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Halifax Regional Council
March 29, 2005

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: Patti Halliday
for Tom Creighton, Chair
Heritage Advisory Committee

DATE: March 22, 2005

SUBJECT: **Heritage Case H00138 - Request by Peter Connor for Substantial Alterations to 1326 Barrington Street (a municipal heritage property), Halifax**

ORIGIN

December 8, 2004 and February 23, 2005 Heritage Advisory Committee meetings.

RECOMMENDATION

The Heritage Advisory Committee **recommends** that Regional Council not approve the addition to 1326 Barrington Street, as proposed in the staff report dated October 20, 2004.

BACKGROUND

See October 20, 2004 staff report attached

DISCUSSION

See attached minute extracts.

BUDGET IMPLICATIONS

None.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES:

None proposed.

ATTACHMENTS

- 1) HAC minute extracts: December 8, 2004 and February 23, 2005
- 2) Staff report dated October 20, 2004

Additional copies of this report, and information on its status, can be obtained by contacting the office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Patti Halliday, Legislative Assistant

Report Approved by: Tom Creighton, Chair, Heritage Advisory Committee

EXTRACT FROM DECEMBER 8, 2004 HERITAGE ADVISORY COMMITTEE MINUTES:

5.1 H00138 - Request for Substantial Alterations to 1326 Barrington Street

- A staff report dated October 20, 2004, regarding the above, was before the Committee for its recommendation.

Ms. Maggie Holm, Heritage Planner, presented the report to the Committee. The report recommended that the Heritage Advisory Committee provide a negative recommendation to Regional Council regarding the addition to 1326 Barrington Street, as proposed in the staff report dated October 20, 2004.

At this time, a presentation was made by Mr. Peter Connor, on behalf of the owner Mr. Burkhart Getta. In his presentation, the following points were made:

- A year ago, the applicant began to consider an addition to the building.
- In June 2004, they applied for a development permit and had written letter to de-register the property as they were not aware of any other opportunities to move forward
- At that time, and following a meeting with Ms. Holm, the applicant was requested to make modifications to better the building in a heritage sense and to reconsider de-registration.
- The applicant responded to staff's request and they also rethought some features of the addition and the application appeared to be moving in the right direction.
- The applicant was worked to create goodwill and hope this has also be established with staff and the HAC.
- The applicant is seeking to find a solution that is compatible in heritage and development terms.
- The staff report asked for additional setback which was reviewed with the applicant, however, it is their position that the two condominiums above the existing house are fundamental to moving this project forward.
- Drawings produced last June were reviewed to illustrate some of the revisions made since that time.
- The applicants stated they have a letter from Mr. Steven Higgins, Development Officer, stating that other than the heritage aspects, the application meets the requirements of the development agreement.
- The original addition design was built outside of the existing mansard and in the same plane as the sides of the building. The revised design has been pulled back and in on both sides.
- In reviewing the revised design, it was noted that 6-7 of the 10 design criteria have been met.
- A problem with recessing the addition any further is that it would make the condos unfeasible.

In response to questions of Committee members, the following points were made:

- A sprinkler system for fire protection will have to be installed to meet code requirements.
- In June 2005, the applicant would be eligible to apply for a building permit without deregistration.
- The applicant would like to keep the development agreement, zoning and heritage registration intact.
- The applicant does not feel it is feasible to take away student residence units to accommodate moving the condos to the back of the building.
- If another storey of student housing was granted, the applicant would be willing to consider a suggestion put forth to push the front of the building back 10-15 feet to give the original building more prominence. However, to accomplish this, the height precinct would need to be changed. Staff noted this would require an MPS amendment approved by Council.

Ms. Holm noted that if both Council and the Committee reject the application, the proponent can do the work outlined in the proposal one year from the application date. The application meets the zoning requirements and commercial use is permitted through the development agreement. If deregistration takes place, Council would decide whether or not the development agreement should remain in place.

Councillor Uteck noted it was her understanding that the applicant met with Councillor Sloane, the Councillor for the area. Councillor Sloane suggested some changes that were incorporated into the revised design.

Following the discussion, it was agreed that it was not necessary for the Committee to make a decision today and that the architect and staff could discuss further options.

Mr. Connor suggested there may be a way to push the east elevation on Barrington Street further back. He noted there may be some opportunities to finetune the application, but he did not feel a radical change would be possible. Mr. MacLellan suggested a 10-12 setback with a cascading effect would be sufficient.

Mr. Creighton expressed concern with the change in the facade and the effect it will have on the two smaller similar buildings next to this property. He also questioned if there would be an alternative to the glass front of the condos that would be more sensitive to the appearance of the building below it.

Councillor Uteck expressed concern with the mass and scaling, but noted this addition will eventually be built whether or not the Committee approves of it.

Mr Connor agreed it would be worthwhile to look at some opportunities for stepping back incrementally, and noted there may be some room to make changes in the upper condo in setback and shift.

MOVED by Tom Creighton, seconded by Mark Pothier, that this application be deferred for at least one month to allow for further dialogue between staff and the applicant. MOTION PUT AND PASSED UNANIMOUSLY.

EXTRACT FROM DRAFT FEBRUARY 23, 2005 HERITAGE ADVISORY COMMITTEE MINUTES:

5.2 H00138 - Substantial Alteration to 1326 Barrington Street

Ms. Holm reviewed the background of this application, noting the Committee's main concern was with respect to the height and massing of the building at the street level.

Mr. Peter Connor, architect, addressed the Committee regarding the application. He proposed that another option to deal with the Committee's concerns would be to move the building back to 15 feet from the front face of the building (Barrington Street side). In return for bringing the building back, the proponent would like to add another storey above what the height precinct allows. In response to Mr. Connor's suggestion, Ms. Holm stated the height precincts were just recently embedded into the MPS and development agreements cannot touch them. A site specific plan amendment would be required which cannot be addressed by the HAC.

In response to a question regarding the blank walls, Mr. Connor stated he has not designed the condo space yet and was unsure where windows would be placed. However, he stated there is an intent to put windows on both blank sides of the building.

Ms. Holm noted the applicant could apply for a site specific plan amendment, and come back with the same proposal with the same setback and a higher height, and they would not have to do a development agreement. Mr. Creighton stated he did not think the owners would be keen to go through a site specific MPS amendment, rather they would revert back to the June application which they will have the right to develop in June 2005.

Mr. MacKinnon stated the Committee needs clarification on the implications of not recommending approval of this application as it will make a future case study for Barrington Street.

Ms. Holm stated the Committee needs to consider what it feels about redevelopment of sites and how they affect the heritage fabric.

Mr. Connor advised that the owners want to maintain the heritage registration and the development agreement. They would like to have a positive recommendation from the Committee on their proposal: they do not want to do it just because they have right to do so.

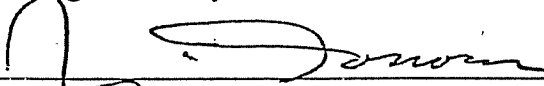
MOVED by Councillor Uteck, seconded by Bill Meagher, that the application for 1326 Barrington Street, as proposed in the Oct. 20, 2004 staff report, be approved. MOTION PUT AND DEFEATED.



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee
December 8, 2004

TO: Heritage Advisory Committee

SUBMITTED BY: 
Jim Donovan, Manager, Planning Applications

DATE: October 20, 2004

SUBJECT: Heritage Case H00138 - Request by Peter Conner for substantial alterations to 1326 Barrington Street (a municipal heritage property), Halifax.

STAFF REPORT

ORIGIN:

An application by Mr. Peter Connor, on the behalf of the owner Mr. Burkhardt Getta, for approval of substantial alterations to 1326 Barrington Street, Halifax, a municipally registered heritage property.

RECOMMENDATION:

It is recommended the Heritage Advisory Committee provide a negative recommendation to Regional Council regarding the addition to 1326 Barrington Street, as proposed in this report.

BACKGROUND:

On July 12, 2004 Mr. Peter Connor of Connor Architects and Planners, on behalf of the owner Mr. Burkhardt Getta, initially made an application to have the property located at 1326 Barrington Street de-registered. The owner wishes to re-develop the site for a combination of student housing, a real estate office, and two condominium apartments. The rationale behind the de-registration request was to allow an as-of-right development of the property under the provisions of the U-2 zone. Heritage staff have reviewed this matter with the applicants, and have determined that the developer is interested in retaining the heritage building and its heritage designation. The developer has no interest in demolishing the building, but rather seeks re-development of the site. The application to de-register has since been withdrawn, and developer has worked with staff to make changes to the proposal which have increased the degree to which the new addition is compatible with the original building.

A full review of the compatibility of this proposal to the existing heritage building, as well as its compatibility with both the registered heritage buildings to the north and the more modern buildings such as O'Brien Hall and Thomson Building to the south, is outlined in this report. Additionally, information on relevant sections of the Heritage Property Act for Nova Scotia, and how these will affect the outcome of the proposed alterations is detailed.

Under the Heritage Property Program, all applications for substantial alterations must follow the Level 3 Design Review Process. This process requires the proposal be reviewed by both staff and the Heritage Advisory Committee (HAC), with final approval by Regional Council. To provide a basis for the review, a staff report is developed that evaluates the proposal and provides recommendations to the HAC. Evaluation of such applications is based on the Council adopted "*Building Conservation Standards*" which were created to assist in evaluation of alterations to all municipally registered heritage buildings (Attachment A).

1326 Barrington Street - a brief history

- Built in 1886 this 2 ½ storey brick dwelling with its mansard roof and dormer windows was originally a double-house (Attachment B).
- The southern half of this double residence was demolished in the 1980's; the northern half remains intact. The former centre wall, now the south wall, has been adequately refinished, but the division of the central double dormer remains less satisfactory, and gives the facade an 'off centred' look.
- The building remains a very good example of a Halifax townhouse designed in the Second Empire Style, even with its 1980's rear brick addition designed in a similar traditional style. Brick dwellings are considered rare in HRM, where most historic dwellings were constructed of wood, and those with an ornate brickwork style built in the 1880's are rarer still. Elaborate decorative brickworks were generally found in commercial or institutional structures.

- This brick dwelling was one of three, one single house and a double house, built by Mr. Lithgow between 1886-88. Only the single (1334 Barrington St, the Moren House), and one half of the double house (1326 Barrington St, the Lithgow House) remain.
- This grouping of buildings blends well into this section of Barrington Street (Spring Garden Road to South Street) which contains Government House and an array of buildings from 1817-1890's. Many of these are registered buildings, including 1334 and 1340 Barrington, immediately north of the subject site, creating a fairly cohesive 19th century streetscape.
- The two high rise, student residence buildings, the Thomson Building and O'Brien Hall (the tower of O'Brien Hall which is set back 40' from the street), are well set back from the street and allow the heritage buildings to take prominence on the streetscape.

1326 Barrington Street - Character Defining Elements

- Brick construction with a stone foundation, its distinctive mansard roof form, and the brick chimneys prominently visible above the mansard roof.
- Window and dormer arrangements typical of the Second Empire style.
- Formal front entrance, and side lites and transom associated with this main entrance.
- Domestic scale of the 2 ½ storey building.
- The setting of the building directly abutting the street, and its association with the two registered buildings creating a sense of the earlier residential character of this portion of Barrington Street.

DISCUSSION:

Alteration Proposal

This proposal will see a large addition made to the building (Attachment C). The original building is situated directly abutting the street, with little setback. The proposal will see 95% of the lot covered, and the building changed from a small scale 2½ storey dwelling into a dense 7 storey building. The use of the building will be two condominium units, a continuation of the existing real estate office, and the creation of 21 double student residence units and 40 single student residence units. The main points of the proposal are as follows:

- The proposed addition is to be three storeys above and 96 feet directly behind the original building. The 1980's rear addition will be removed.
- As large percentage of the proposed addition will be at the rear of the property this portion of the addition will not be highly visible, and the existing tree coverage south of the building will create additional screening.
- The front portions of the addition will be much more visible. The front wall of the new construction taking place over the building will be setback approximately 8 feet from the front edge of the mansard roof of the original building. The materials and treatment of this part of the addition do give a visual lightness which does help achieve a better sense of scale that would be lacking if it were a masonry wall with little detailing.

- The south side of the existing building presently terminates with a large blank wall. The proposal will see an 8 foot wide addition across the front facade created on the south side of the original building. This portion will roughly replicate the original centre bay of the original double house, with an extension of the mansard roof, windows and dormers replicating those which presently exist. The effect of this will be to give the front facade a greater sense of balance than the existing structure which bears the scars of the 1980's demolition.
- As this street level portion of the addition wraps around the building it incorporates a 'ghosting' (or trompe l'oeil) architectural technique which gives a visual impression of the depth of the original building without creating a false sense of historical development.
- The street level addition also incorporates an entrance to underground parking for four vehicles. This parking is located under the addition, and leaves the basement of the original building intact. The garage doors are recessed 37' from the front facade, this is necessary to gain access due to the slope of the entrance. Design of this entrance at street level incorporates metal gates in keeping with the period of the building.

