

**Heritage Advisory Committee  
February 27, 2013**

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

**SUBMITTED BY:** \_\_\_\_\_  
Brad Anguish, Director, Community & Recreation Services

**DATE:** January 31, 2013

**SUBJECT:** **Case H00369: Substantial Alteration to 1230-1234 Barrington Street,  
Halifax – Gerrard Lodge, a registered municipal heritage property**

---

**ORIGIN**

Application by Geoff Keddy Architects and Associates Ltd.

**LEGISLATIVE AUTHORITY**

*The Heritage Property Act*

**RECOMMENDATION**

It is recommended that the Heritage Advisory Committee recommend that Halifax Regional Council approve the proposed substantial alteration to the Gerrard Lodge as outlined in Attachments A through C of this report.

## **BACKGROUND**

Gerrard Lodge is located on two lots at 1230-34 Barrington Street, Halifax, which are registered as municipal heritage properties. On September 10, 2012, Geoff Keddy Architects and Associates Ltd. submitted an application for a substantial alteration to Gerrard Lodge on behalf of the property owner. The applicant wishes to construct an addition to the Lodge consisting of a new four-storey townhouse with three units at the rear of the building. In accordance with Section 17 of the Nova Scotia *Heritage Property Act*, any substantial alteration to a municipal heritage building requires Regional Council approval.

### **History and Heritage Value**

The *Heritage Property Act* defines "heritage value" as "*the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations and embodied in character-defining materials, forms, locations, spatial configurations, uses and cultural associations or meanings.*" Gerrard Lodge was built in 1865 and it is valued for its Victorian Eclectic style of architecture and for its association with its notable resident, the Honourable Sir Charles J. Townshend. Born in Amherst, Nova Scotia in 1844, he was educated at Kings College in Windsor, Nova Scotia. He was admitted to the Nova Scotia Bar Society in 1866, and went on to become a Member of the 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.

### **Character-Defining Elements**

Under the *Heritage Property Act*, the "character-defining elements" of a heritage building are defined as "*the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value.*" The following is a list of character-defining elements relating to the architectural significance of Gerrard Lodge:

- Mansard roof;
- Paired 5 sided bay windows, each topped with a 5 sided conical dormer;
- Segmentally arched windows on first and third floor windows;
- Two separate large chimneys; and
- Two bay windows flanking the main entry with elaborate sandstone detailing.

### **Alteration to the Building Application and Site History:**

In 2008, Regional Council approved a substantial alteration to the Gerrard Lodge along with a development agreement to convert the existing rooming house to four condominium units and to construct a four-storey, detached townhouse building containing three units in the rear yard. However, the development agreement expired before construction could begin. Therefore, any proposed development on the property is now subject to the regulatory framework established under the Downtown Halifax Secondary Planning Strategy and Land Use By-Law, including the Design Manual and its Heritage Design Guidelines.

### **Heritage Building Conservation Standards & Design Manual**

Council's decision relative to the substantial alteration of registered heritage properties is to be considered within the context of the Heritage Building Conservation Standards. Due to the location of the application in Downtown Halifax, the application must also be considered in accordance with the Heritage Design Guidelines of the Downtown Halifax Land Use By-law's Design Manual.

The Heritage Building Conservation Standards have been used by the Municipality on an informal basis since 1996 to evaluate substantial alterations to heritage properties. With the approval of amendments to By-law H-200 in 2009, the Conservation Standards became duly adopted and are to be used in parallel with the Heritage Design Guidelines of the Design Manual when evaluating proposed alterations to registered heritage buildings within the Downtown Halifax plan area. The Design Guidelines ensure that careful consideration is given and that different strategies may apply in different contexts to better integrate new development with existing heritage buildings.

### **Approval Process**

This proposal is subject to the Site Plan Approval process of the Downtown Halifax Land Use By-Law. Development proposals must conform to the land use and building envelope requirements of the Land Use By-law as well as meet the requirements of the By-law's Design Manual which includes Heritage Design Guidelines.

