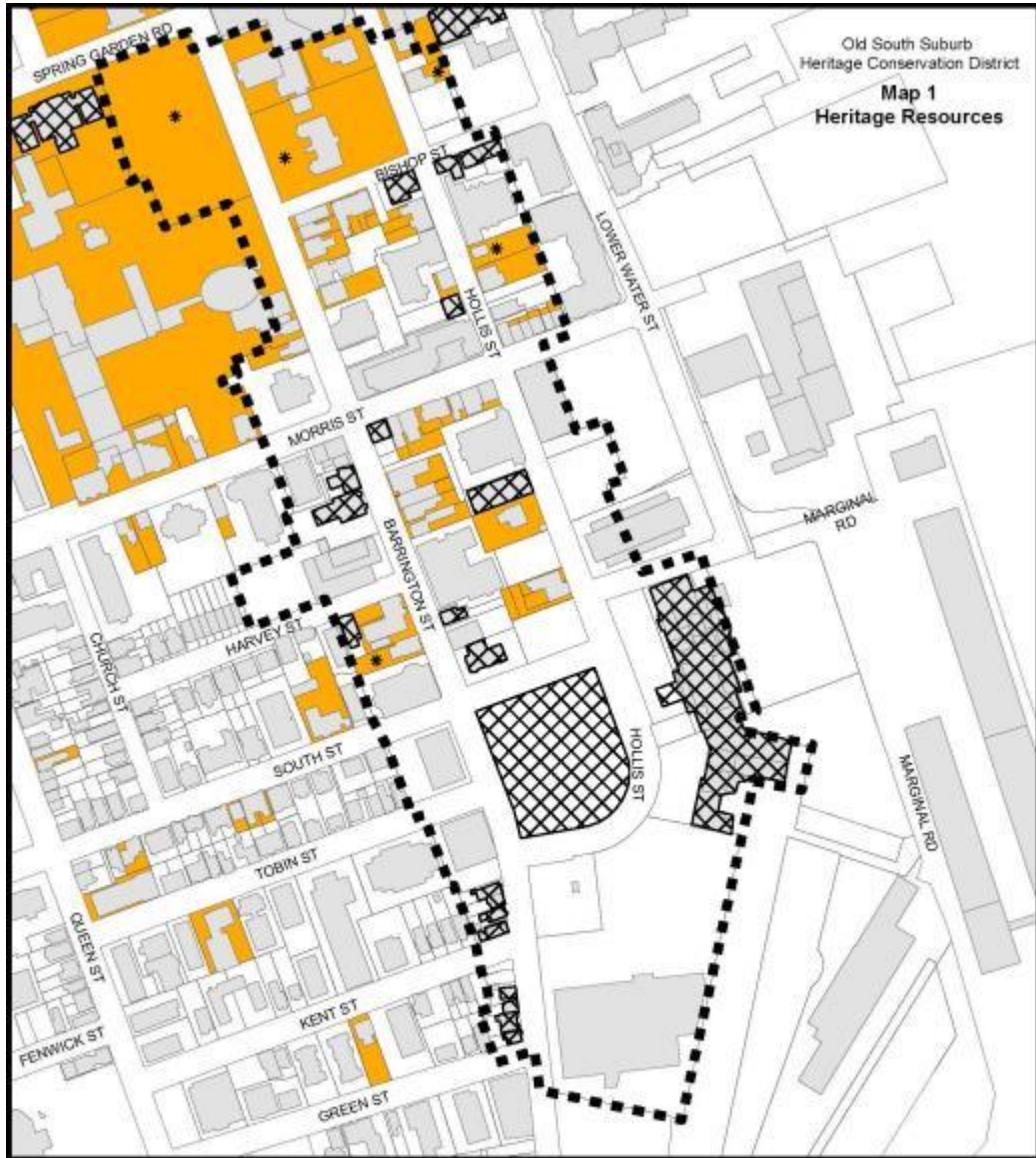
Located within the Holy Cross Cemetery, Our Lady of Sorrows Chapel is affectionately known as "The Church Built in a Day". Nearly 2000 volunteers gathered on August 31, 1843 to build the wooden chapel on its ironstone foundation.

Celtic Cross: Irish Settlers Memorial.

Erected March 17, 2000 by the Charitable Irish Society of Halifax.



HALIFAX



OLD SOUTH SUBURB HERITAGE CONSERVATION DISTRICT

-  Old South Suburb Heritage Conservation District Boundary
-  Registered Provincial Heritage Properties
-  Contributing Heritage Resources
-  Existing Registered Municipal Heritage Property

HALIFAX
Planning & Development
Heritage



A north arrow points upwards. Below it is a scale bar marked from 0 to 60 meters.

Heritage Value

**Late Georgian Period
(1800-1830)**



**Early and Mid-Victorian Period
(1830-1885)**



**Late Victorian Period
(1885-1900)**



2 1333-53 Barrington St.



A Existing street view with no development



B 11 meter street wall with 14 meter building



C 11 meter street wall with 22 meter building

Recommended



D 11 meter street wall with 28 meter building

6

Alexander McLean Building on Hollis Street



A

Existing street view with no development



B

14 meter building within block



C

22 meter building within block - Recommended



D

28 meter building within block

9 Hollis at Government House looking south



A Existing street view with no development



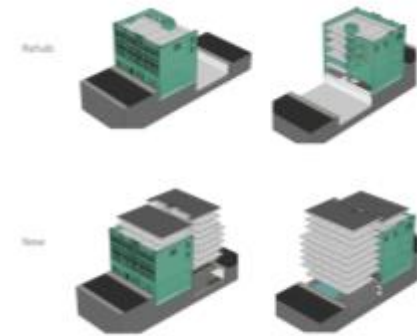
B 11 meter street wall with 17 meter building on Bishop st. - **Recommended**



C 28 meter building mid block with 17 meter building on Bishop St.

Financial Implications

- Total area of three lots at 1333-53 Barrington Street 24,000 sq ft on falling grade
- Marginal value between proposed development scenarios: ~\$850,000



REHABILITATED AND NEW FLOOR PLATES



1581-89 Barrington Street, Keith Building
9,570 sq ft total lot area on falling grade



1652-62 Barrington Street
8,821 sq ft total lot area on rising grade

HALIFAX

Environmental Impact

- In Nova Scotia, 25 to 30% of the entire waste stream is from construction and demolition debris.
- Renner-Carney House will result in approx. 23,760 cubic feet of waste or 9,000 garbage bags (75 litres)
- Thomas Jeffery House will result in approx. 31,944 cubic feet of waste or 12,000 garbage bags (75 litres)
- Energy implications currently under review



Renner-Carney House: $2445 \text{ (footprint)} \times 30 \text{ (height)} \times 0.33 = 23,760 \text{ cubic feet}$

Heritage Demolition Process

- **Application received and fees paid** **October 8, 2015**
- Initial structural integrity assessment N/A
- Newspaper ad published November 12, 2016
- **Public Information Meeting** **December 1, 2016**
- Report to HAC and Regional Council TBD
- Release demolition permit Between October 8, 2018 and October 8, 2019

Heritage Staff

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Questions or Comments

Please...

- Raise your hand
- Speak for 5 minutes max and respect all points of view
- Use the microphone and address the chair or staff
- Identify your name for the minutes and use sign up sheet



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