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Heritage Advisory Committee
March 23, 2016

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: Original Signed by

Bob Bjerke, Chief Planner & Director, Planning and Development

DATE: January 28, 2016

SUBJECT: **Case H00423: Substantial Alteration to the Green Lantern Building, 1581-89 Barrington Street, Halifax a municipally registered heritage property**

ORIGIN

An application by WSP, on behalf of the property owner.

LEGISLATIVE AUTHORITY

The *Heritage Property Act.*

RECOMMENDATION

It is recommended that Heritage Advisory Committee recommend that Regional Council approve the substantial alteration to the Green Lantern Building, 1581-89 Barrington Street, Halifax.

BACKGROUND

The Keith Building, also commonly known as the Green Lantern building, is located at 1581-89 Barrington Street. The building is a municipally registered heritage property centrally located within the Barrington Street Heritage Conservation District, as shown on Map 1. The building has frontage on both Barrington and Granville Streets, however the ornate main façade of the building presents on Barrington Street. The building was extensively damaged by Hurricane Juan in 2003, and since late 2005 the upper floors have been vacant. The existing rear additions on Granville Street are not original, and have been significantly altered. The building is in poor condition and in significant need of restoration and rehabilitation (Attachments A & B).

The Keith building, constructed in 1896, is valued for its association with architect William Whiteway who designed this elaborate Romanesque Revival architectural styled building. The building is also valued for its associations with Donald and Alexander Keith, the Gordon and Keith Furniture Company, as well as the Green Lantern restaurant and building company. Presently, a request has been made by WSP Group, on behalf of the property owners, to substantially alter 1581-89 Barrington Street, Halifax.

Existing Site Context

The property subject site is approximately 9570 sq. feet in size, has frontage on both Barrington and Granville Streets, and occupies the entire lot. The property is zoned DH-1 (Downtown Halifax) Zone, and the southern portion of the site is covered by a viewplane. The property is a municipal heritage property, and is located with the Barrington Street Heritage Conservation District.

Proposed Development

The proposed redevelopment will see the retention and restoration of the main portion of the Keith building, including maintaining the interior floor levels. This portion of the development proposal includes one basement level, one level of commercial space, and three levels of residential lofts in the historic building. A new 3 storey addition will be created above the Keith Building, recessed back 3m from the front façade, creating two additional levels residential space plus one penthouse.

The existing rear building additions on Granville Street will be removed, and a new addition will be integrated into the existing historic building. The Granville street addition to the building will have three levels of underground parking accessed from an adjacent building development, a ground floor commercial area, nine residential storeys plus a penthouse above (Attachment B & C – Building Elevations and Cross Section). The design of the Granville Street façade uses a traditional bay design and simple detailing. The access to the underground parking is made through the adjacent building on the corner of Granville and Sackville Streets.

Substantial Alteration

In accordance with Section 17 of the *Heritage Property Act* (HPA), and substantial alteration to a municipal heritage property requires Regional Council approval. The HPA defines a substantial alteration as meaning *"any action that affects or alters the character-defining elements of a property"*. Therefore a determination on the appropriateness of a substantial alteration lies in its effect on the property's unique heritage value and character defining elements lies in its effect on the property's unique heritage value and character defining elements.

The HPA 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."* Accordingly, 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."*

Heritage Value & Character-Defining Elements
In order to determine the appropriateness of a substantial alteration, a full understanding of the building's heritage values and character defining elements is needed. As a point of reference, staff have prepared a heritage building summary which outlines the heritage values and character defining elements for Keith Building (Attachment D). This information was created using the Heritage Impact Statement prepared by the applicant, the historical information contained in the HRM's heritage property file, and additional staff research.

Requested Alterations
The applicant has requested permission to remove the rear building additions on Granville Street, and create a new addition integrated into the existing historic building on Barrington Street.

Barrington Street
Using the original Whiteway drawings as a reference, the historic Keith building will be preserved and rehabilitated. This work includes restoring the Barrington street façade, entries to the street, and masonry walls, and interior floor levels. The commercial frontage on Barrington Street will be reinstated following the original intention of the 1896 design, but introduce contemporary storefronts within the historic shopfront frame. The upper levels of the Keith building will be preserved and restored, creating three floors of residential lofts.

Above the restored 4 storey Keith building a new 3 storey residential addition will be created. This portion of the addition uses modern materials such as ceramic panel systems for the cladding, and larger punched windows but continues the tradition bay rhythm of the historic building. The addition is setback 3m from the parapet of the historic building.