### **Design Review Committee**

The Design Review Committee is established under the Downtown Halifax Land Use By-Law to render decisions on a project's compliance with the Design Manual. The LUB requires that the Design Review Committee be informed of the Heritage Advisory Committee's recommendation on substantial alterations to Regional Council, prior to the Design Review Committee rendering a decision on the Site Plan application.

## **DISCUSSION**

### **Proposal**

The proposed development involves changes to the rear of the Gerrard Lodge through the construction of a new, four-storey townhouse addition containing three units. The Gerrard Lodge building is located on a corner lot. Therefore, three sides of the building are visible from a public street, as shown on Attachment C. The front façade of the proposed townhouse addition will face Harvey Street and it will also be visible from Barrington Street (Attachment D). The proposed townhouse addition will eliminate the rear yard of the heritage property which is currently used for parking. The addition will be constructed alongside an existing eight unit residential building located at 1230 Barrington Street.

---

### Heritage Building Conservation Standards

The proposal has been evaluated against HRM's Heritage Building Conservation Standards (Attachment E), and staff offer the following comments relative to the applicable standards:

1. **Integrity of Original Structure:** Distinctive features of the building, such as the wrap-around mansard roof, dormers, and chimneys will be unaltered. No materials will be removed or destroyed by the proposed building addition and the building could be returned to its original condition if the addition were to be removed in the future;
2. **Impact on Historic Character:** Some of the features on the rear façade of the Gerrard Lodge building will no longer be visible from Harvey Street. Two openings on the first and second floors, currently used as doorways, will be enclosed by the proposed addition. Four windows on the Gerrard Lodge building at 1230 Barrington Street will no longer be visible from Harvey Street. These alterations are viewed as having a minimal impact on the historic character of the building; and,
3. **Compatible Addition:** The design of the proposed townhouse addition complements the original building but does not duplicate it and will be understood as a new development.

### Design Manual: Heritage Design Guidelines

Section 4.4 of the Heritage Design Guidelines, Guidelines for Integrated Developments & Additions, of the Downtown Halifax Land Use By-law Design Manual applies to this proposal (Attachment F). Staff have evaluated the proposal and advise that it is consistent with these Guidelines. The proposed townhouse addition will enable the rehabilitation of the Gerrard Lodge building while preserving the visual prominence of this heritage asset.

Some of the Guidelines are prescriptive, others call for the exercise of discretion and it is those matters which are outlined in more detail as follows:

#### Section 4.4.1 – Building Set Back

The north side of the Gerrard Lodge building establishes a building line along Harvey Street. The proposed townhouse addition will be setback approximately 3 feet from this established building line along its entire façade; enough depth to give the heritage structure visual prominence along Harvey Street. The proposed connection between both buildings is set back approximately 18 feet from the property line where it adjoins the heritage building. These setbacks give the heritage structure visual prominence along Harvey Street while preserving many of the attributes on the rear façade of the heritage building. None of the attributes that the proposed addition will enclose are considered significant to the heritage value of the Gerrard Lodge building.

#### Section 4.4.2 – Cornice Line and Upper Level Setbacks

The proposed townhouse addition will be set back approximately 3 feet from the building line, established by the heritage building, along its entire façade. This setback will provide sufficient depth to maintain the existing cornice line, along Harvey Street, between the north façade of the Gerrard Lodge building and the building located on the abutting property at 5220 Harvey Street.

**Section 4.4.2 – Façade Articulation and Materials**

The proposed townhouse addition incorporates similar geometric forms established in the north façade of Gerrard Lodge. It maintains a similar order and rhythm of horizontal and vertical divisions on the front façade of the building. The proposed townhouse addition incorporates stone material at its base and the three upper stories will use cladding of a similar colour and texture to the stucco used on the heritage building.

