
COMMUNITY DEVELOPMENT
Heritage Property Program

M E M O R A N D U M

TO: Heritage Advisory Committee

FROM: Bill Plaskett, Heritage Planner

DATE: February 17, 2010

SUBJECT: **Amendment to Barrington Street Heritage Incentives Program Terms & Conditions**

At its February 11, 2010 meeting, the Heritage Advisory Committee discussed the Revised Terms & Conditions for the Barrington Street Heritage Conservation District Incentives Program. A suggestion was made that the Terms and Conditions should include a provision requiring measured "as found" drawings where an incentives application involves changes to a heritage building. The intent of this would be to document the existing state of the building, should a future owner wish to restore the building to that state. Staff were requested to report back on this suggested amendment.

Staff have the following comments:

- Section 1.3 (a) and (b) of the Terms and Conditions require incentives applications to include:
 - recent photographs of the building with close ups of the areas of work for which the grant or tax credit is applied for; and
 - professionally prepared design documents including plans, elevation drawings, and technical specifications for all aspects of the proposed restoration/renovation work
- The Barrington Street Heritage Conservation District By-law (H-500) requires a Certificate of Appropriateness for any development in the district. Sections 5(4)(b) and (c) of the By-law require that an application for a certificate shall include:
 - elevation drawings, drawn to scale, to illustrate the architectural design, dimensions, materials and colour of the proposed development; and
 - where an application is for an alteration to an existing building or structure, it shall include "before and after" drawings, sketches, or photographs to illustrate both the existing situation and the proposed alteration.

- Buildings in the Barrington Street HCD have been extensively documented photographically. In 2005, when the HCD planning exercise began, the entire built streetscape was documented with rectified photos. Staff also have an extensive photo record of architectural details, storefronts, masonry elements, etc., and a file of historic photos, some dating back to the early 20th century.
- Original architectural plans for some buildings in the district exist at the Nova Scotia Archives.

With these existing regulatory provisions and resources, staff recommend that there is no need to further amend the Incentives Program Terms and Conditions.