The 3rd floor of the addition, the penthouse, uses a contemporary design commemorating the Green Lantern associations with the Keith building. The architects have described the penthouse design as *"pulling from … history, the topping roof element will be constructed of a copper green material. It will be set back from street view, providing privacy for residents. The design will be modern, sculptural and full of light."* The penthouse is recessed back approximately 10m from the front wall of the Keith Building (streetwall), and the unusual angles of the green coloured roof will wrap around the north wall of the penthouse (Attachment B).

Granville Street
The 9 storey addition on Granville Street can be described as having a 6 storey streetwall, a 3 storey midrise portion, and a penthouse. The streetwall and midrise portions of the addition are both arranged in a more traditional 5 bay arrangement, and the midrise has a 3m setback from the streetwall.

The first floor of the addition includes commercial storefronts and entrances, while the remaining 5 residential floors incorporate larger punched windows arranged within the 5 bays. The streetwall is clad with ceramic panels in brick tones. There are 3 floors of underground parking under the Granville addition which is accessed through the adjacent building on the corner of Granville and Sackville Streets.

The 3 storey midrise continues the 5 bay rhythm and punched windows, however the ceramic cladding changes to more neutral grey tones. The penthouse employs the same contemporary design as on Barrington Street, but with slight changes to the roofline and window arrangements.

Regulatory Context and Approval Process
The Standards and Guidelines for Historic Places in Canada (Standards and Guidelines) are used to evaluate proposed alterations to registered heritage buildings in HRM. The Standards and Guidelines help to ensure that careful consideration is given to how the proposed alteration may affect the heritage values and character defining elements of the building. The first nine Standards are to be considered for all proposals, and additional Standards may apply depending on if the project involves rehabilitation or restoration. An evaluation of the proposal as it pertains to the Standards and Guidelines in included in Attachment E.

The proposal is also subject to the Downtown Halifax Land Use Bylaw and the Barrington Street Heritage Conservation District Bylaw. Development proposals must conform to the land use and building envelope requirements of the Land Use Bylaw as well as meet the requirements of the Bylaw's Design Manual which includes Heritage Design Guidelines. Additionally, the development must conform with the requirements of the Barrington Street Heritage Conservation District Bylaw, and if the proposal is reasonably consistent with the requirements of the Bylaw the Heritage Officer will issue a Certificate of Appropriateness.

In this instance, the Development Officer will review the proposed building addition and determine if it is subject to the *Substantive Site Plan Approval Process*. This process requires that the Design Review Committee (DRC) seek and consider the advice of the Heritage Advisory Committee (HAC) on site plan applications on registered heritage properties or abutting registered heritage properties, on applications with heritage conservation districts. In this case the minutes of the HAC meeting where this development is reviewed will be forwarded to the DRC.

Should Regional Council approve the substantial alteration to the heritage property, the DRC approve the substantive site plan application, and the Heritage Officer issue the Certificate of Appropriateness, then the permits necessary to authorize construction can be issued. However, if Council refuses the substantial alteration to the heritage property the development cannot proceed. In this case the owners may choose to make the alteration to the heritage property three years from the date of the application, but not more than four years after the date of the application, in accordance with section 18 of the *Heritage Property Act*.

DISCUSSION

The overarching term for protecting historic places in Canada is conservation, which is described as: all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. Conservation may specifically involve preservation, rehabilitation, restoration, or a combination of these actions. Applying the Standards and Guidelines to the development proposal requires an understanding of the approach to the project, and the character defining elements and heritage values for the property. The primary approach for this proposal is rehabilitation.

Rehabilitation involves the sensitive adaptation of an historic place providing a continuing or compatible contemporary use, while protecting its heritage value. Rehabilitation can include the replacement of elements or components of the building with an accurate replica or a new design compatible with the style, era and character of the historic place. Rehabilitation projects can revitalize historical relationships and settings and is therefore more appropriate when heritage values related to the context of the historic place dominate. Rehabilitation projects are evaluated using general Standards 1 through 9, and three additional Standards 10 through12 which relate specifically to rehabilitation. Staff have completed an evaluation of the proposal using the Standards and Guidelines which are summarized in Attachment E, and raise Standards 1, 4, 7 and 11 for discussion.

Standard 1 addresses the conservation of heritage values, and recommends against removal of intact or repairable character-defining elements. The proposal for the Keith building will see the removal of the existing rear additions and existing storefronts; however these building elements do not hold any heritage value or character defining elements. The heritage values and character defining elements of the Keith building will be conserved.

Standard 4 recommends that each historic place be recognized as a physical record of its time, place and use. Alterations should not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the property that never coexisted. The proposed rehabilitation of the Keith building incorporates a traditional configuration with modern materials.

This approach allows the new work to be compatible with the historic building while not creating a false sense of place.