Building Conservation Standards

The building conservation standards were created to assist staff and Council in assessing applications for alterations to registered heritage properties. The historic character of a heritage property is based on the assumption that *(a) the historic materials and features and their unique craftsmanship are of primary importance and (b) in consequence, these materials and elements are to be retained and restored to the greatest extent possible, not removed or replaced with materials and features which appear to be historic, but which are in fact new.*

The proposal has been evaluated against the Building Conservation Standards, and staff can provide the following comments relating to these standards:

- 1. Historic purpose and changes to characteristics, site and environment. 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.***

This property was originally constructed as a residence in 1886. A new commercial office use was introduced in the 1980's which required minimal alteration. This new use was achieved through Policy 6.8 of the Halifax MPS as a heritage development agreement. An amending development agreement in the early 1990's allowed a rear addition to the building which can be regarded as 'subordinate' to the original building by virtue of its location at the rear, the fact that it is not visible from the street, and its smaller massing, size and scale. The proposal does not meet this standard as the degree of change required to accommodate the student residence results in substantial changes to the buildings character defining elements, as well as the site and its environment.

2. *Historic character and alteration of features and spaces. 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.*

The proposed addition will not remove any historic materials from the original portion of the building, but both the mansard roof line and the site or environment will be altered. The mansard roof defines the form of this building, and the proposed addition will substantially alter the form of this roof as the addition will cover essentially all of the flat top of the mansard. The addition will also alter the profile of the mansard, but it should be pointed out that the addition does reflecting the mansard in its profile and scale.

This building was created as a residence, and it should be understood that part of its historic character is derived from the spaces around. The rear yard would probably have been open space used by the family residing in the building. This proposal eliminates all voids or open spaces around the building save for the shared driveway with 1334 Barrington Street (also, a municipally registered heritage building). While the proposal does not result in the removal of materials from the original building, it does substantially and significantly alter the form and spaces of the building, and therefore does not meet this standard.

3. *Sense of historical development. 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.*

This proposal will not substantial alter the historical record of time and place associated with the property. The rear addition is clearly new in its materials and design, and will not create a false sense of historical development. The street level addition on the south side will create a suggestion of the original central bay, lost to demolition in the 1980's. The street level addition does not attempts to be an historical re-construct of the original, but achieves compatibility through roof form, materials and window arrangement. In this way, all portions of the addition meet this standard.

4. *Preservation of historical changes. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The proposal will see the 1980's rear addition removed, but the historical significance lies in the original main portion of the building, not the 1980's addition. The proposal meets this standard.

5. *Preservation of distinctive features, finishes and techniques. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property shall be preserved.*

Distinctive features, finishes and techniques associated with the original building will be preserved, the exception being the new addition will cover most of the mansard roof. For this reason the current proposal does not meet the standard. If the proposed addition were set back further from the street, and thereby further back off the mansard roof, this criterion could be satisfied.

6. *Repair of deteriorated and missing features. 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.*

It is not expected that there will be any removal of any deteriorated or missing features through the course of this proposal, but any incidental repairs will minimize removal of original material. The proposal meet this standard.

7. *Surface cleaning. 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.*

There is no surface cleaning planned for this proposal, and therefore this standard has been met.

8. *Significant archaeological resources. Significant archaeological resources affected by the project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

No such resources have been identified, but appropriate measures will be taken should such resources be encountered during construction. This standard has been met.

9. *Retention of characterizing materials, differentiation from historic structure and compatibility of massing, size, scale and features. 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.*

The proposal retains characterizing materials and the addition is differentiated from the old in terms of its materials, scale and design, but its massing, size, and scale are not compatible with the original building. A detailed review is as follows:

Massing: Often referred to as the bulk of a building. This proposal has a very large proposed addition that will consume approximately 95% of the lot area. In terms of massing the proposal in its gross volume is 7 times as large as the original building. While its acknowledged that much of this volume is to the rear of the building, and not highly visible from the street, there will still be the impression of a large bulk sitting atop the original building. The proposal has not met this standard.

Size: Generally referred to as height. This proposal will see a three storey building enlarged to become a seven storey building. In terms of height the addition will be twice as high as the original building.

Scale: Is the measurement of the addition relative to another object. In terms of scale, the addition relative to the original building is very large. The addition will become the dominant element or feature of the building. The original building will be overwhelmed by the scale of the proposed addition. The glass materials used on the front facade of the proposed building will off set this impression to a degree by creating an impression of lighter visual weight. The same can be said of the attempt to recess this part of the addition from the side and front giving a slight recession from the front facade and retaining the front slope of the existing mansard roof.

In terms of scale relative to a pedestrian, while the building is quite tall, the treatment of the glass on the front of the addition, with its projecting balcony structure, gives an impression of individual storey height and does help to retain a sense of human scale that would otherwise be lacking if there were a masonry wall in its stead. The proposal could be seen to have met this standard in terms of human scale due to the treatment of the building at the front of the building, however, the scale of the large addition relative to the original building is heavily unbalanced, and therefore staff feel this portion of the standard has not been met.

Architectural features: Can be determined when comparing the existing architectural style and related elements of the existing building to the style and elements of the proposed new addition. In terms of architectural features and style the glass front echoes the sloping planes of the mansard roof, as well as the profile of the mansard with its projecting dormers.

The street level addition on the south side of the building incorporates elements of detail from the northern side of the building. This gives a better balance to the front

facade, and allows the mansard to return around the corner of the building. The first and second storey windows on the southern portion of the addition are real openings, while the third storey dormers are not true openings, but they do give the impression of windows through the use of textured materials. This will create the sense of a true dormer window through an architectural ghosting or trompe l'oeil technique.

In addition the 'ghosting' technique proposed for use on this facade of the street level addition will suggest the original form of the building through brick and other surface treatments in darker colours to give the impression of a mansard roof and dormers. This is a good way of visually connecting the new to the old by creating an impression of the former building. This portion of the standard has been met.

As the proposal has only met the architectural component of this standard, and in relation to mass and scale the proposal does not meet the standard, this standard has not been met.

10. *Reversibility of new construction and protection of historic integrity. 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 best way for this criterion to be satisfied would to make the an addition minor in relation to the original building, so that it may be easily removed if it were necessary in the future. The sheer size and scale of the current proposal makes it difficult to conceive of removal in the future. However, the clear differentiation between the new and old construction is such that, if the new were removed, the original building would remain reasonably intact. This standard has been met.

De-registration and Existing Development Agreement - a parallel issue

As stated in the introduction, this application began with a proposal to de-register the building in order to enable maximum redevelopment potential. Staff intervened in this by discussing with the applicant the benefits of retaining and working with the original building. In this respect, it is significant to understand that there is presently a heritage development agreement in place under Policy 6.8 of the Halifax MPS which allowed the present reality office to be located in the building - a commercial use that is not allowed by right in the U-2 zone. If the building were de-registered, this would change the circumstances under which the commercial use in the building was permitted, and Council could repeal the agreement, thus requiring the closure of the commercial use. For this reason it is in the owners interest to retain the existing building, and its status as a municipally registered heritage property:

Summary

The main issue in this proposal is the mass, size and scale of the addition relative to the original building. While the architectural treatments of the addition on the front facade of the building have alleviated some of the scale issues, it is situated too far forward - too close to the front of the building and too close to the street and therefore substantially alters the main character defining element of the building, which is its small scale and distinctive mansard roof line form. Staff have proposed two alternative ways of lessening this effect, while still allow substantial development of the site.

Suggestion A

If the addition were recessed further back the full depth of the original building (approximately 40'), the mass of the new addition would be aligned in its setback with O'Brien Hall. Maintaining its prominence in the streetscape, along with the two historic neighbouring heritage properties to the north would allow the historic character of the original building. Staff feel this would be the ideal way of retaining the historic integrity of the site. It would maximize the distinction between the small mass, size and scale of the original building from the large mass, size and scale of the proposed student residence.

Suggestion B

An alternative to *Suggestion A* would be to setback the addition half the depth of the original building (approximately 20'). This would be a compromise between what is proposed and what would be in the best interest of retaining the buildings historic integrity. This would still set the mass of the proposed addition further back from the street, and thereby maintaining a better sense of the original mansard roof form which is an essential character defining element.

If either of the above suggestions were recommended by the Heritage Advisory Committee it would be necessary for the applicant to undertake some re-design of the proposed addition to become better integrated with the existing building.

Staff recognize the changes suggested above may reduce the maximum development potential of the site relative to what its U-2 zoning would allow, but development potential must be balanced with the requirement of preserving the historic integrity of the building and the streetscape character. In this case it is important to take into account the two adjacent registered heritage buildings. Although this is not a registered streetscape, the continuity of the three individually registered buildings is an important visual element of this part of Barrington Street, and compliments the heritage buildings on the opposite side of this portion of the street.

It is also important to understand, that should HAC and Regional Council, not approve the application for substantial alterations Section 18 of the Nova Scotia Heritage Property Act will become in effect. Section 17 of the Act states that "*a municipally registered heritage property shall not be substantially altered in exterior appearance or demolished without the approval of the municipality*". However, Section 18 of the Act goes on to state:

Notwithstanding Section 17, where the owner of municipal heritage property has made an application for permission to alter the exterior appearance of or demolish the property and the application is not approved, the owner may make the alteration or carry out the demolition at any time after one year from the date of the application, provided that the alteration or demolition shall not be undertaken more than two years after the date of the application.

This means that one year from the date of the application to substantially alter the building, the owner may proceed. Staff believe that should the request be approved, the historic integrity of the building as a heritage property is undermined. On the other hand, if the application for the addition is not approved then the owner may wait for the one year period to expire and undertake the alterations.

Conclusion and Recommendation

The detailed review outlined in this report was created using the council adopted Building Conservation Standards for Heritage Buildings adopted by Council. In order to meet these standards the rooftop portion of the proposed addition should be setback further from the street and the front facade of the existing building. This would more closely align the addition with the setback of the adjacent, modern O'Brien Hall, and better retain the historic character of this building, and its place in the streetscape. Therefore, staff do not recommend the existing proposal.

BUDGET IMPLICATIONS:

There are no budget implications.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN:

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES:

1. Staff recommend the Heritage Advisory Committee provide a negative recommendation to Regional Council for the proposed addition to 1326 Barrington Street for the reasons outlined in this report. In the event the Committee provides a negative recommendation, this report will be forwarded to Regional Council for its consideration.
2. Alternatively, the Heritage Advisory Committee may recommend all or parts of this proposal. A positive recommendation to Regional Council may be premised on specific conditions or suggested alterations to the proposal. A recommendation to revise the building

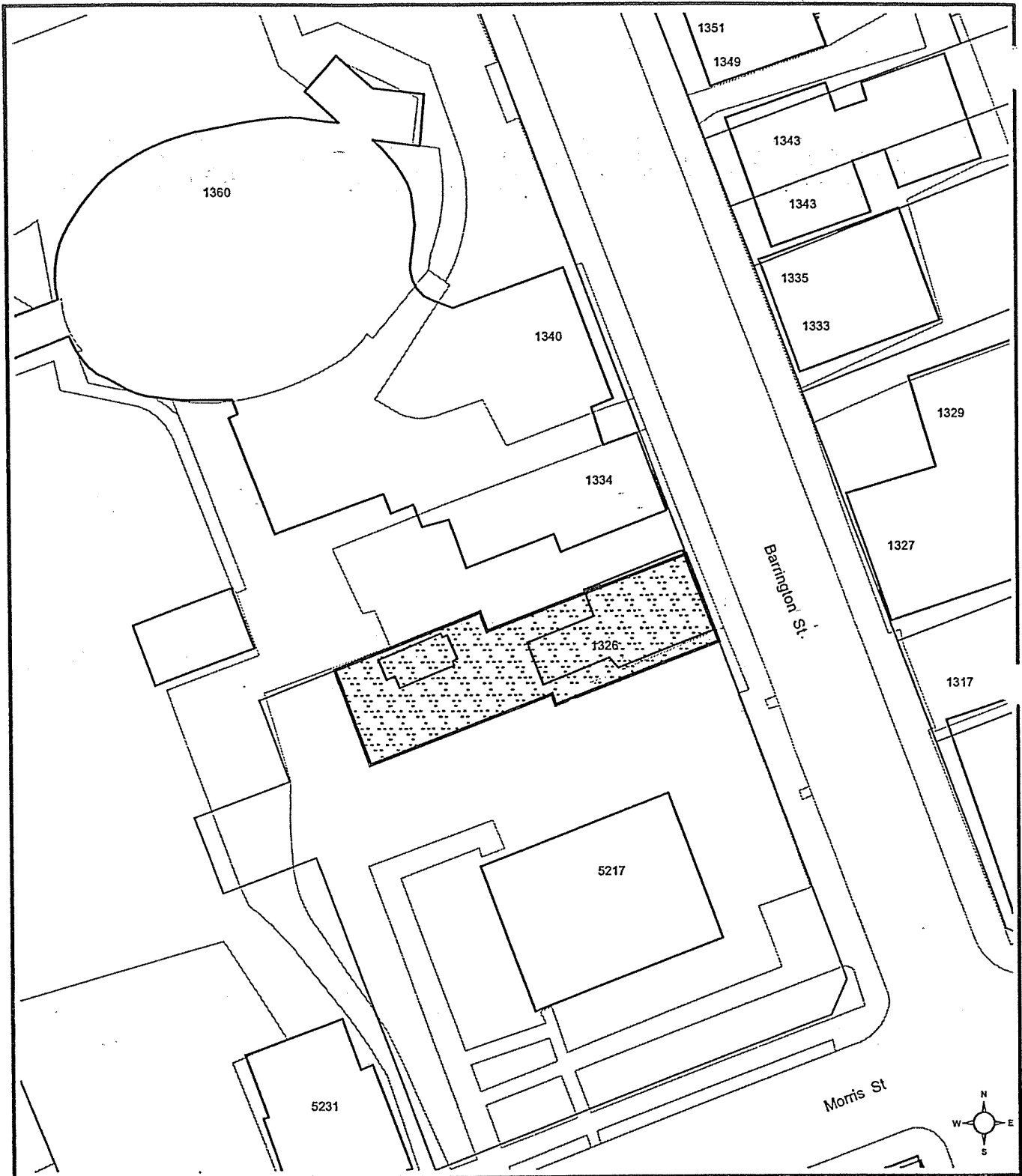
design is the one that staff can support based on suggestions provided in this report. In the event the Committee requests that changes be made to the building design, the developer will be requested to resubmit drawings and a supplementary report will be submitted to the Heritage Advisory Committee for review.

