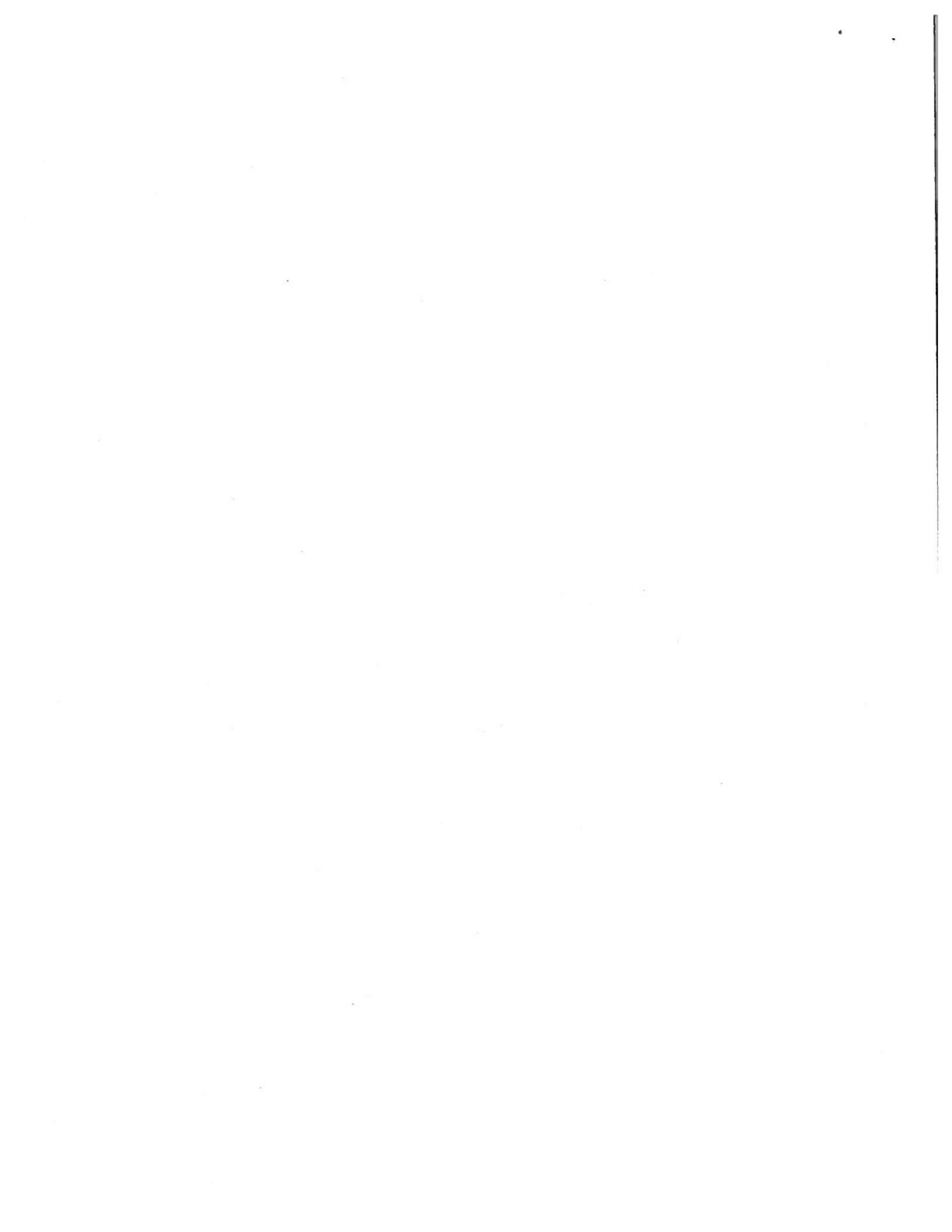


## **Maclellan, Jillian**

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**From:** Geoff Keddy <geoffkeddy@geoffkeddy.com>  
**Sent:** June-05-13 5:07 PM  
**To:** Maclellan, Jillian  
**Cc:** Murphy, Sherryll  
**Subject:** 1234 Barrington / Case #18011