Standard 7 recommends that the existing condition of character-defining elements be evaluated to determine the appropriate intervention needed, to use the gentlest means possible for any intervention, and to respect heritage value when undertaking an intervention. The Heritage Impact Statement (HIS) submitted by with the development proposal includes background research on the various construction materials and methods used to create the Keith building. The HIS also provides comment on the current building condition, and identifies the steps for creating a masonry conservation strategy.

Standard 11 recommends conservation of heritage values and character-defining elements when creating new additions to an historic place or any related new construction. New work should be physically and visually compatible with, subordinate to and distinguishable from the historic place. This has been achieved through the retention and rehabilitation of the original portion of the building, combined with a sensitive design for the new addition.

Conclusions
This project is a combination of careful restoration of the historic Keith building, and the replacement of
The existing rear additions of the Keith building will be removed, it has been determined that they do not hold any heritage value or character defining elements. The proposed new construction, above and behind the Keith building, has been designed in a manner that is both sympathetic and compatible with the historic building. Setbacks from the midrise portion and penthouse, especially on the Barrington Street façade, reinforce the visual prominence of the historic building within the streetscape. The heritage values and character defining elements of the Keith building will remain intact. For reasons outlined in this report heritage staff believe this proposal meets the Standards and Guidelines and recommend approval of the substantial alteration.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved 2015/16 operating budget for C310 Planning & Applications. HRM is not responsible for construction and renovation costs.

COMMUNITY ENGAGEMENT

The community engagement process for a heritage registration is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public accessibility to the required Heritage Advisory Committee meeting.

ALTERNATIVE

1. The Heritage Advisory Committee may recommend that Council refuse the proposed substantial alteration to the Keith Building as outlined in this report. The Heritage Property Act (HPA) does not include appeal provisions for decision of Council regarding substantial alterations, however, the owners would be permitted to proceed with their proposal three years from the date of the application in accordance with section 18 of the HPA. This is not the recommended course of action as staff advise that the proposed alterations be approved for reasons outlined in this report.

ATTACHMENTS

Map 1 Location Map: 1581-89 Barrington Street

Attachment A Current Photographs
Attachment B Building Elevations
Attachment C Building Cross Section
Attachment D Heritage Building Summary
Attachment E Standards & Guidelines Evaluation

A copy of this report can be obtained online at http://www.halifax.ca/commcoun/index.php 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.

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Report Approved by: Original Signed by
Jacob Ritchie, Urban Design Manager, 490-6510

MAP 1 LOCATION MAP
1581-89 BARRINGTON STREET

1581-89 Barrington Street

Existing Municipally Registered Heritage Property

Barrington Street Heritage Conservation District

HALIFAX

Community Development
Planning Services

N

Meters
0 10 20 30

May 7, 2015

HRM does not guarantee the accuracy of any base map information on this map.

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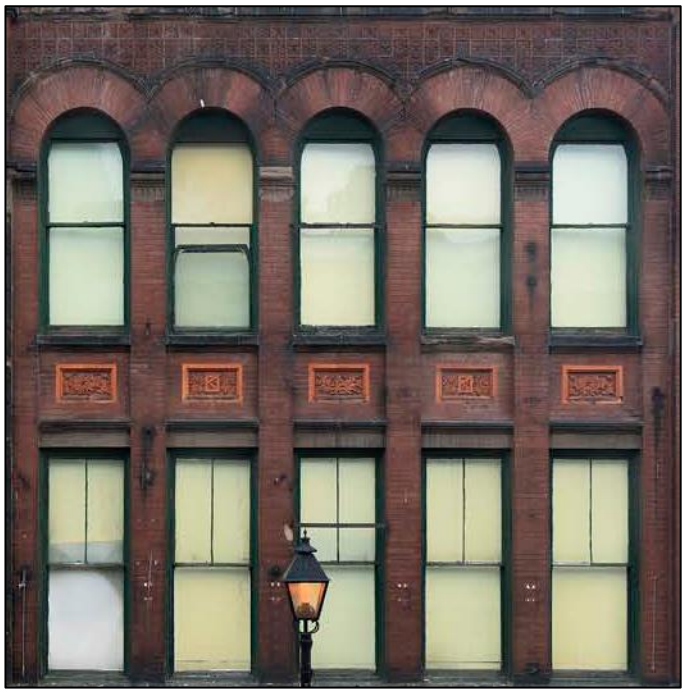
Attachment A: Current Photographs