ATTACHMENTS:

- Map 1: Location Map - 1326 Barrington Street, Halifax
- Attachment A: Building Conservation Standards for Heritage Buildings
- Attachment B: Photos - 1326 Barrington Street
- Attachment C: Building plans and elevations for the proposed addition
- Attachment D: 3D renderings of the proposal


Additional copies of this report and information on its status can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report prepared by: Maggie Holm, Heritage Planner, 490-4419



Map 1 - Location Map

1326 Barrington Street
Halifax

 Property under consideration
for heritage de-registration



HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES

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

BUILDING CONSERVATION STANDARDS

The following standards will be 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.

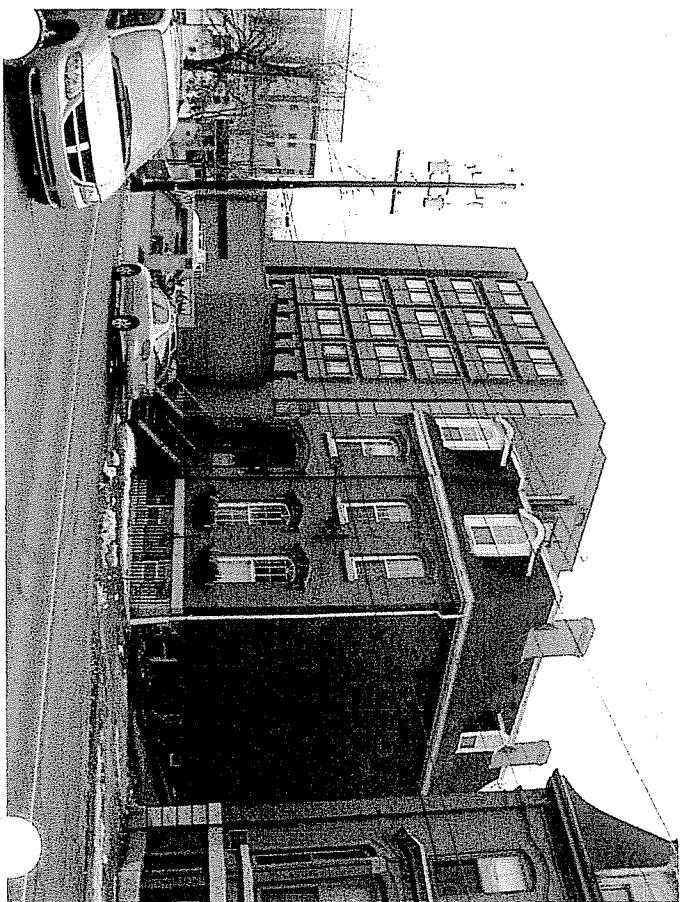
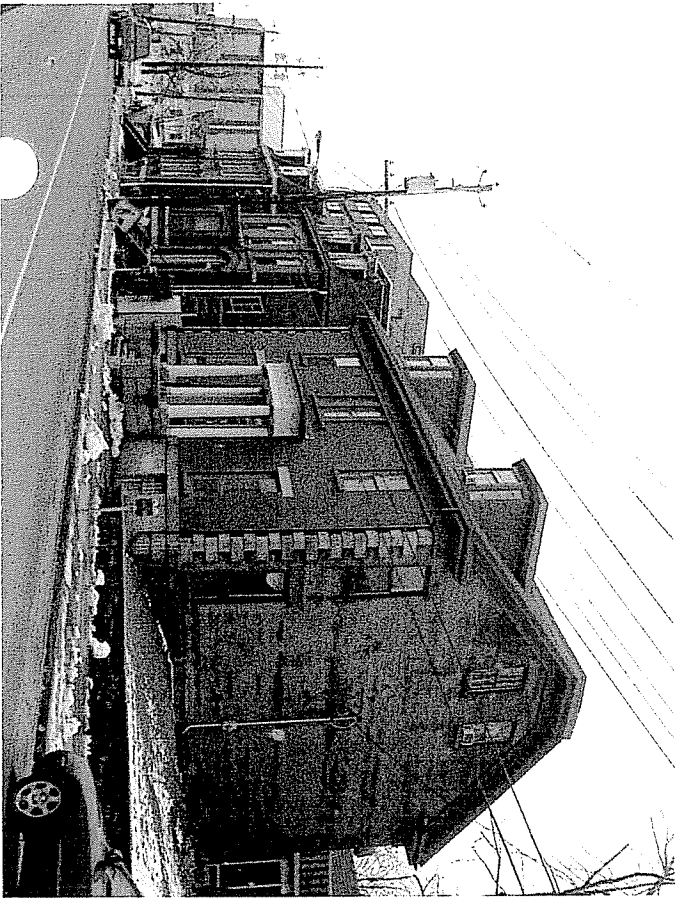
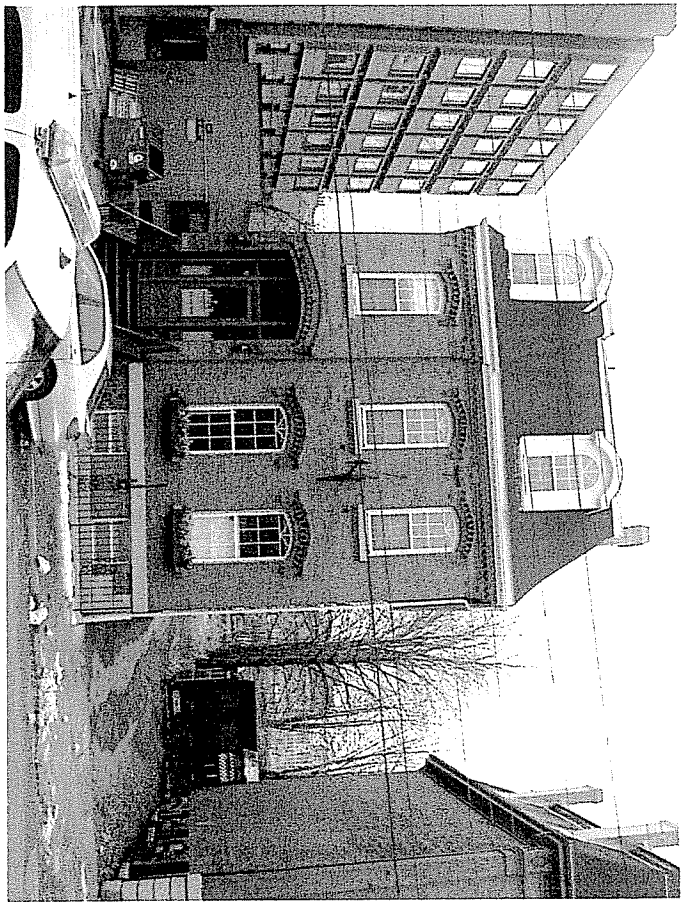
The above-noted standards are based on the Conservation Standards used by the United States Secretary of the Interior (36 CFR 67) (1991). They are generally in keeping with most Conservation principles, including the Venice Charter (1964).

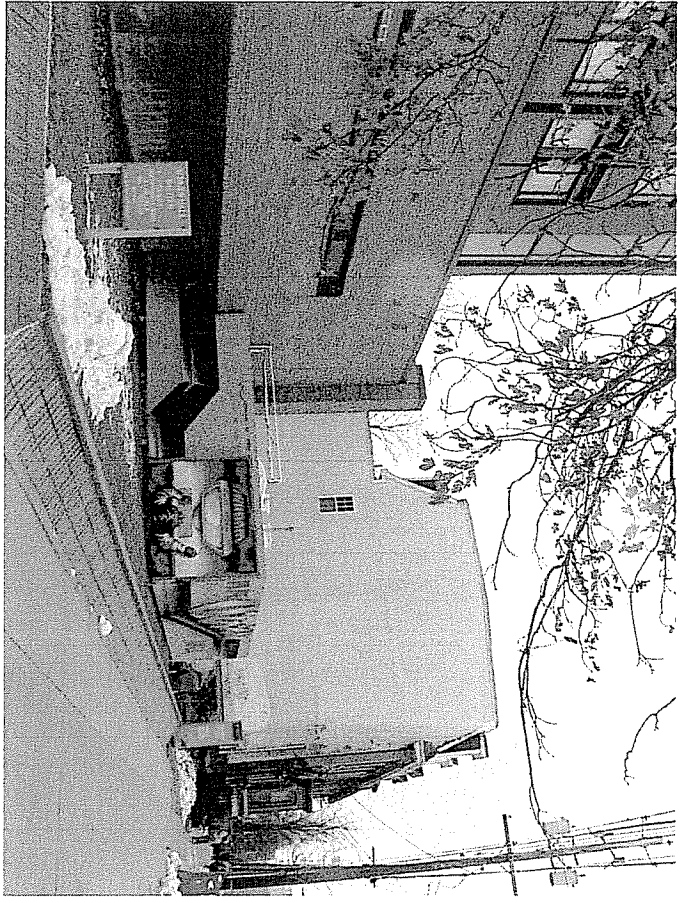
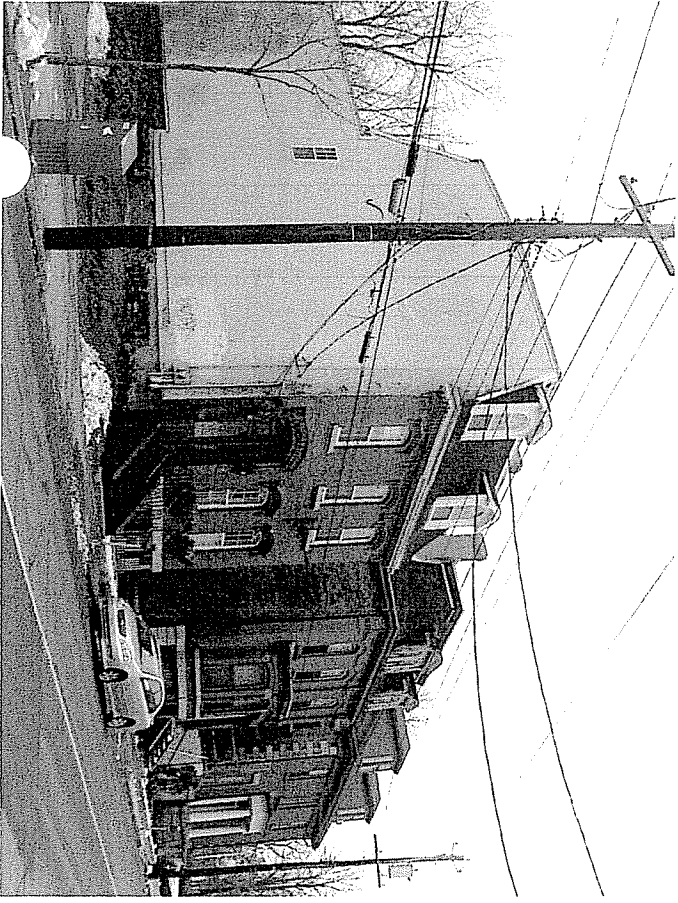