**Conclusion**

The proposed townhouse addition will complement the existing heritage building and it will be understood as a new development, separate and distinct from the existing building. The addition will enable the rehabilitation of the Gerrard Lodge while preserving its visual prominence in the neighbourhood. Although some features of the Gerrard Lodge will no longer be visible from Harvey Street, the character-defining elements of the heritage building, such as the wrap-around mansard roof and dormers, will be unaltered.

Based on these considerations, staff recommend that HAC recommend that Council approve the proposed substantial alteration to the Gerrard Lodge building.

**FINANCIAL IMPLICATIONS**

The HRM costs associated with processing this application can be accommodated within the approved 2012/13 operating budget for C310 Planning & Applications. HRM is not responsible for renovation costs.

**COMMUNITY ENGAGEMENT**

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through the HRM website and public accessibility to the required Heritage Advisory Committee meeting and Regional Council.

**ENVIRONMENTAL IMPLICATIONS**

No concerns identified.

**ALTERNATIVES**

1. The Heritage Advisory Committee may recommend that Council approve the proposed substantial alteration to the Gerrard Lodge as outlined in this report. This is staff's recommendation.
2. The Heritage Advisory Committee may recommend that Council approve the proposed substantial alteration to the Gerrard Lodge with conditions or modifications and in doing so should provide reasons for the conditions based on applicable design guidelines and conservation standards.

3. The Heritage Advisory Committee may recommend that Council refuse the proposed substantial alteration to the Gerrard Lodge as outlined in this report. The *Heritage Property Act* does not include appeal provisions for decisions of Council regarding substantial alterations; however, the owners would be permitted to proceed with their proposal three years from the date of the application. This is not the recommended course of action.

### **ATTACHMENTS**

Map 1:	Location Map – 1234 Barrington Street, Halifax
Attachment A:	Site Plan
Attachment B:	Proposed North (Front) Elevation
Attachment C:	Proposed West (Rear) Elevation
Attachment D:	Photographs of 1234 Barrington Street, Halifax
Attachment E:	HRM Heritage Building Conservation Standards, By-law H-200
Attachment F:	Heritage Design Guidelines, Section 4.4, Downtown Halifax LUB Design Manual

---

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: Seamus McGreal, Heritage Planner, 490-5113  
**Original Signed**