Barrington Street elevation

Barrington Street upper storeys



Barrington Street window detail

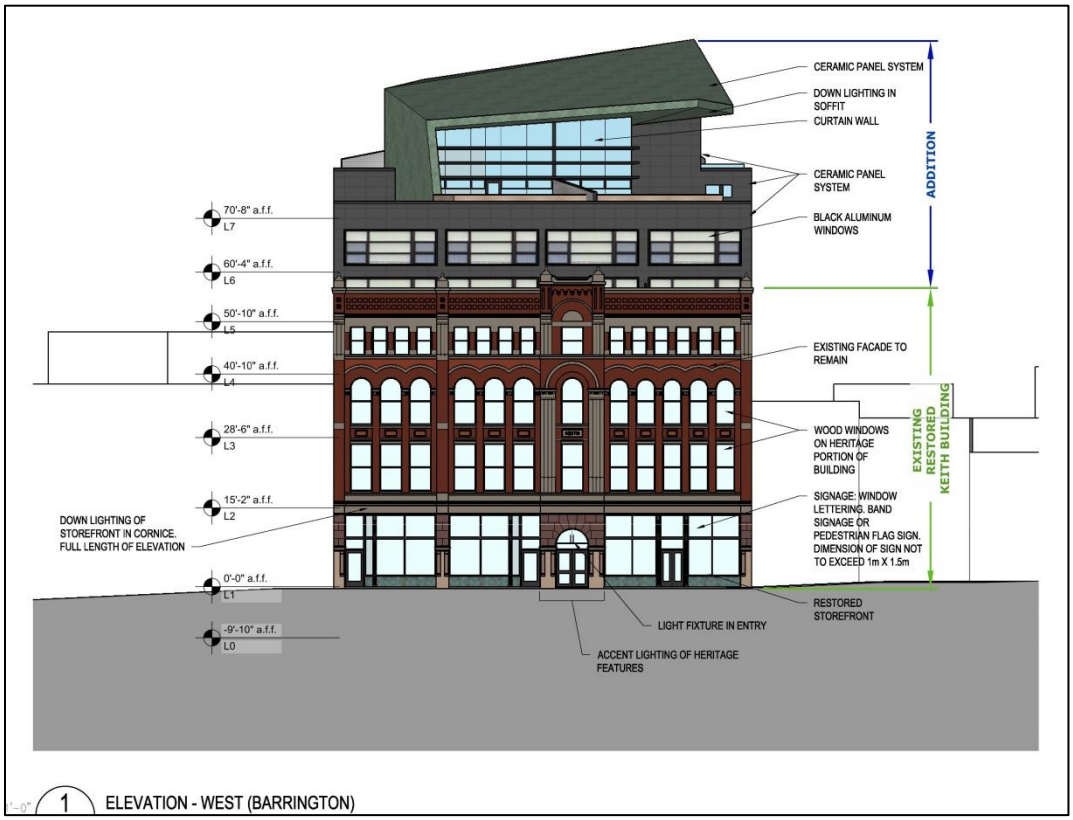
Barrington Street window detail