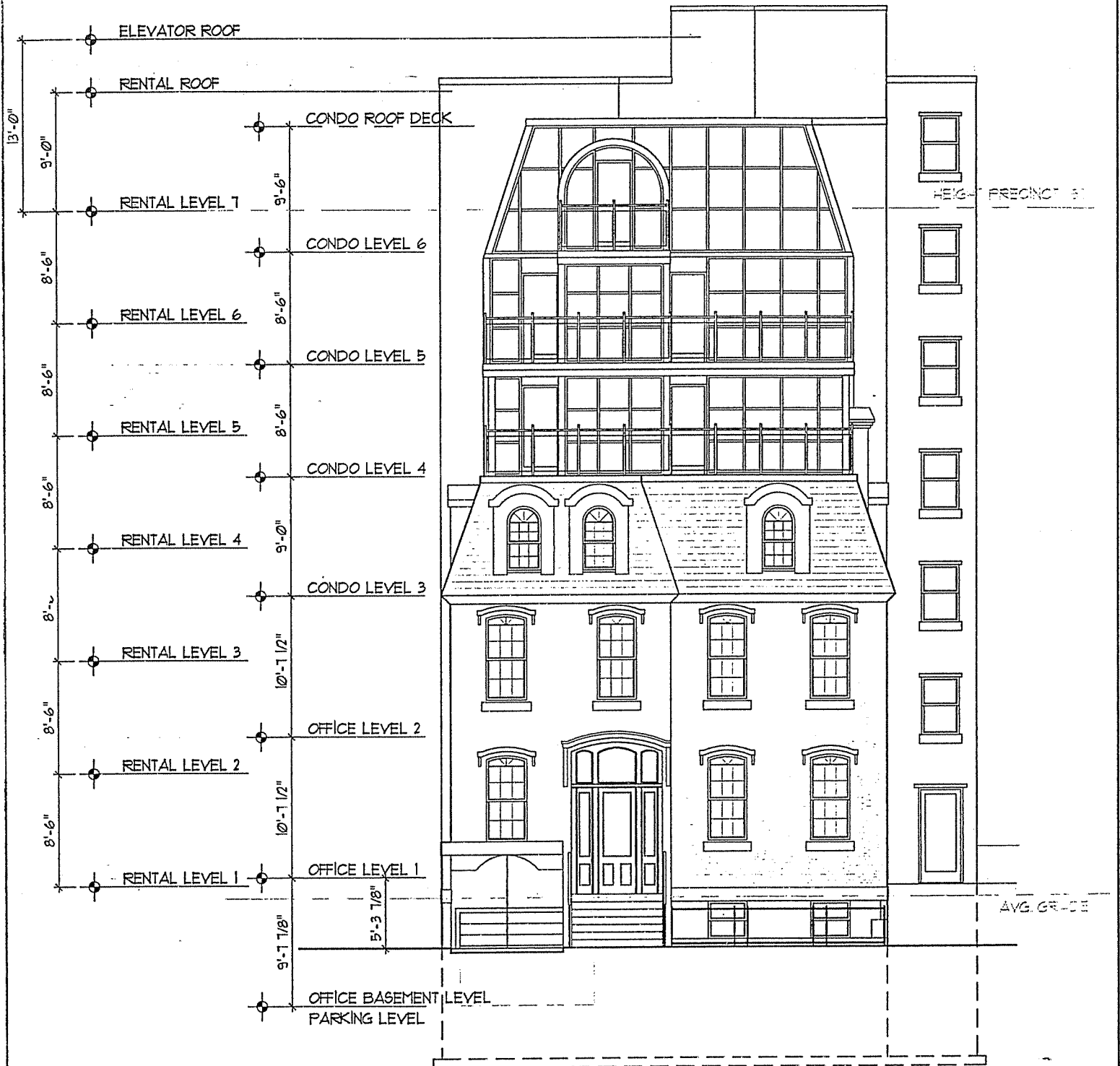
WEST ELEVATION
1326 BARRINGTON STREET, HALIFAX, NOVA SCOTIA



EAST ELEVATION
1326 BARRINGTON STREET, HALIFAX, NOVA SCOTIA







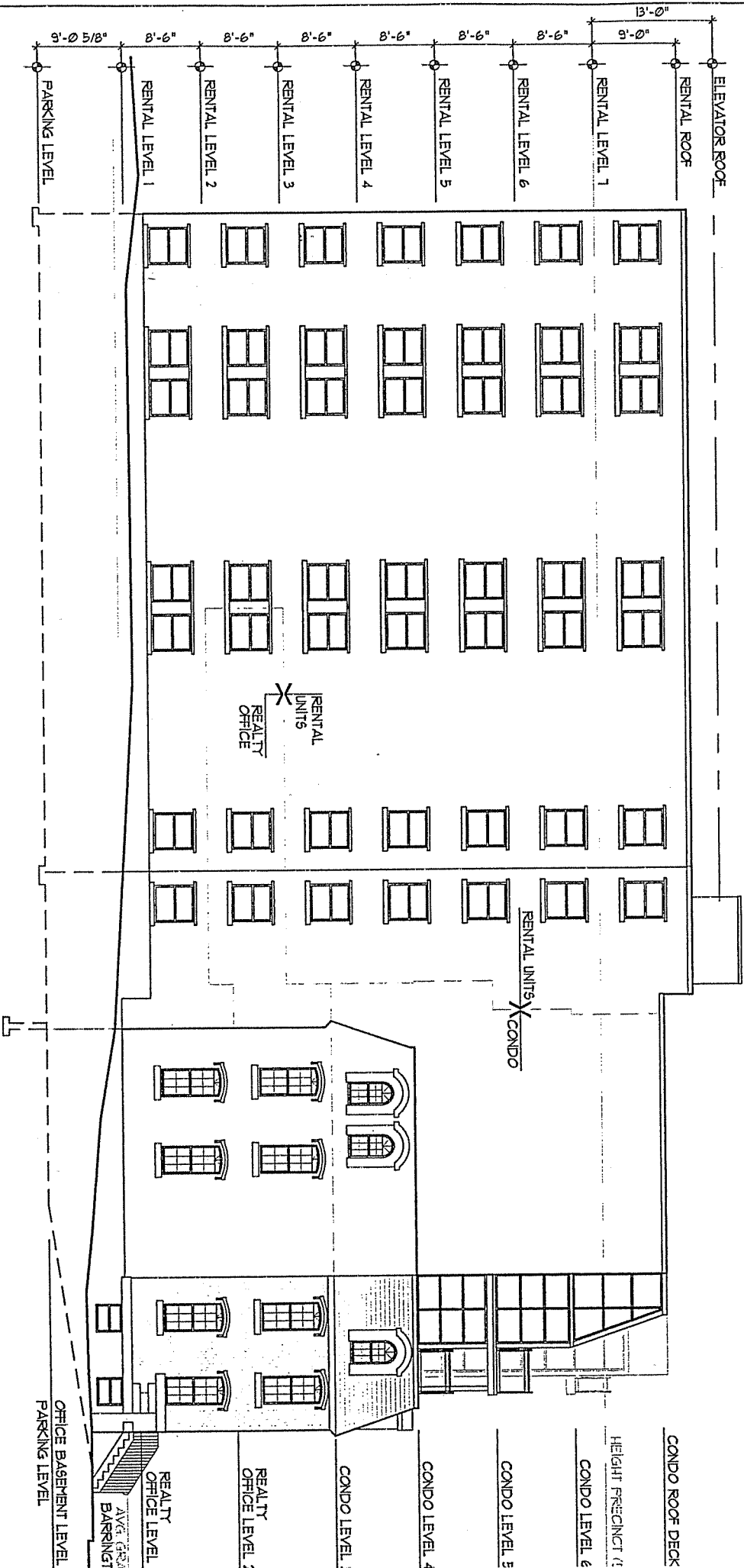
EAST (FRONT) ELEVATION

3/32" = 1'-0"

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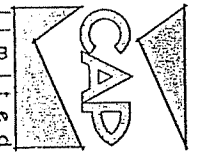
Date 08 NOV 04	Project # 0417	Drawn CERMC
GETTA MULTI-RESIDENTIAL UNITS AND REALTY OFFICE BUILDING		

Scale 3/32" - 1'-0"
Dwg A4-1



SOUTH ELEVATION

SCALE = 1/16" = 1'-0"



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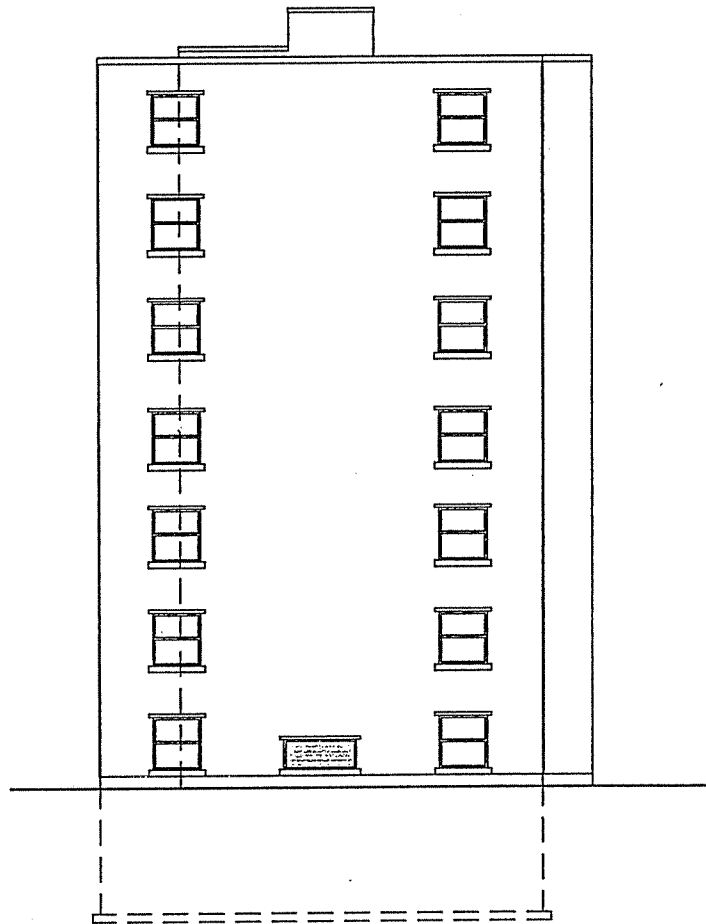
Project #
 0411

Drawn
 MC

**GETTA MULTI-RESIDENTIAL UNITS
 AND REALTY OFFICE BUILDING**
 1326 BARRINGTON ST., HALIFAX, NOVA SCOTIA

Scale
 1/16" = 1'-0"

Dwg
 A4-2



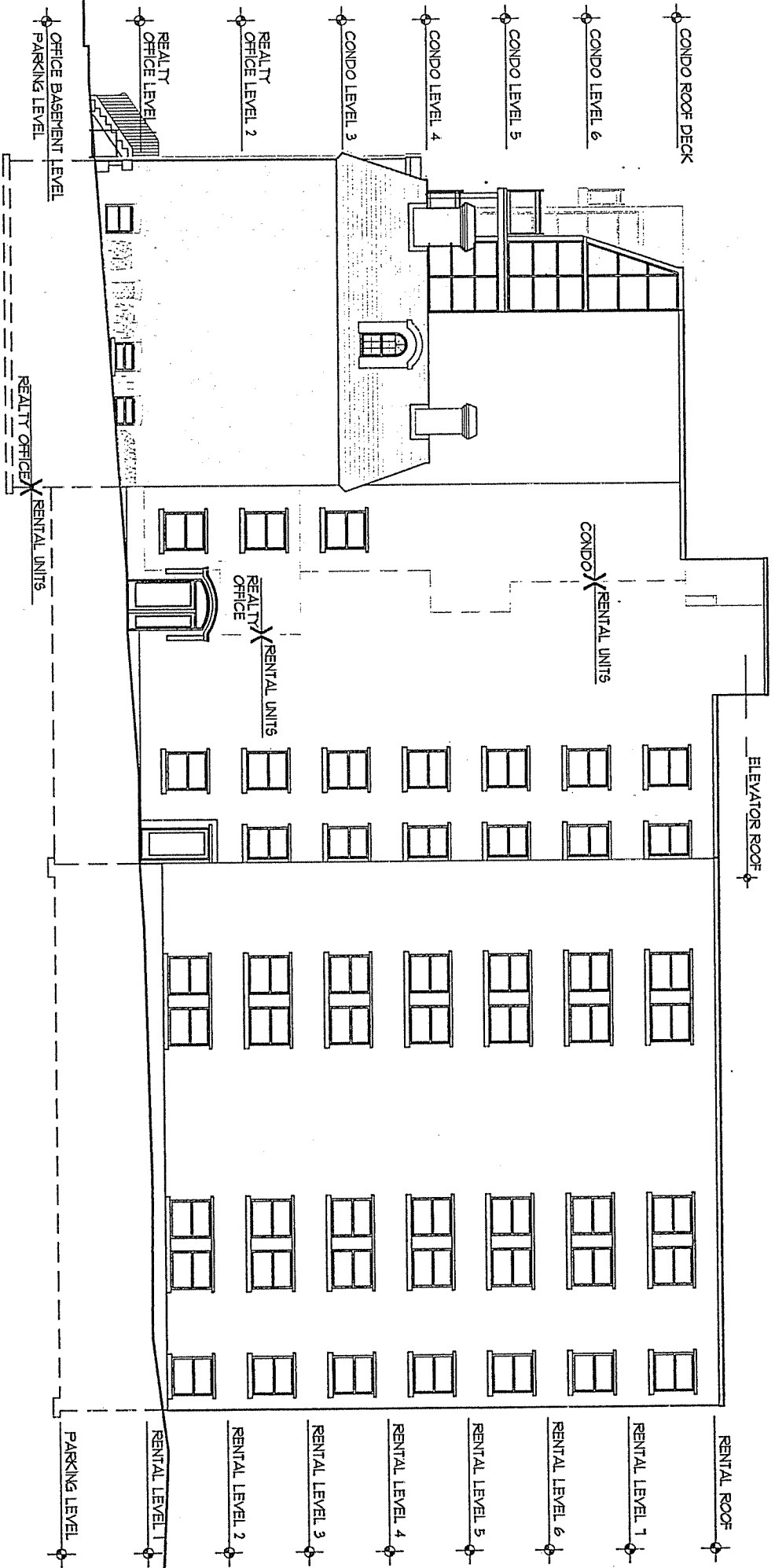
WEST ELEVATION

1/16" = 1'-0"