Members of the Design Review Committee. (HRM by Design) The following is an explanation for the 2 proposals regarding the requirement for a roof top patio to function which will fulfill the requirement for open space. The second option shows the patio on the roof of the new addition and has been detailed as a result of the recommendation from the Heritage Advisory Committee. After we had shown the new patio deck on the addition which was approx. 250 square feet we were told we had to cover the entire roof since it would be flat. This has resulted in a very long unattractive 3' - 6" height railing which in our view will be very unattractive especially if not maintained over time. The intent of the first proposal was to have a deck which would not be visible from Barrington street and we engaged the services of a structural engineer to insure the old roof would support the loads which it does. The other problem with the new deck being placed on the new addition is that the cost will be much greater due to the additional height of the stairs as well as the larger deck which can not exceed an occupancy of 60 persons without having a second exit and may become cost prohibitive. Geoff



## Design Rationale

The following proposal is located in precinct 2, Barrington Street south.

The proposed building is a low-rise addition to the existing heritage property. The four storey development has been designed to appear as three town home units.

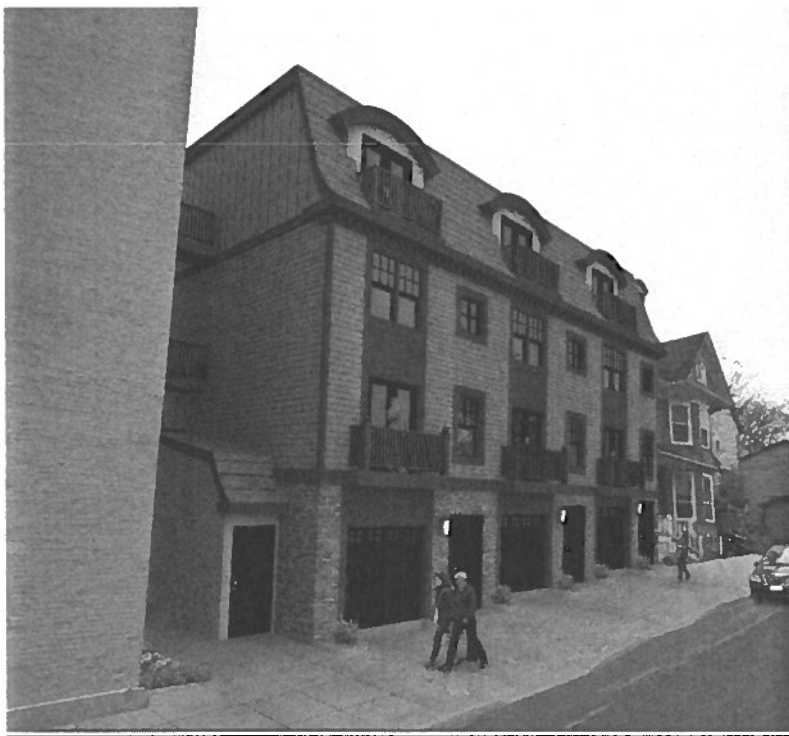
The existing parking lot is currently a **commercially operated parking lot**.

Section 2.2 of Downtown Halifax Design Manual States "To prohibit new commercial operated surface parking lots, and ensure that existing surface parking lots are developed.

The proposed addition will screen from view the existing unattractive "poor façade" of the vinyl sided rear lot (1230 Barrington Street).

"Infilling of vacant lots combined with streetscape improvements will greatly strengthen the precincts role as a connective hinge between the south end waterfront and central downtown.

There is also a growing demand for 3 bedroom units in the downtown core to encourage families to migrate to the urban core.