Granville Street elevation

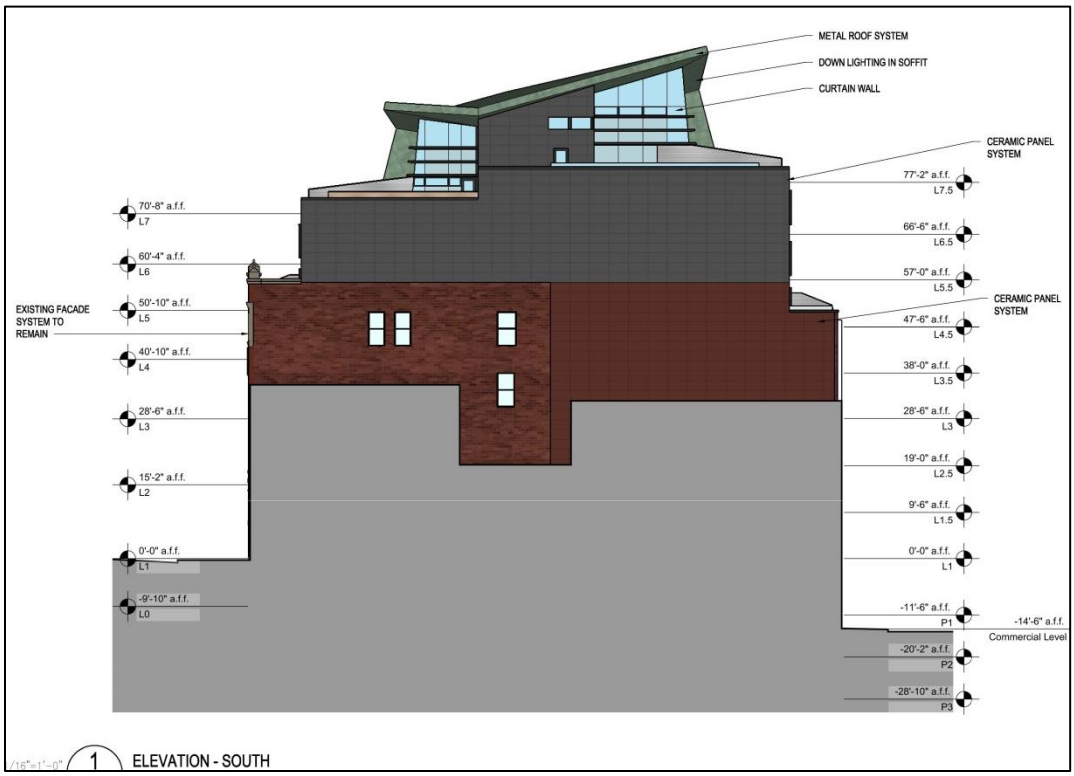
Granville Street 5 storey addition

Granville Street 3 storey addition