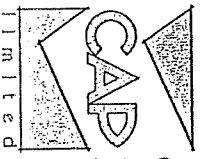
CONNOR ARCHITECTS
& PLANNERS LIMITED
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Date	Project #	Drawn	Scale
08 NOV 04	0417	CER/MC	1/16" - 1'-0"
GETTA MULTI-RESIDENTIAL UNITS AND REALTY OFFICE BUILDING			Dwg A4-3



NORTH ELEVATION

1/16" = 1'-0"



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Project #

0417

Drawn

MC

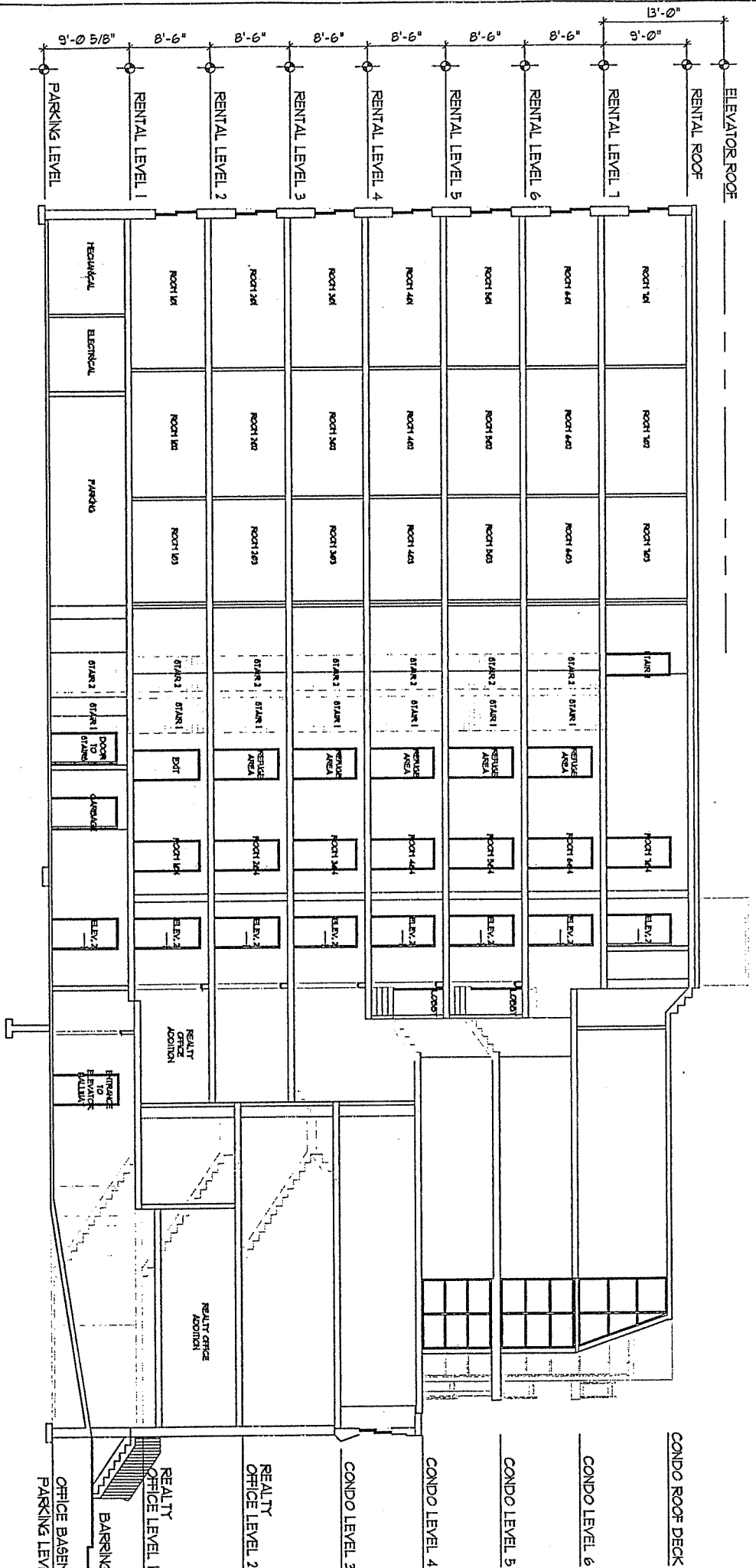
Scale

1/16" = 1'-0"

Dwg

A4-4

**GETTA MULTI-RESIDENTIAL UNITS
AND REALTY OFFICE BUILDING**
1326 BARRINGTON ST., HALIFAX, NOVA SCOTIA

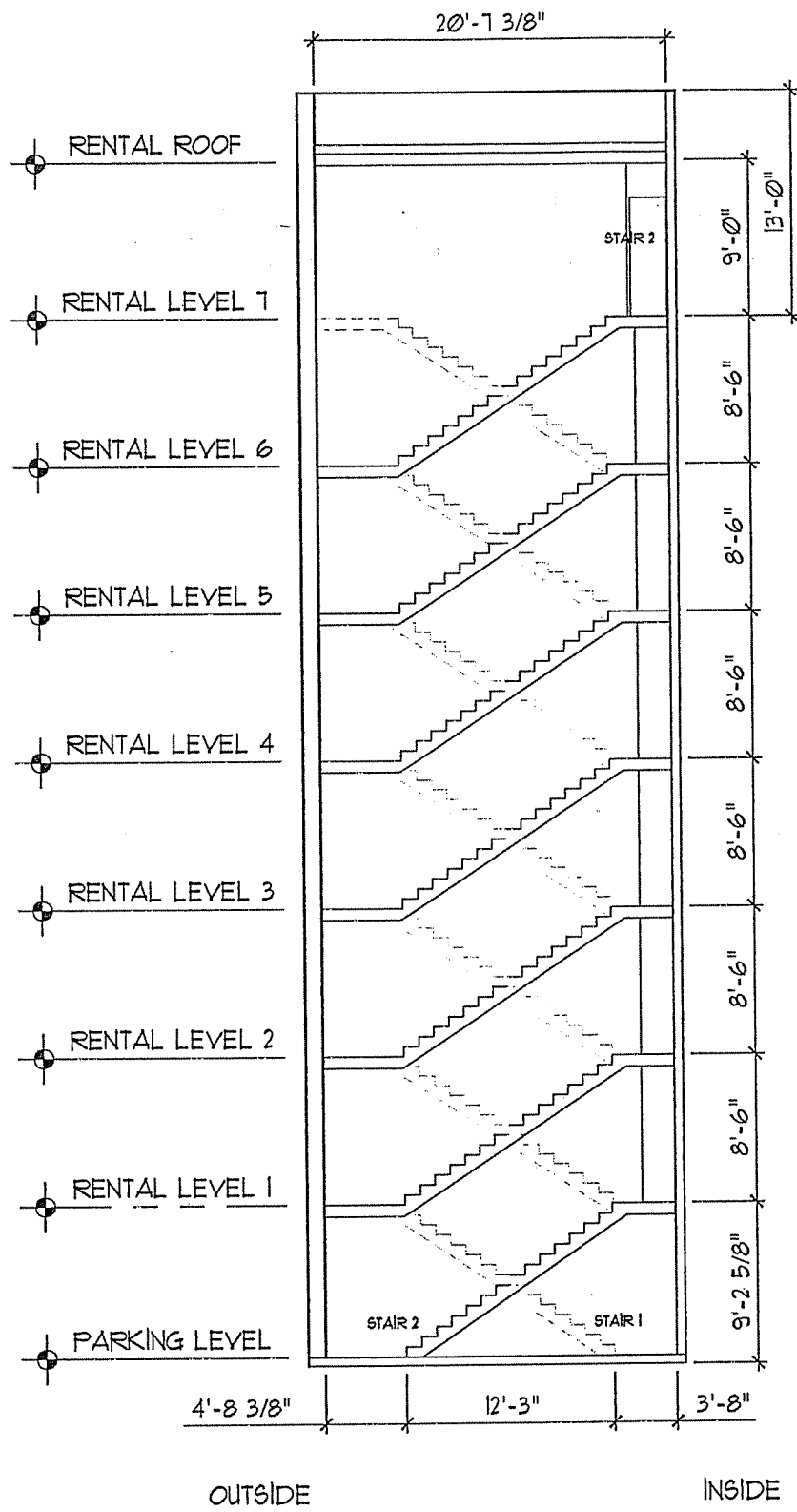


1/16" = 1'-0" **BUILDING SECTION**
 A5 AI-A3

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Date: 08 NOV 04
 Project #: 0417
 Drawn: MC
 GETTA MULTI-RESIDENTIAL UNITS
 AND REALTY OFFICE BUILDING
 1326 BARRIE, ON ST., HALIFAX, NOVA SCOTIA

Scale: 1/16" = 1'-0"
 DWG: A5-1



1/16" = 1'-0" **1** BUILDING SECTION
 A5 A1-A3



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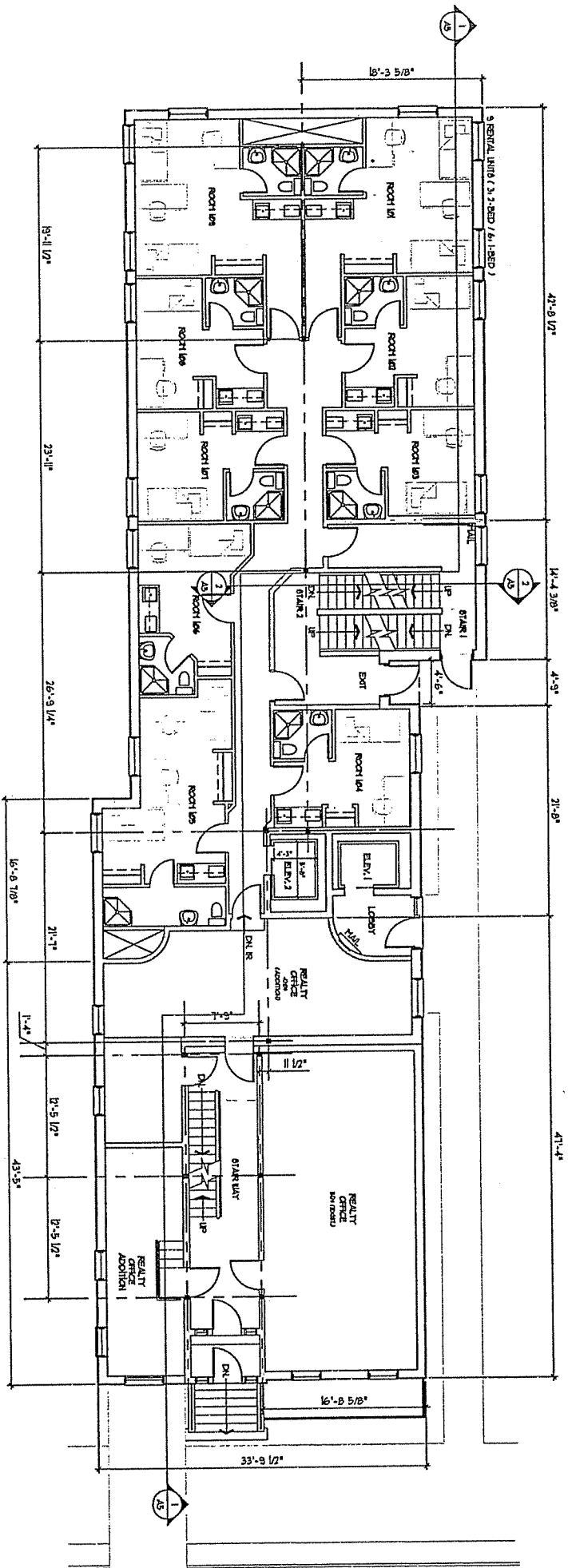
Date 08 NOV 04 Project # 0417

Drawn CER/MC

Scale 3/32" = 1'-0"

GETTA MULTI-RESIDENTIAL UNITS
 AND REALTY OFFICE BUILDING

Dwg A5-2



FIRST FLOOR PLAN

1/16" = 1'-0"