Report Approved by: Kelly Denty, Manager of Development Approvals, 490-4800

---





Map 1 - Location Map

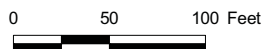
**1234 Barrington St  
Halifax**



Subject property



Municipally registered heritage property

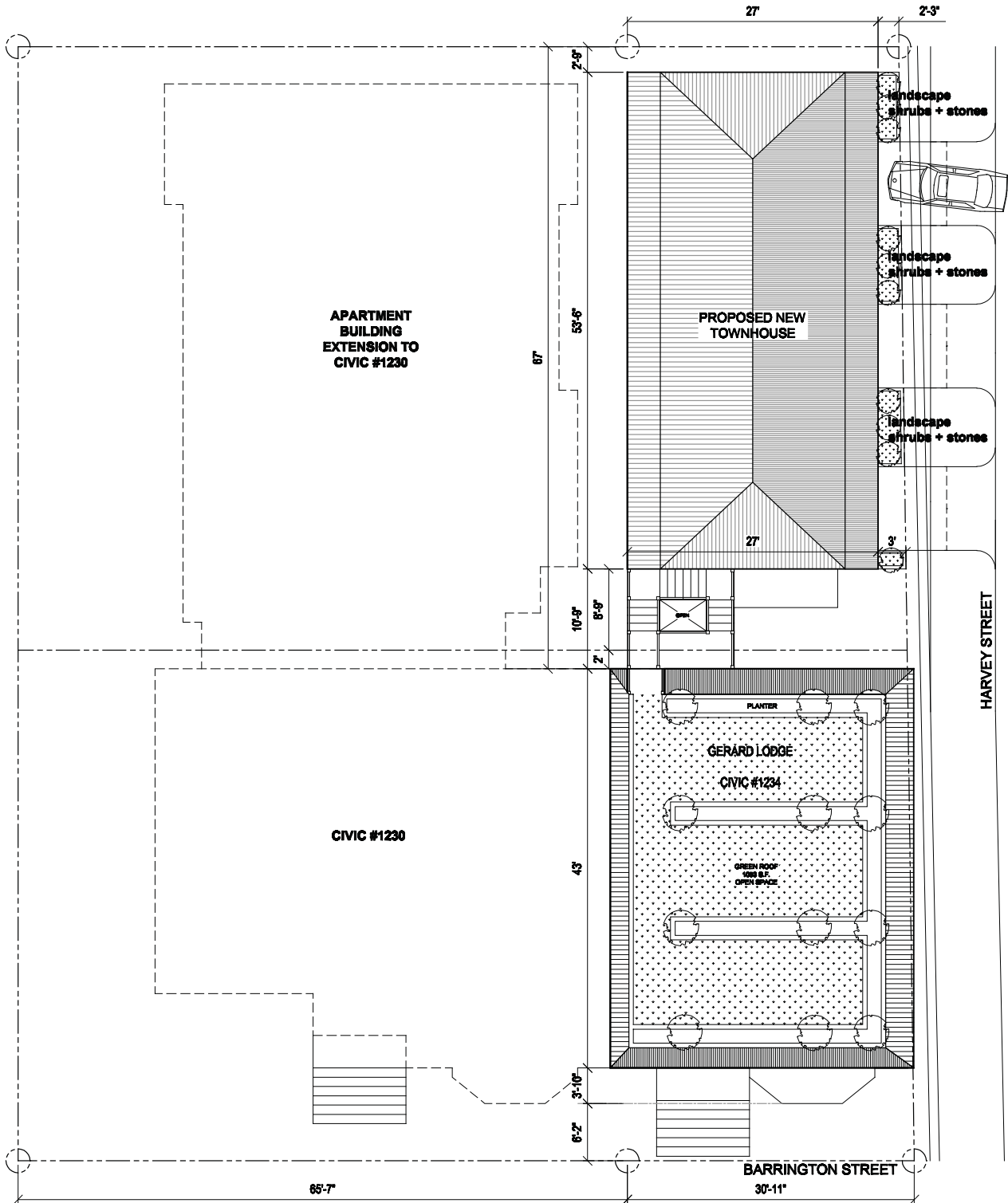


**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING AND  
DEVELOPMENT SERVICES

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

# ATTACHMENT A

## Site Plan



**SITE PLAN**

3/32" = 1'-0"



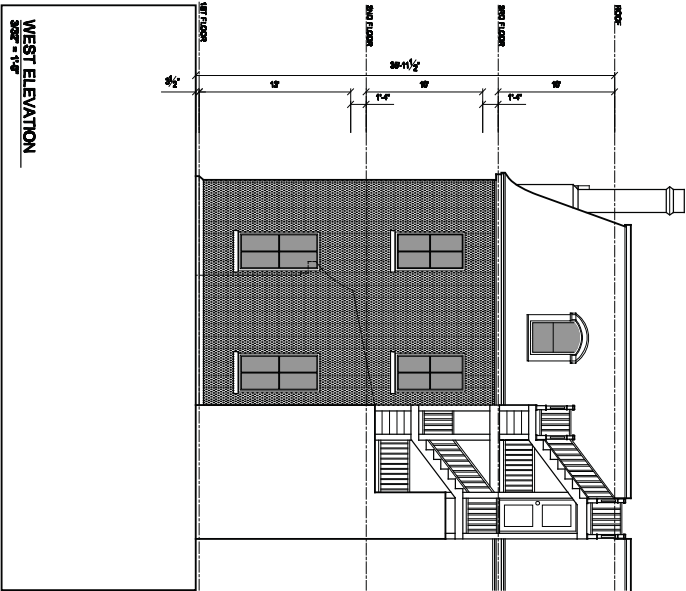
ATTACHMENT B

Proposed North (Front) Elevation



ATTACHMENT C

Proposed West (Rear) Elevation



## ATTACHMENT D

### Photographs of 1234 Barrington Street, Halifax



Southwest view from intersection of Barrington Street and Harvey Street  
(April 2009)