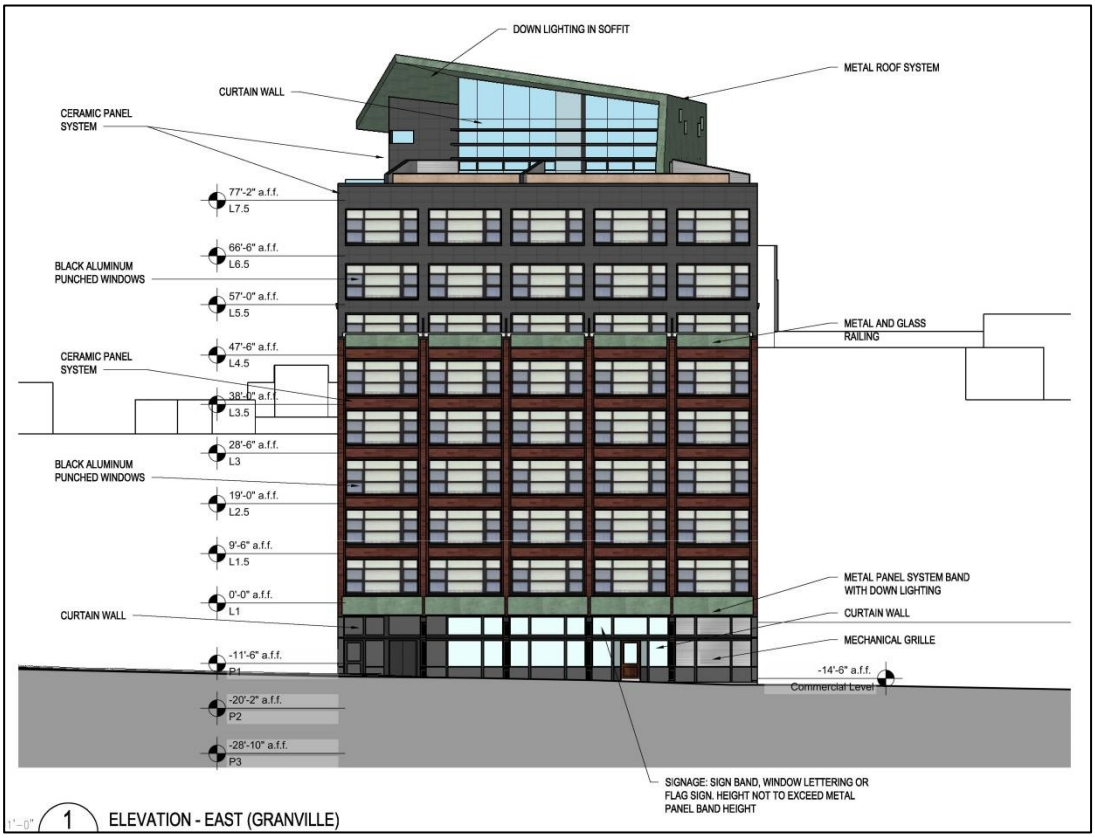
Attachment B – Building Elevations

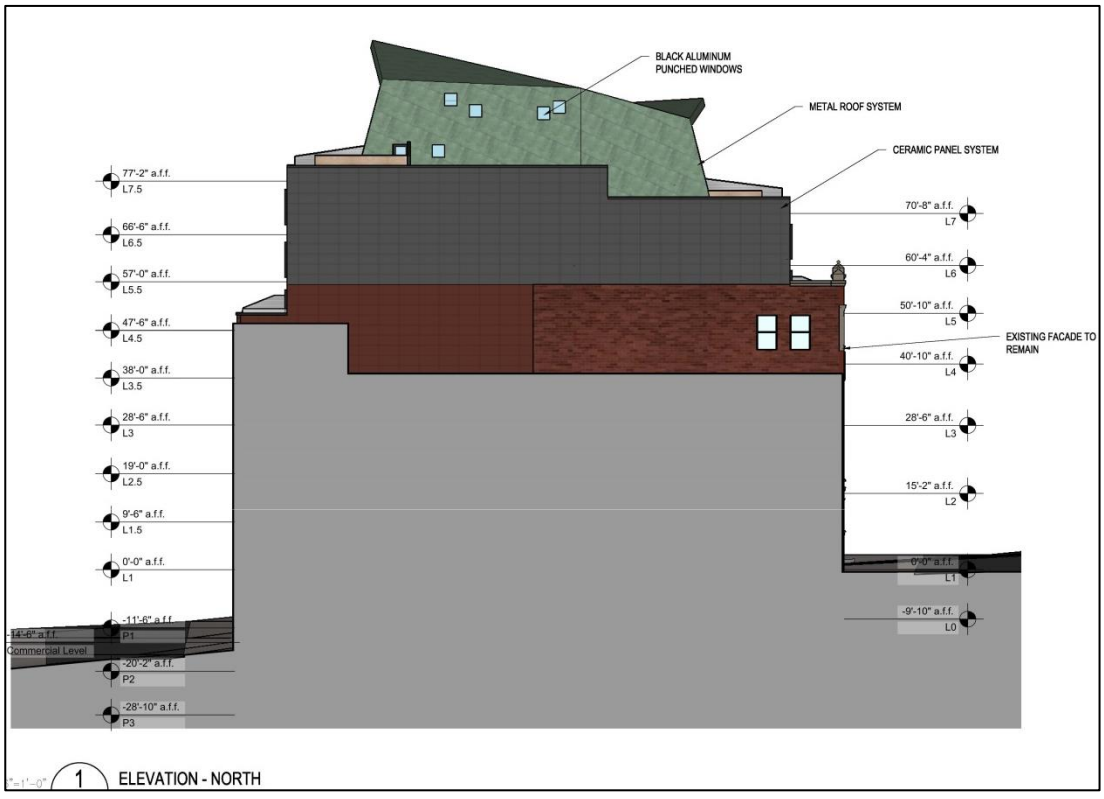


1"=1'-0" 1 ELEVATION - WEST (BARRINGTON)