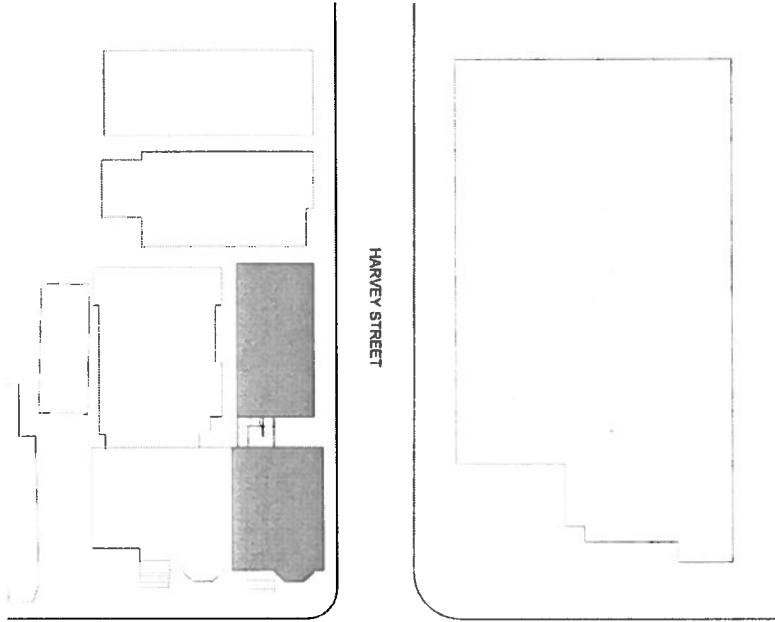
**Proposed Addition**

## Site

The following proposal consists of a low rise 4 story residential addition.

Located at the rear of a heritage property @ 1234 Barrington Street located at the corner of Harvey Street.

The building will contain a total of 3 residential units with landscaped communal roof terrace.



BARRINGTON STREET



1234 Barrington Street

## Existing Conditions

The existing heritage building is in poor condition and requires costly maintenance. The rear of the lot is an empty (commercially rented) parking lot. The existing conditions do not correspond to the HRM design guidelines.



Harvey Street

## Design Manual – Relevant Criteria

### 2.2a

*“Retain and to respect in future development, the small to mid-size types of buildings, or the effect achieved by buildings of that size range, and their relationship to the street.”*

This project is a mid-size building and is respectful of the small to mid-size buildings in the general vicinity.

### 2.2b

*“Ensure that buildings create an animated streetscape through active ground floor uses and pedestrian scaled design features.”*

The proposed building with the 3 stepped entrances and landscaping will create an animated streetscape.

### 2.2f

*“Improve the pedestrian environment in the public realm through a program of streetscape improvements as previously endorsed by Council (Capital District Streetscape Guidelines).”*

The Streetscape will be greatly improved with the proposed exterior lighting and landscaping.

**2.7a**

*"Protect and enhance the existing character of the precinct by preserving the existing building and their relationship to the street."*

Approval of this project will provide funds for improving and maintaining the existing heritage building. Townhouses are a good fit with the existing neighbourhood. They are of the same scale as the majority of the buildings. Given that they do not have a lobby, they have direct access to the street.

**3.2.1.a**

*"The streetwall should contribute to the fine grained character of the streetscape by articulating the façade in a vertical rhythm that is consistent with the prevailing character of narrow buildings"*

The streetwall will be enhanced by the proposed façade which will have a vertical rhythm that is consistent with the prevailing character of narrow buildings on Harvey Street. The exterior will have similar materials such as cedar shingles and wood trim.

**3.2.1.b**

*"The streetwall should generally be built to occupy 100% of a property's frontage along streets."*

The proposed streetwall will be built to occupy 90% of the property's frontage.

**3.2.1.d**

*"In areas of contiguous heritage resources, streetwall height should be consistent with heritage buildings."*

The streetwall height is consistent with the existing heritage property.