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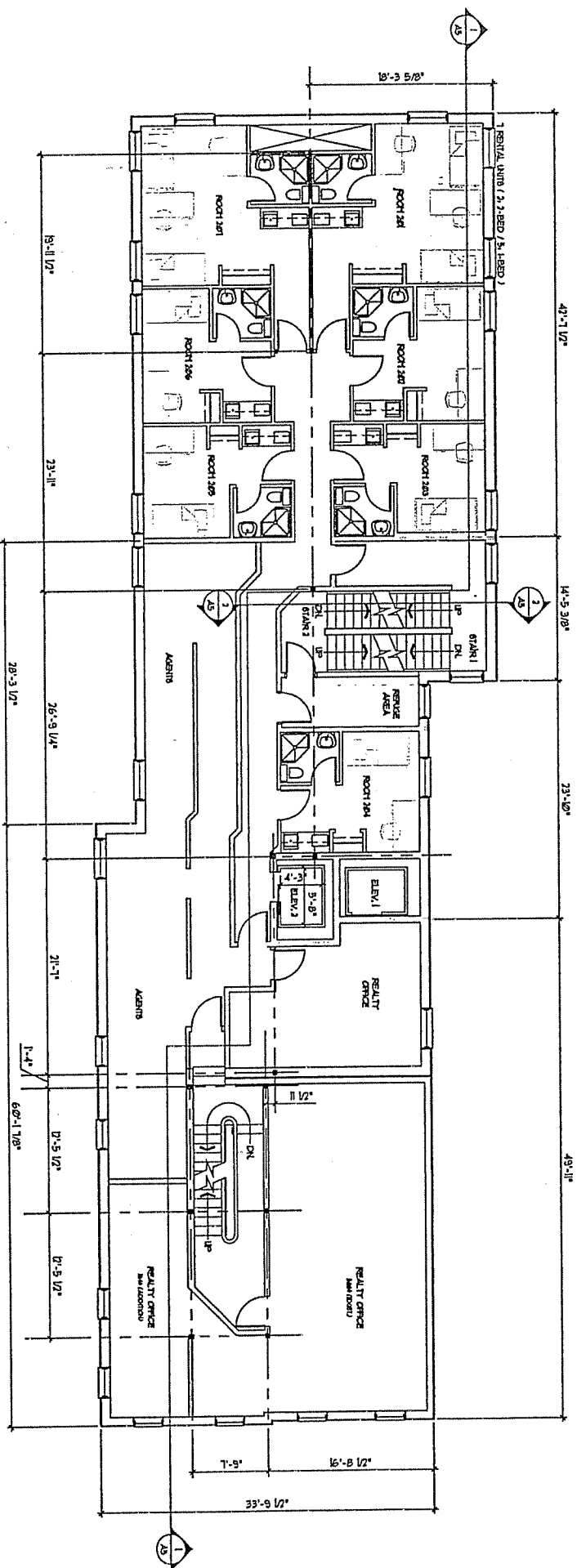
Project #
0417

Drawn
MC

Scale
1/16" = 1'-0"

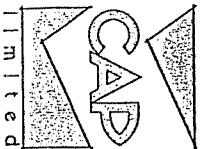
**GETTA MULTI-RESIDENTIAL UNITS
AND REALTY OFFICE BUILDING**
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DWG
A1-2



SECOND FLOOR PLAN

1/16" = 1'-0"



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Project #
0411

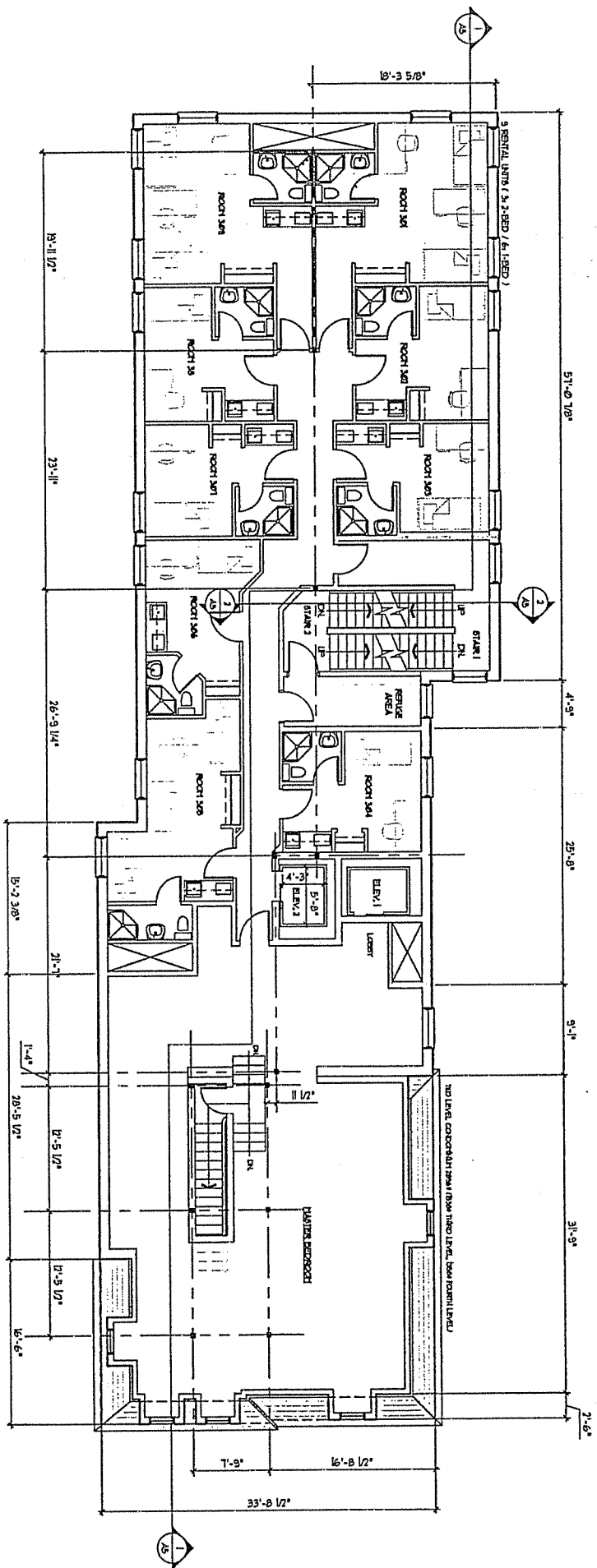
Drawn
MC

Scale
1/16" = 1'-0"

**GETTA MULTI-RESIDENTIAL UNITS
AND REALTY OFFICE BUILDING**
1326 BARRINGTON ST., HALIFAX, NOVA SCOTIA

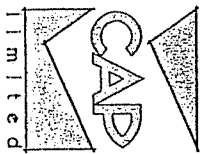
DWG

A1-3



THIRD FLOOR PLAN

1/16" = 1'-0"

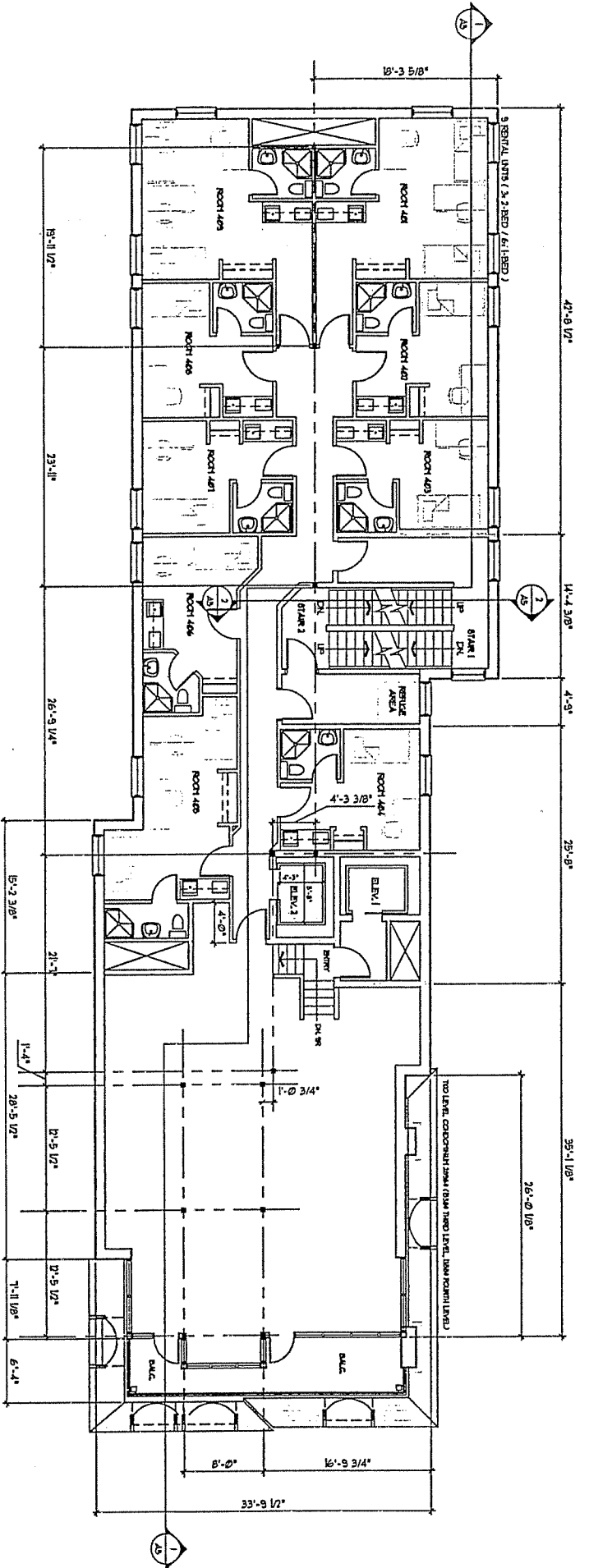


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Date	Project #	Drawn
08 NOV 04	0411	MC

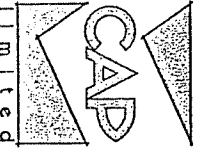
Scale
1/16" = 1'-0"
Dwg
A2-1

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FOURTH FLOOR PLAN

1/16" = 1'-0"



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Date
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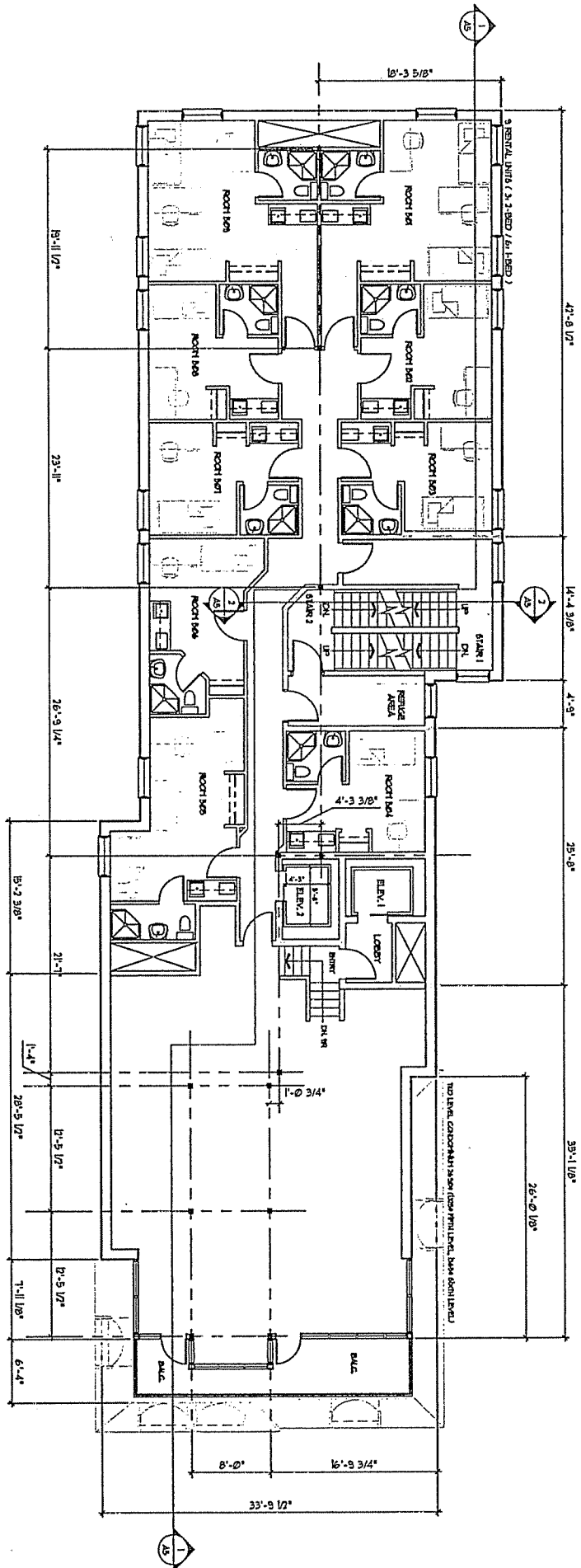
Project #
0411

Drawn
MC

Scale
1/16" = 1'-0"