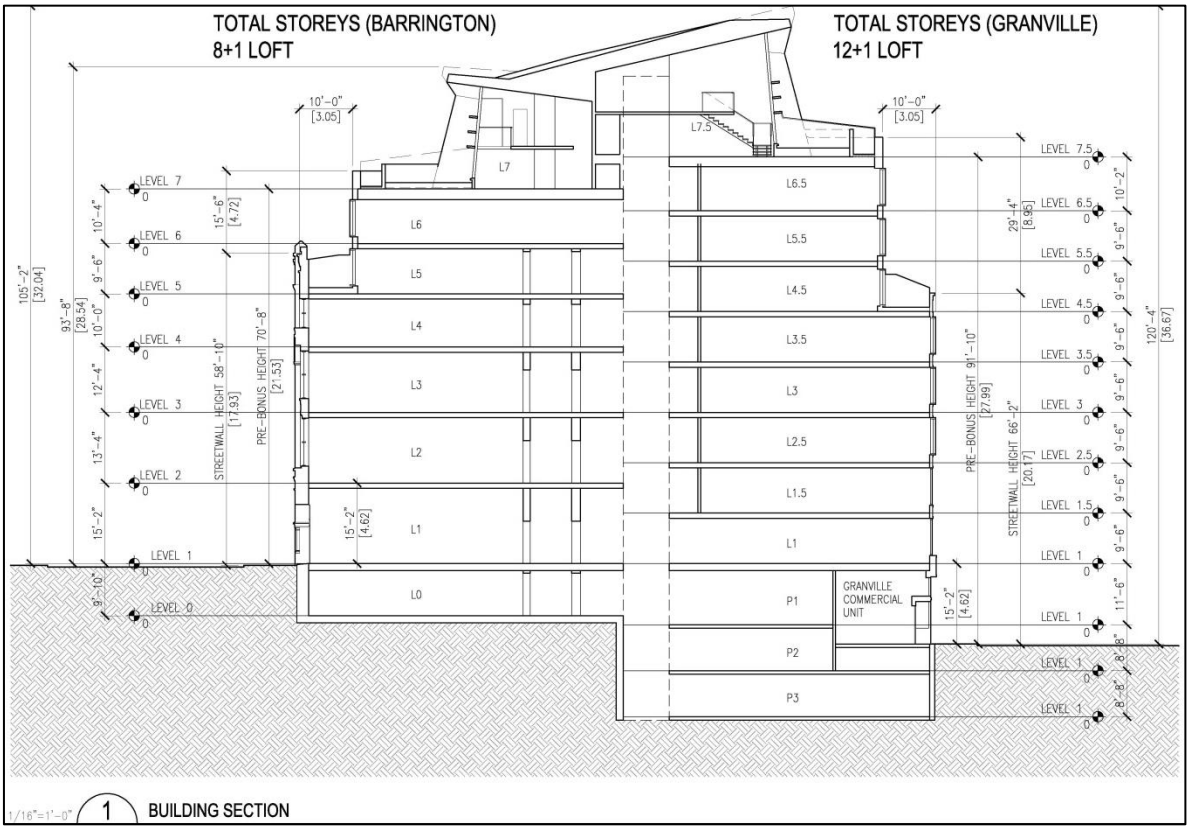


1/16"=1'-0" 1 ELEVATION - SOUTH


DOWN LIGHTING IN SOFFIT
METAL ROOF SYSTEM
CURTAIN WALL
CERAMIC PANEL SYSTEM
77'-2" a.f.f.
L7.5
66'-6" a.f.f.
L6.5
BLACK ALUMINUM PUNCHED WINDOWS
57'-0" a.f.f.
L5.5
METAL AND GLASS RAILING
47'-6" a.f.f.
L4.5
CERAMIC PANEL SYSTEM
38'-0" a.f.f.
L3.5
28'-6" a.f.f.
L3
BLACK ALUMINUM PUNCHED WINDOWS
19'-0" a.f.f.
L2.5
9'-6" a.f.f.
L1.5
METAL PANEL SYSTEM BAND WITH DOWN LIGHTING
0'-0" a.f.f.
L1
CURTAIN WALL
CURTAIN WALL
MECHANICAL GRILLE
-11'-6" a.f.f.
P1
-14'-6" a.f.f.
Commercial Level
-20'-2" a.f.f.
P2
-28'-10" a.f.f.
P3
SIGNAGE: SIGN BAND, WINDOW LETTERING OR FLAG SIGN. HEIGHT NOT TO EXCEED METAL PANEL BAND HEIGHT
1" = 1'-0"
1
ELEVATION - EAST (GRANVILLE)


BLACK ALUMINUM PUNCHED WINDOWS
METAL ROOF SYSTEM
CERAMIC PANEL SYSTEM
77'-2" a.f.f.
L7.5
70'-8" a.f.f.
L7
66'-6" a.f.f.
L6.5
60'-4" a.f.f.
L6
57'-0" a.f.f.
L5.5
50'-10" a.f.f.
L5
EXISTING FACADE TO REMAIN
47'-6" a.f.f.
L4.5
40'-10" a.f.f.
L4
38'-0" a.f.f.
L3.5
28'-6" a.f.f.
L3
28'-6" a.f.f.
L3
19'-0" a.f.f.
L2.5
15'-2" a.f.f.
L2
9'-6" a.f.f.
L1.5
0'-0" a.f.f.
L1
0'-0" a.f.f.
L1
-11'-6" a.f.f.
P1
-9'-10" a.f.f.
L0
-14'-6" a.f.f.
Commercial Level
-20'-2" a.f.f.
P2
-28'-10" a.f.f.
P3
1" = 1'-0"
1
ELEVATION - NORTH

Attachment C – Building Cross Section



Attachment D - Heritage Building Summary

Keith (Green Lantern) Building: 1581-89 Barrington Street, Halifax (c.1896)

Character Defining Elements (abridged):

- A 4 storey brick building with the front façade comprised of articulated brick, and decorated with terracotta and sandstone;
- Asymmetrical arranged bays are separated by a narrow entrance bay which is flanked to the north by two equal bays, and to the south by one wider bay;
- The main entrance is located within a large rusticated arch supported by carved abutment stones and is decorated with polished granite columns;
- Bays are emphasized vertically with brick or sandstone columns, and horizontally with a series of terracotta panels (3rd floor) and brick arches (4th floor);
- Terracotta panels having 3 different designs (oak leaves, geometric guild symbol on leaves, and maple leaves) creating a visual break;
- Parapet emphasized with patterned brickwork and sandstone caps;
- Vertically proportioned punch windows, each floor being of a different composition;
- Decorative and textural details such as the ribbed sandstone columns, terracotta panels, brick arches, and dogs-tooth brickwork;
- Building name 'Keith' etched in sandstone (3rd floor) and semicircular date stone bearing the inscription 'Erected 1896' (4th floor).