East view from 5220 Harvey Street  
(April 2009)

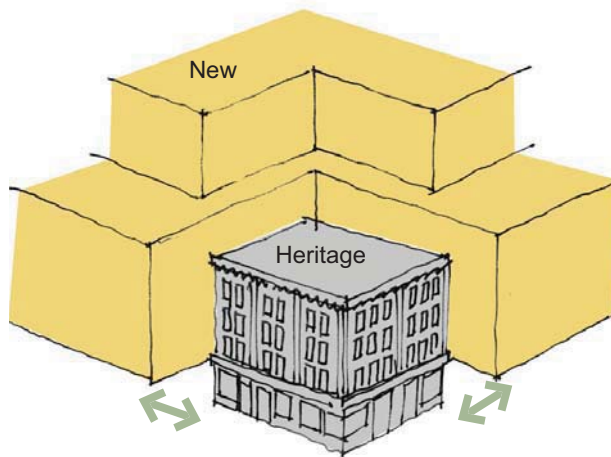
## ATTACHMENT E

### HRM HERITAGE BUILDING CONSERVATION STANDARDS

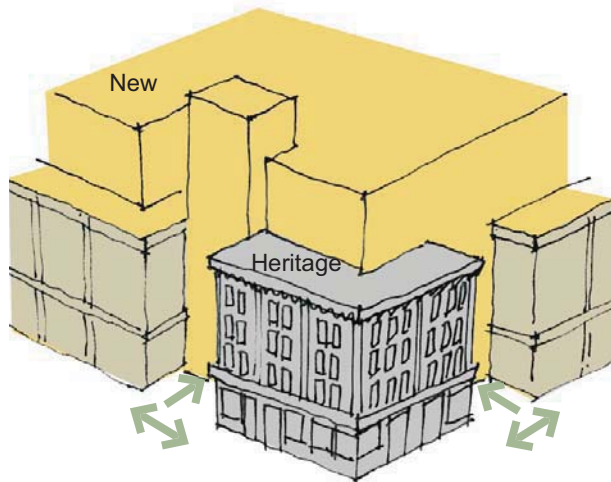
The following standards are used to assess all applications for property alteration and financial assistance. The historic character of a heritage resource is based on the assumptions that (a) the historic materials and features and their unique craftsmanship are of primary importance and that (b) in 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.

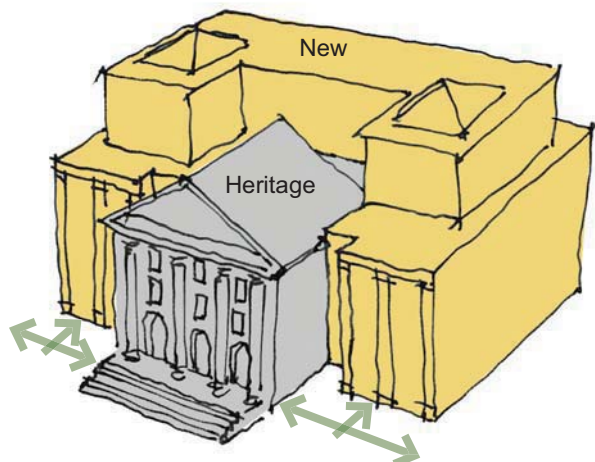
*The above-noted standards are based on the Conservation Standards used by the United States Secretary of the Interior (36 CFR 67) (1991). They are generally in keeping with most Conservation principles, including the Venice Charter (1964).*



Option 1: New building as a whole is set back from heritage building



Option 2: Setback a portion of the façade along the frontage for joining buildings



Option 3: New building sets back along the entire frontage of a landmark heritage building

#### 4.4.1 Building Setback

A setback takes place at the grade level and is the distance between a building and an established alignment (i.e. a property line, or another building). A setback is often the best way to design a transition from heritage resources to new construction, giving the heritage resource visual prominence.