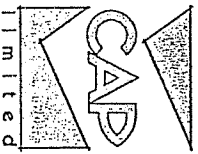
**GETTA MULTI-RESIDENTIAL UNITS
AND REALTY OFFICE BUILDING**
 1326 BARRIE, MON ST., HALIFAX, NOVA SCOTIA

DWG
A2-2



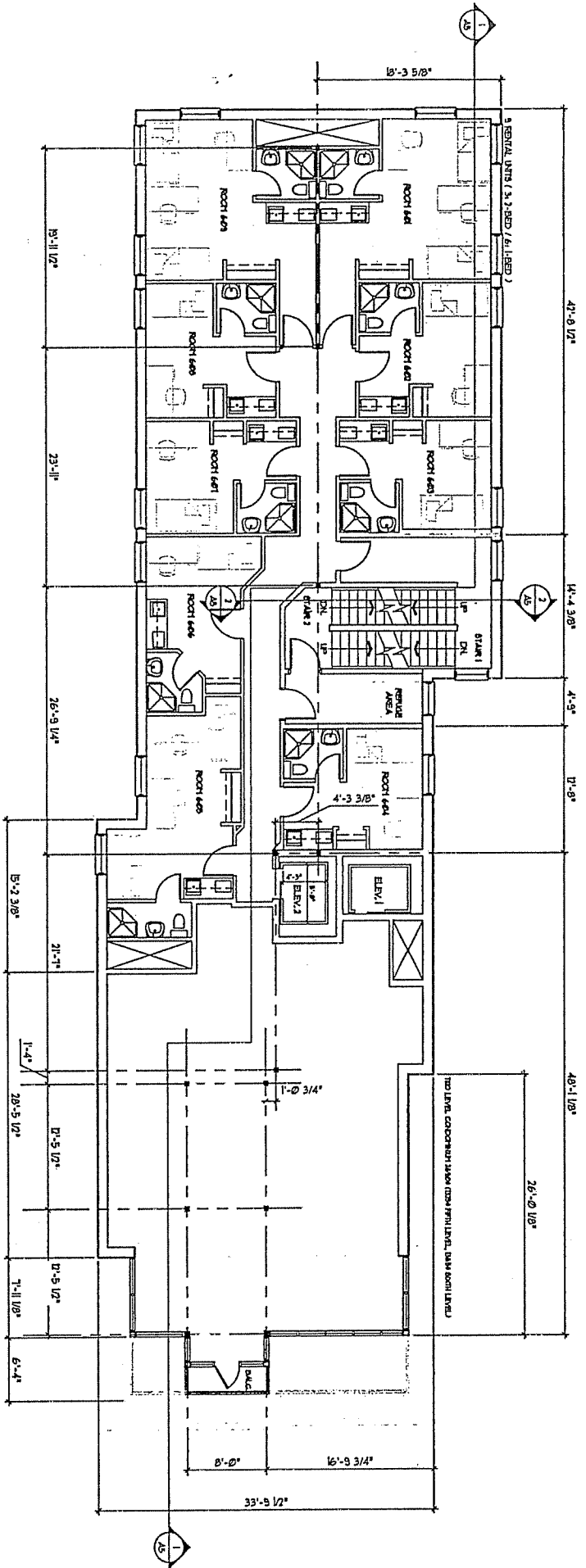
FIFTH FLOOR PLAN

1/16" = 1'-0"



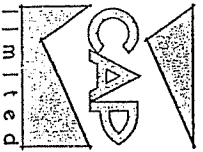
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Date	Project #	Drawn	Scale
08 NOV 04	0417	MC	1/16" = 1'-0"
GETTA MULTI-RESIDENTIAL UNITS AND REALTY OFFICE BUILDING 1326 BARRINGTON ST., HALIFAX, NOVA SCOTIA			
			A2-3



SIXTH FLOOR PLAN

1/16" = 1'-0"



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Date
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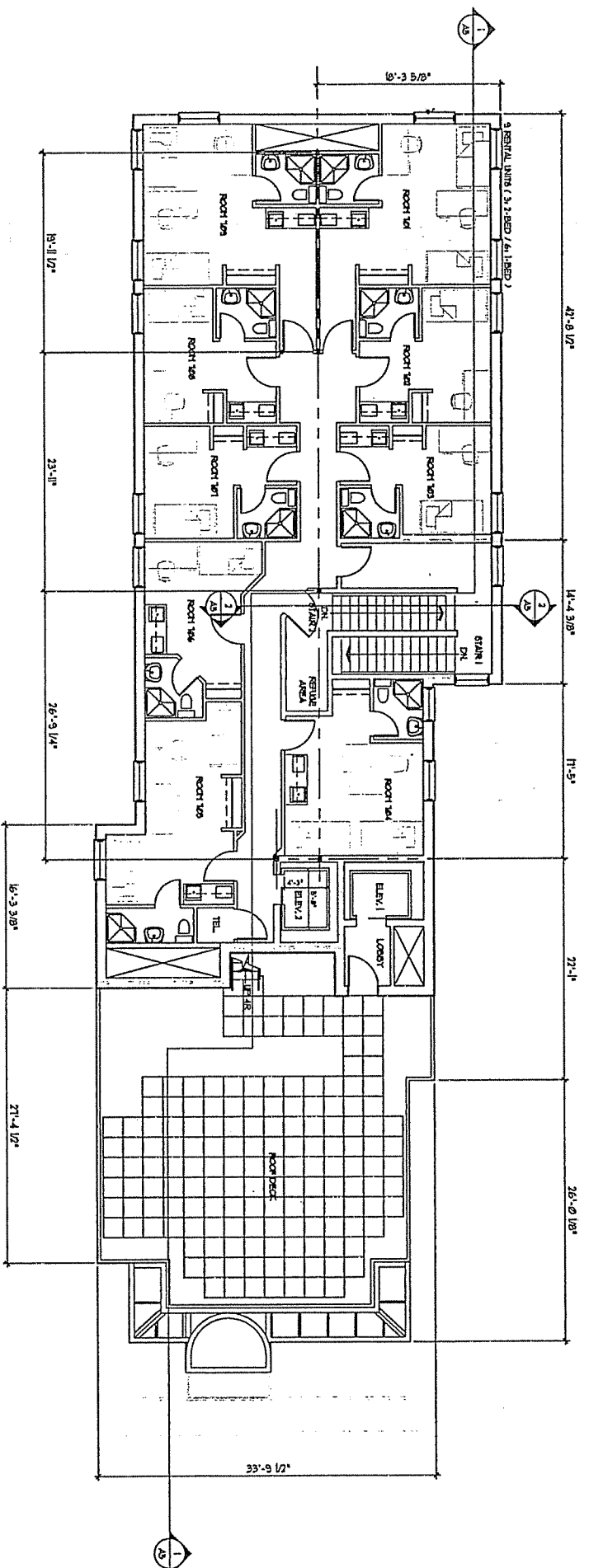
Project #
0411

Drawn
MC

**GETTA MULTI-RESIDENTIAL UNITS
AND REALTY OFFICE BUILDING**
 1326 BARRIE ST., HALIFAX, NOVA SCOTIA

Scale
1/16" = 1'-0"

DWG
A3-1



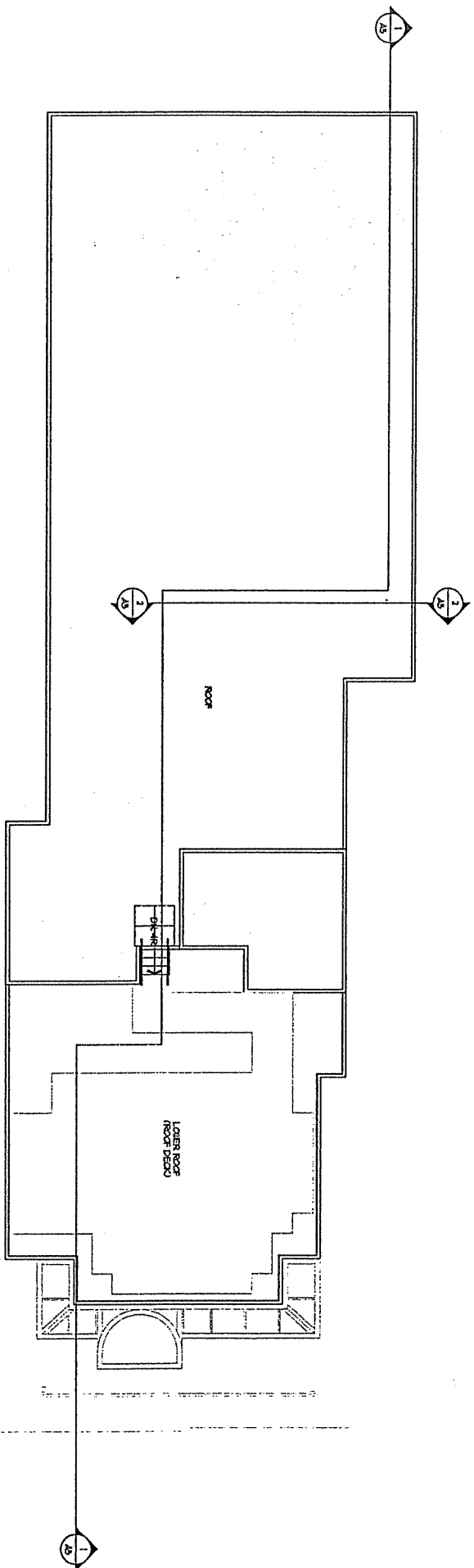
SEVENTH FLOOR PLAN

1/16" = 1'-0"

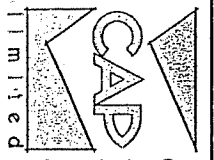


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Date	Project #	Drawn	Scale
08 NOV 04	0411	MC	1/16" = 1'-0"
GETTA MULTI-RESIDENTIAL UNITS AND REALTY OFFICE BUILDING			
1326 BARRINGTON ST., HALIFAX, NOVA SCOTIA			
			DWG A3-2



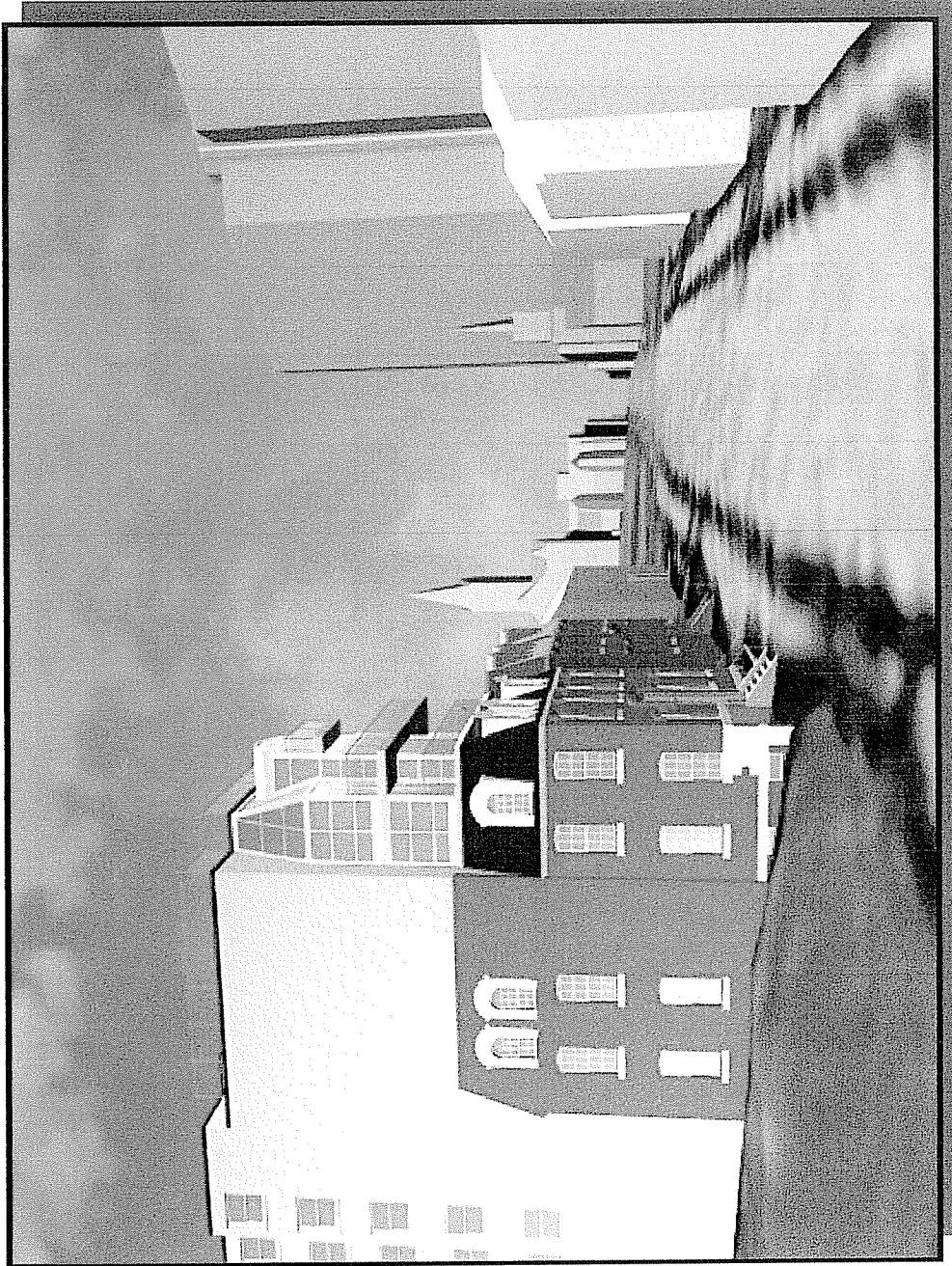
ROOF PLAN
 1/16" = 1'-0"