Heritage Value:

The Keith building is a Romanesque Revival (also referred to as the Chicago Style) styled building designed by architect William Tuff Whiteway. Whiteway partnered with Halifax builder William Horton during the years he resided in Halifax, and although the building is only attributed to Whiteway the pair kept an office in the building. Whiteways previous work on the west coast, of both Canada and the United States, exposed him to both the Richardson Gothic style (institutional buildings) and the Chicago style (commercial buildings). These influences are evident in many of the design elements of the Keith Building, making the building an important example of late 19th century Halifax commercial architecture.

The building also has strong associations with the Gordon and Keith Furniture Company, the Keith family, and the Green Lantern restaurant which was located in the building from 1917 until the 1960's. In 1860 James Gordon and Donald Keith purchased the company Thomson and Esson, which included the land and buildings on Barrington Street. The Gordon and Keith Furniture Company took up operations in the new location, and by 1882 Keith retained sole ownership in the company.

The business was successful, and by 1896 Keith was successful in removing the older buildings on the site and had Whiteway construct a single new building. There is physical evidence, such as the multitude of structural systems and a stitching line in the masonry coursing mid-way along the south wall, which suggest that portions of the earlier two Barrington Street buildings were retained in the construction of the current building, with the floors of the northern building added and altered to align with the southern building behind a new common façade. The evolution of the Granville Street portion of the lot is less

well known. The five storey southern portion of the Granville Street side appears to date back to 1896, but nothing more is known about its evolution. The three storey concrete northern portion suggests construction dates between 1920-1940.

Gordon Keith retired in the same year that the building was completed, and left his nephew Alexander Keith in charge of the company. It has been suggested that the Keith Building stands as a legacy project for the retiring owner. Gordon Keith was involved in many local organizations such as being the Director of the Academy of Music and the Acadia Fire Insurance Company.

Attachment E: Standards & Guidelines Evaluation

Conservation is the primary aim of the Standards and Guidelines, and is defined by the Standards & Guidelines as '*all actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve* ***Preservation****,* ***Rehabilitation****,* ***Restoration****, or a combination of these actions or processes.'*

Note: The Standards are structured to inform the type project or approach being taken.

- Preservation project apply Standards 1 through 9;
- Rehabilitation projects apply Standards 1 through 9, and Standards 10 through 12;
- Restoration projects apply Standards 1 through 9, Standards 10 through 12, and Standards 13 and 14.

Similar to the Standards, the base Guidelines apply to the approach being taken, and additional Guidelines may apply if the project includes rehabilitation and restoration. The Guidelines should be consulted only when the element to be intervened upon has been identified as a character defining element. The Guidelines should not be used in isolation. There may be heritage value in the relationships between cultural landscapes, archaeological sites, buildings, or engineering works. These values should not be compromised when undertaking a project on individual character defining elements of an historic place.

PRIMARY TREATMENT: PRESERVATION			
Preservation is the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting the heritage value.			
STANDARDS 1-10	**Complies**	**N/A**	**Discussion**
1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.	χ		The rear additions and existing storefronts do not hold any heritage value or character defining element associated with the Keith building. The heritage values and character defining elements of the Keith building will be conserved.
2. Conserve changes to historic places that, over time, have become *character-defining elements* in their own right.	χ		
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.	χ		
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the property that never coexisted.	χ		The design of the proposed addition uses a traditional configuration with the use of modern materials. This allows the new work to be compatible with the historic building and will not create a false sense of place.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.	χ		
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.		χ	
7. Evaluate the existing condition of *character-*	χ		The Heritage Impact Statement (HIS)

defining elements to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.			submitted by with the development proposal includes research undertaken on the various construction materials and methods used to create the Keith building. The HIS also provides comment on the current building condition, and identifies the steps for creating the necessary masonry conservation strategy.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.	χ		
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document interventions for future reference.		χ	

PRIMARY TREATMENT: REHABILITATION			
Rehabilitation is the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.			
STANDARDS 10-12	**Complies**	**N/A**	**Discussion**
10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.	χ		
11. Conserve *heritage values* and c*haracter-defining elements* when creating new additions to an *historic place* or any related new construction. Make new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	χ		This has been achieved by retaining and restoring the original Keith building, and through a sensitive design for the new additions. The new work uses traditional building design such as the rhythm of bays providing visual compatibility, and the use of building stepbacks and neutral building material colours help make the new work subordinate to the historic building.
12. Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.	χ		