**3.2.1.f**

*"Streetwalls should have many windows and doors to provide eyes on the street and a sense of animation and engagement."*

The Heritage Advisory Committee requested minimizing the number of windows in order to mimic the plane windowless façade of the heritage building. The windows have been kept similar to those in the other buildings. These windows provide a sense of animation and engagement.

**3.2.1.g**

*"Along pedestrian frontages at grade level, blank walls shall not be permitted, nor shall any mechanical or utility functions (vents, trash vestibules, propane vestibules, etc.)"*

There is no blank wall facing the street and there will not be any mechanical or utility functions.

3.1.2.b

*"New buildings should provide a setback that is no greater or lesser than the adjacent existing building."*

The façade is set back to allow a more visible view of the heritage building (request from Heritage Advisory Committee) and is in keeping with adjacent buildings.

3.2.1.e

*"Street walls should be designed to have the highest possible material quality and detail."*

The use of cedar shingles and natural wood (carriage style) garage doors will be contributing to this mandate. High quality windows, door hardware and roof shingles will also be in conformity regarding material quality.

3.2.2.a

*"All buildings should orient to, and be placed at, the street edge with clearly defined primary entry points that directly access the sidewalk"*

The 3 entrance (entry points) provide direct access to the sidewalk. There is landscaping proposed next to the entrances which will help to clearly identify primary entrance points.

3.2.4.a

*"Individually accessed residential units (town homes) should have front doors on the street, with appropriate front yard privacy measures such as setbacks and landscaping."*

The front doors are on the street with infill landscaping.

3.2.4.d

*"Units with multiple bedroom (2 and 3 Bedroom units) should be provided that have immediately accessible outdoor amenity space may be at grade or on the landscaped roof of a podium."*

The new residents as well as the existing residents will have access to a roof top patio. There is currently no outdoor amenity space. The proposed French balconies on the second level will provide immediate access to the outdoors.

3.2.5.b

*"Provide a high quality architectural expression."*

We believe the new addition will provide a high quality architectural expression in its articulation including window proportions and building massing.

3.2.5.c

*"Provide windows, doors and other design articulation along facades; blank walls are not permitted."*

There are no visible blank walls.

3.2.5.f

*"Wherever possible, provide pedestrian entrances on sloping streets."*

All entrances are at grade level.

3.3.1.d

*"Street facing facades should have the highest design quality, however, all publicly viewed facades at the side and rear should have a consistent design expression."*

The visible side facades (east & west elevations) will have the same high design quality as the streetwall façade.

3.3.2.a

*"Building materials should be chosen for their functional and aesthetic quality, and exterior finishes should exhibit quality of workmanship, sustainability and ease of maintenance."*

The cedar shingles, wood trim and roof shingles will be sustainable.

3.3.2.b

*"Too varied a range of building materials is discouraged in favour of achieving a unified building image."*

All 3 Units will match one another and be consistent in achieving a unified building image.

3.3.2.c

*"Materials used for the front façade should be carried around the building where any facades are exposed to public view at the side or rear."*

North & west elevation (view from Harvey Street) will have similar materials (see 3.3.1.d).

3.3.2.d

*"Changes in material should generally not occur at building corners."*

(see 3.3.1.d & 3.3.2.c)

3.3.2.e

*"Building materials recommended for new construction include brick, stone, wood, glass, in-situ concrete and pre-cast concrete."*

The use of stone or brick is a preferred option to the shingles at grade level. This is because it will serve to minimize the visual height of the building and be more compatible with the brick façade of the existing building.



3.3.2.f

*"In general, the appearance of building materials should be true to their nature and should not mimic other materials."*

The shingles will be real cedar versus vinyl or fiber cement shingles.

3.3.2.g

*"Stucco and stucco-like finishes shall not be used as a principle exterior wall material."*

The new building will not have any stucco or stucco-like finishes.