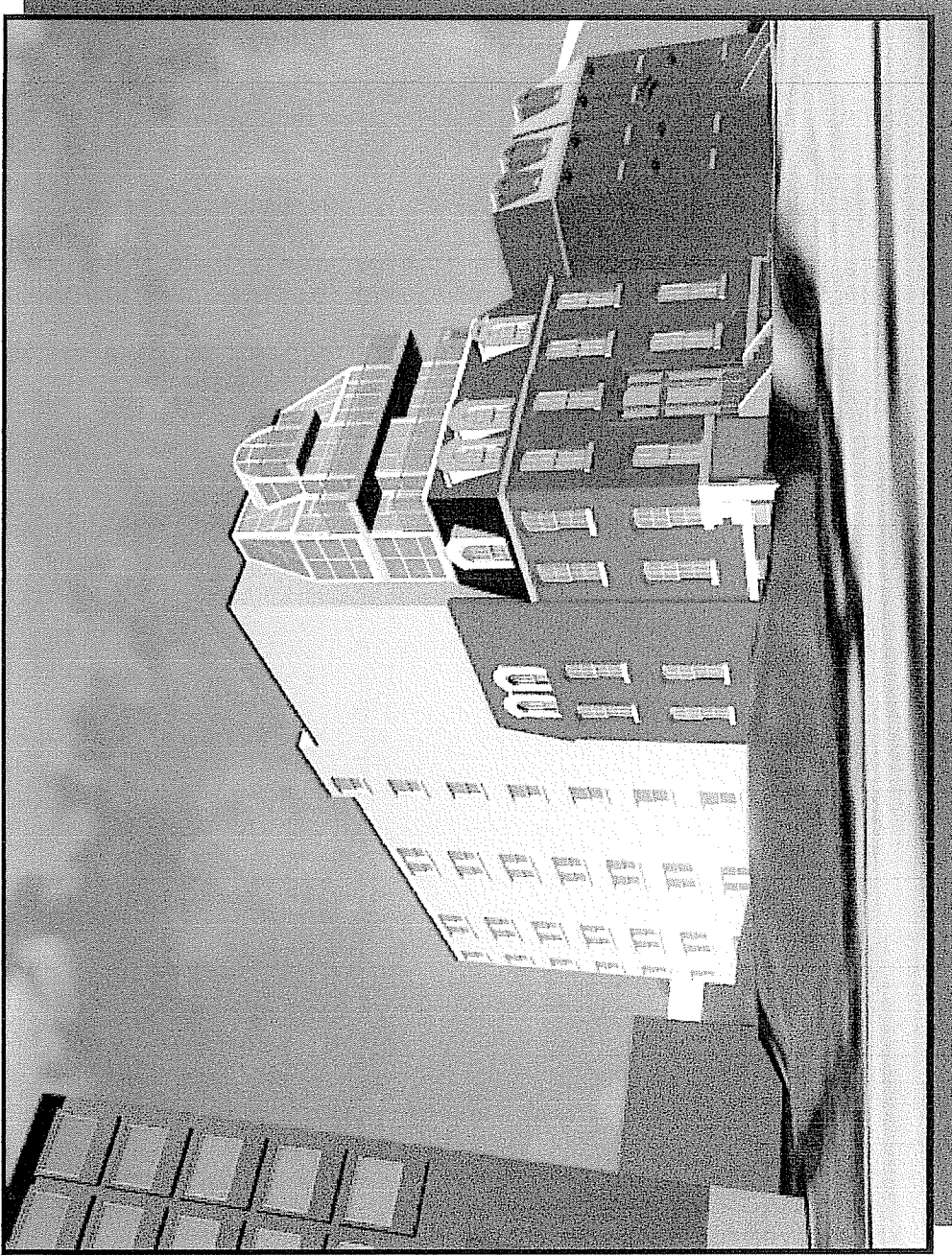
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Date	Project #	Drawn
08 NOV 04	0417	MC
GETTA MULTI-RESIDENTIAL UNITS AND REALTY OFFICE BUILDING 1326 BARRIE, MON ST, HALIFAX, NOVA SCOTIA		

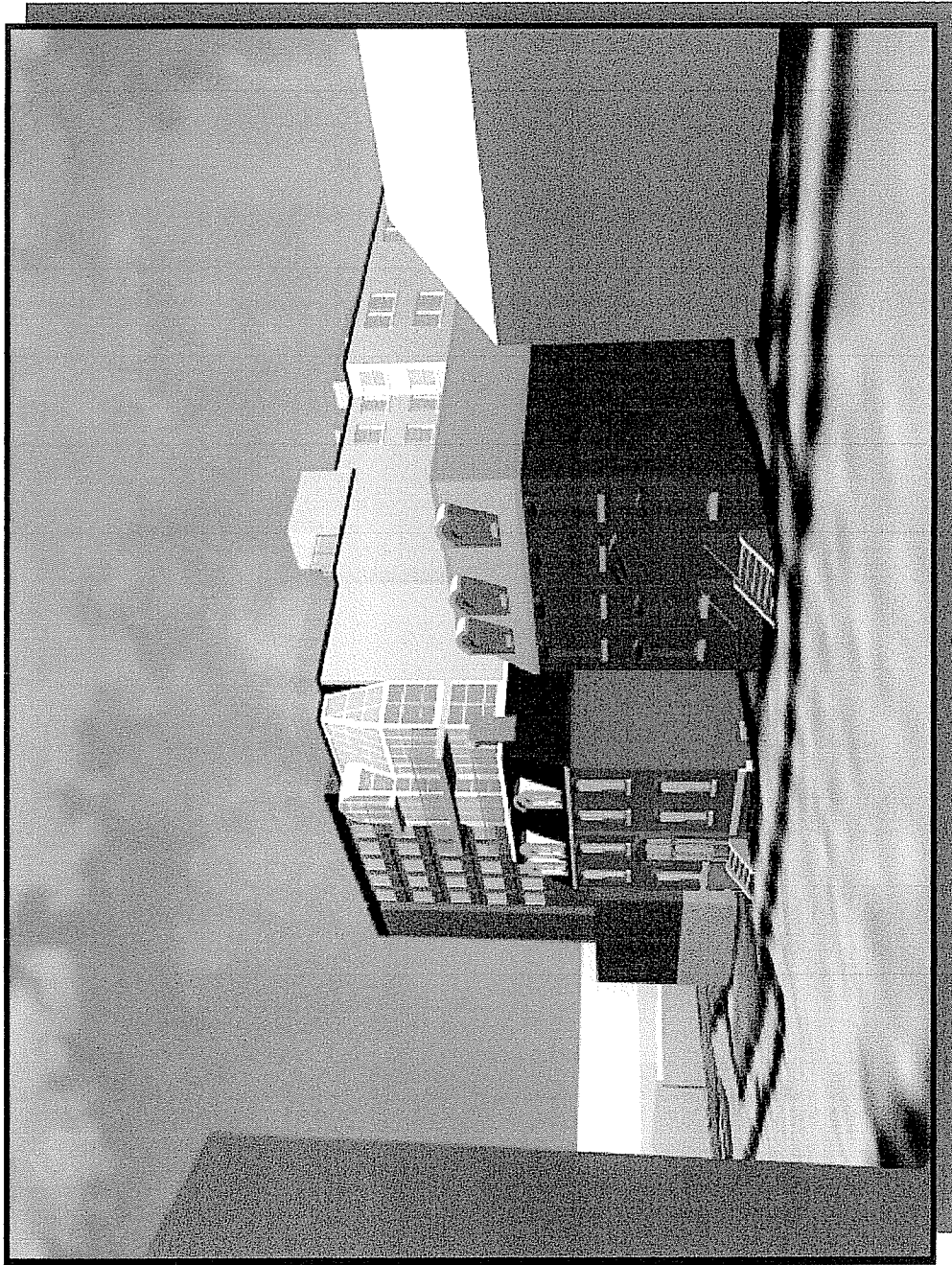
Scale
 1/16" = 1'-0"
 DWG
A3-3



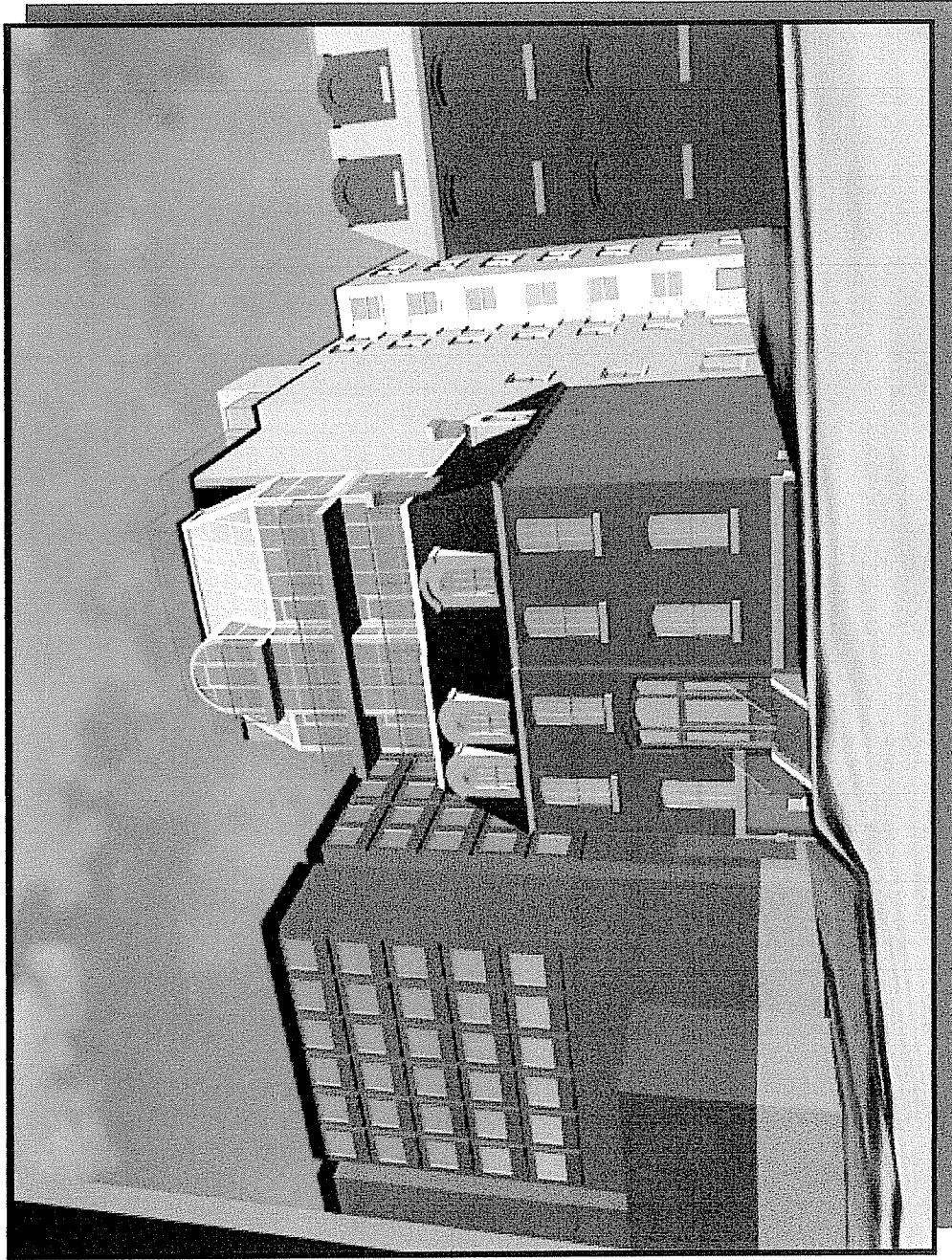
RENDER #1 PROPOSED ADDITION / RENOVATION
1326 BARRINGTON STREET, HALIFAX, NOVA SCOTIA



RENDER #2 PROPOSED ADDITION / RENOVATION
1326 BARRINGTON STREET, HALIFAX, NOVA SCOTIA



RENDER #3 PROPOSED ADDITION / RENOVATION
1326 BARRINGTON STREET, HALIFAX, NOVA SCOTIA



RENDER #4 PROPOSED ADDITION / RENOVATION
1326 BARRINGTON STREET, HALIFAX, NOVA SCOTIA