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 free-standing 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).

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.

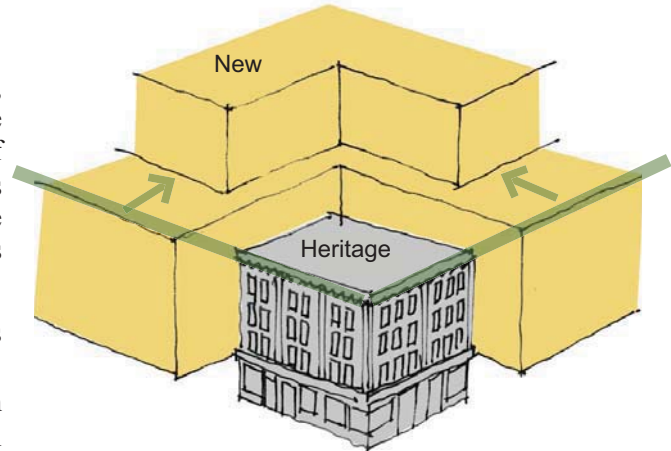


## 4.4.2 Cornice Line & Upper Level Stepbacks

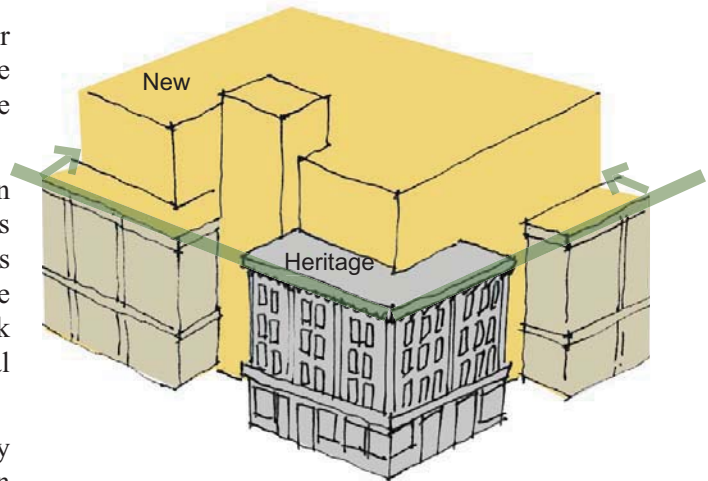
The cornice is the topmost projecting part of a facade, typically detailed with a decorative moulding. The cornice line is the extended horizontal definition of the building that indicates where the façade ends and the roof begins. When adjacent buildings have a continuous cornice line they result in a harmonious streetwall.

The stepback of a building occurs at the upper levels providing a transition from the street related levels. Stepbacks are a useful design solution to maintain a consistent streetwall and minimize the visual presence of upper levels, as well as reduce their impact on sunlight penetration.

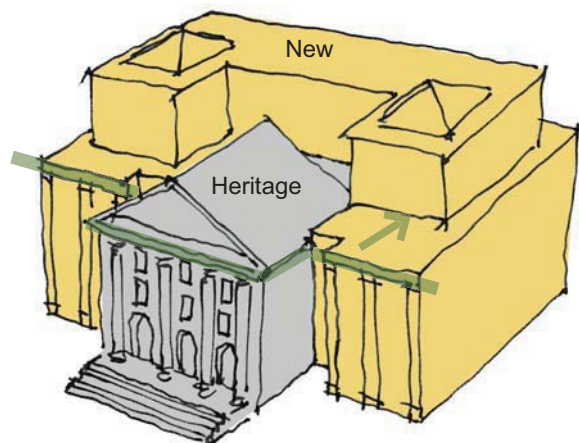
- Maintain the same or similar cornice height for the podium building (building base) to create a consistent streetwall height, reinforcing the 'frame' for public streets and spaces.
- Stepback building elements that are taller than the podium or streetwall height. Stepbacks should generally be a minimum of 3 metres for flat-roofed streetwall buildings and increase significantly (up to 10 metres) for landmark buildings, and buildings with unique architectural features such as peaked roofs or towers.
- Greater flexibility in the contemporary interpretation of historic materials and design elements is permitted.