3.3.2.h

*"Vinyl siding, plastic, plywood, concrete block, EIFS (exterior insulation and finish systems where stucco is applied to rigid insulation), and metal siding utilizing exposed fasteners are prohibited."*

None of these products will be used in the new addition.

3.3.2.i

*"Darkly tinted or mirrored glass is prohibited. Clear glass is preferable to light tints."*

There will be no dark, tinted or mirrored glass.

3.3.2.j

*"Unpainted or unstained wood, including pressure treated wood, is prohibited as a building material for permanent decks, balconies, patios, verandas, porches, railings and other similar architectural embellishments."*

Wood will be stained.

3.3.4.c

*"Landscaping treatment of all flat rooftops is required. Special attention shall be given to landscaping rooftops. The incorporation of living green roofs is strongly encouraged."*

There will be a green roof adjoining the roof top patio.

3.3.4.d

*"Ensure all rooftop mechanical equipment is screened from view by integrating it into the architectural design of the building and the expression of the building top. Mechanical rooms and elevator and stairway head-houses should be incorporated into a single well-designed roof top structure. Sculptural and architectural elements are encouraged to add visual interest."*

There is no mechanical equipment on the rooftop.

3.5.1.a

*"Locate parking underground or internal to the building (preferred), or to the rear of buildings."*

Parking will be indoors (garages).

3.5.1.b

*"Ensure vehicular and service access has a minimal impact on the streetscape, by minimizing the width of the frontage it occupies, and by designing integrated access portals and garages."*

The 3 units each have a garage. The doors would have a dark carriage style look versus a white vinyl appearance.

3.5.1.f

*"Locate heating, venting and air conditioning vents away from public streets. Locate utility hook-ups and equipment (i.e. gas meters) away from public streets and to the sides and rear of buildings, or in underground vaults."*

Utility hook ups & equipment will not be located on the streetwall elevation, but rather on either the east or west sides of the building.

3.5.4.a

*"Attractive landscape and architectural features can be highlighted with spot-lighting or general lighting placement."*

There will be LED lighting for the landscaping and building façade.

4.1.2

*"Entirely new buildings may be proposed where no previous buildings existed, where original buildings are missing, or where severely deteriorated or non-historic buildings are removed."*

*The intention in designing such new buildings should not be to create a false historic building, instead the objective must be to create a sensitive well designed new structure of its time@ that fits and is compatible with the character of the district or its immediate context.*

*The design of new buildings should carefully consider requirements elsewhere in these guidelines for density, scale, height, setbacks, setbacks, coverage, landscaped open space, view corridors and shadowing. Design considerations include: contemporary design, material palette, proportions of parts, solidity vs. transparency and detailing."*

The proposal has considered this design criteria such as scale, height and coverage.

The addition was not designed to mimic the existing heritage property.

It is stepped back from existing heritage building and in this regard becomes secondary in terms of importance.

4.1.3

*"New work in heritage contexts should not be aggressively idiosyncratic but rather it should be neighbourly and respectful of its heritage context, while at the same time*

*representing current design philosophy. Quoting the past can be appropriate, however, it should avoid blurring the line between real historic buildings, bridges and other structures. Contemporary as a design statement does not simply mean current. Current designs with borrowed detailing inappropriately, inconsistently, or incorrectly used, such as pseudo-Victorian detailing, should be avoided."*

This proposal complies with this statement. There will be no "pseudo-Victorian detailing".

#### **4.1.4**

*"As there is a very broad range of materials in today's design palette, materials proposed for new buildings in a heritage context should include those historically in use. The use and placement of these materials in a contemporary composition and their incorporation with other modern materials is critical to the success of the fit of the proposed building in its context. The proportional use of materials, drawing lines out of the surrounding context, careful consideration of colour and texture all add to success of a composition."*

The materials and colours proposed for the new exterior of the addition adjoining the existing heritage building will be an appropriate fit with the surrounding context. The use of real cedar shingles and stones is typical of heritage buildings in Nova Scotia.