Cornice lines of new development match existing cornice lines, and taller building elements stepback there from

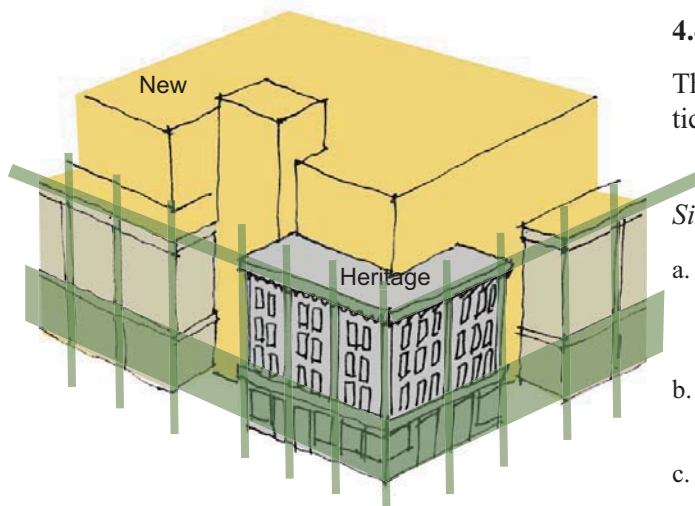


Cornice lines of new development match existing cornice lines, and taller building elements stepback there from

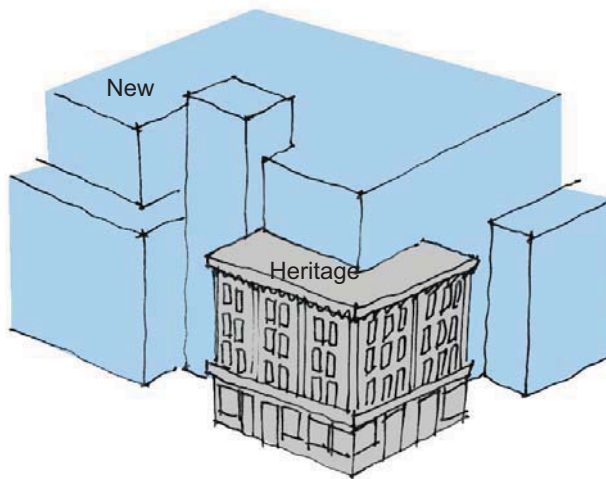


Cornice lines of new development match existing cornice lines, and taller building elements stepback there from





Materials, rhythm and orders are consistent with heritage building



Materials and articulation contrast with heritage building. Note other guidelines for streetwall cornice height, setbacks and upper level stepbacks still apply

#### 4.4.3 Façade Articulation and Materials

There are two alternative approaches to façade articulation: similarity and contrast.

##### *Similarity:*

- Maintain the same architectural order and rhythm of both horizontal and vertical divisions in the façade.
- Provide similar materials to existing heritage buildings.
- Typical materials are masonry, usually brick or stone, in small modular units (bricks, cut stones).
- Where materials differ, for example concrete, provide fine scale articulation of the surface through score lines or modular units.
- Provide similar colour palettes, typically neutrals and earth tones.

##### *Contrast:*

- Consider existing architectural order and rhythm of both horizontal and vertical divisions in the façade in the articulation of the new building.
- Provide contrasting materials and surface treatments that complement the heritage building. Use of glass can be effective both for its transparency and reflectivity.
- Ensure materials and detailing are of the highest quality. In a downtown-wide context, use of contrast should result in the most exemplary buildings in the downtown.