#### **4.1.5**

*"Architectural composition has always had at its root the study of proportion. In the design of new buildings in a heritage context, work should take into account the proportions of buildings in the immediate context and consider a design solution with proportional relationships that make a good fit. An example of this might be windows. Nineteenth century buildings tended to use a vertical proportion system in the design and layout of windows including both overall windows singly or in built up groups and the layout of individual panes."*

We believe this proposal complies with these sentences. The massing and height of the new addition is similar to the existing building as well as the windows.

#### **4.1.7**

*"For new buildings, detailing should refer to the heritage attributes of the immediate context. Detailing can be more contemporary yet with a deference to scale, repetition, lines and levels, beam and column, solid and transparent that relates to the immediate context."*

Details such as roof slope, fascia board and roof shingles of the new Mansard roof will be similar to the heritage building.

#### **4.2.1.a**

*"Maintain the same or similar cornice height established by existing heritage buildings for the podium (building base) to create a consistent streetwall height, reinforcing the frame for public streets and spaces."*

The cornice height is closely aligned to the existing heritage building. The latest proposal has been reduced in height to allow for this.

#### 4.2.2.b

*"Maintain other heights and proportions in the first storey such as:*

- *window height, size and proportion, including transoms;*
- *door height, position, and setback, and; maintain the prevailing at-grade use (i.e. retail or residential) while considering the intended use and role of the street."*

#### 4.2.4.a

*"Maintain the window proportions of existing heritage buildings (generally vertically oriented windows)."*

The design incorporates this feature.

#### 4.2.4.b

*"Windows should be aligned above each other from storey to storey."*

The proposal clearly depicts this.

#### 4.2.5.a

*"Provide similar materials to those in use in existing heritage buildings."*

The roof shingles will be identical.

#### 4.2.5d

*"Provide similar colour palettes, typically neutrals and earth tones, and textures."*

The coloured rendering depicts this color scheme and will be neutral earth tone colours.

#### 4.2.5.e

*"New materials should be high quality and durable, ensuring they age well."*

Roofing and cedar shingles will be of high quality. 30 years for roofing and clear No. 1 grade for cedar.

#### 4.4.1.a

*"New buildings proposed to abut heritage buildings on the same site (integrated development) should generally transition to heritage buildings by introducing a building setback from the building line. This setback can be accomplished in several alternate ways, including:*

- *New construction is entirely setback from the heritage building, resulting in a freestanding heritage structure. This is suitable where multiple façades have heritage value (see diagram for Option 1 at left).*
- *new construction is setback from the street frontage of the heritage building, but only to a depth required to give the heritage structure visual prominence (see diagram for Option 2 at left). new construction is setback along its entire façade from the street line established by the heritage structure (see diagram for Option 3 at left)."*

The proposal satisfies this section of the design manual.

4.4.1.b

*"Consideration should only be given to the construction of new buildings abutting, or as an addition to, a heritage resource, when the parts of the heritage building that will be enclosed or hidden from view by the new construction do not contain significant heritage attributes."*

The addition will be set back to allow for a better view of the rear of the heritage property from Harvey Street.

4.4.2.a

*"Maintain the same or similar cornice height for the podium building (building base) to create a consistent streetwall height, reinforcing the frame for public streets and spaces."*

The cornice heights are similar in order to create a consistent streetwall height.

4.4.2.c

*"Greater flexibility in the contemporary interpretation of historic materials and design elements is permitted."*

We are proposing cedar shingles (since stucco is not permitted).

4.4.3.a

*"Maintain the same architectural order and rhythm of both horizontal and vertical divisions in the facade."*

All 3 units will maintain the same architectural order.

4.4.3.e

*Provide similar colour palettes, typically neutrals and earth tones.*

Neutral and earth tone colours will be specified as depicted in the rendering.

