



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 11.3.1
Halifax Regional Council
September 10, 2013

TO: Mavor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original signed
Stephen Terauds, Chair, Heritage Advisory Committee

DATE: April 16, 2013

SUBJECT: Case H00369: Substantial Alteration to 1230-1234 Barrington Street,
Halifax—Gerrard Lodge

ORIGIN

Staff report and presentation to the Heritage Advisory Committee
Motion from the Heritage Advisory Committee's April 12, 2013 meeting.

LEGISLATIVE AUTHORITY

By-law H-200.

RECOMMENDATION

The Heritage Advisory Committee recommends Halifax Regional Council approve the proposed substantial alteration to the Gerrard Lodge as outlined in Attachments A through C of the January 31, 2013, with the following amendments:

- The base of the proposed townhouse addition be clad with the same shingles as on the upper level, instead of cultured stone, provided that it meets land use bylaw requirements;
- The deck, which is proposed in order to meet open space requirements, be dealt with by the proposed townhouse addition (which is the portion of the property that generates those open space requirements) rather than the existing heritage property;
- Approve Option 1 of revised elevation options.

BACKGROUND

Staff provided a presentation to the Heritage Advisory Committee at the Committee meetings of February 27, 2013 and April 12, 2013 on the application for substantial alteration to Gerrard Lodge, to construct an addition to the Lodge consisting of a new four-storey townhouse with three units at the rear of the building.

DISCUSSION

The Committee's discussion regarding this proposal had not concluded at the end of its February 27 meeting, so decision on recommendation was deferred until the next meeting of the Committee. That discussion mostly focused on

1. the location, size and character of the rooftop deck,
2. the setback of the proposed addition,
3. the cornice line of the proposed addition, and
4. the design of the Morris St. façade of the proposed addition and its relationship with the more restrained Morris St. façade of Gerrard Lodge (whose primary, and more elaborate, façade is on Barrington St.).

Subsequent to the February 27 meeting, and prior to the April 12 meeting, the applicant's Architect revised the building design in an attempt to satisfy some of the concerns that the Committee expressed during its discussions on February 27. On April 12, the Architect provided updated building elevation drawings suggesting different strategies that could be employed to address the Committee's interpretation of the Heritage Design Guidelines contained within the Downtown Halifax Land Use By-law.

The Committee is of the understanding, based on Staff comments, that the proposed addition generates requirements for the provision of open space. The proponent's Architect provided plan drawings showing an exterior roof-top deck, to be provided on the roof of Gerrard Lodge. The Committee felt it would be more appropriate for the portion of the project (the addition) generating the need for the open space to accommodate that open space. The Committee, while not able to provide any structural advice or comment, also felt that it would be easier, and less intrusive to the existing heritage structure, to accommodate the structural requirements for a rooftop deck within new construction. Therefore, the Committee recommends that Council require the rooftop deck proposed in this work be accommodated wholly on the roof of the proposed addition.

Heritage Design Guideline 4.4.1 Building Setback

The Committee felt that the setback of the portion of the proposed addition that contained the stairs (and linked Gerrard Lodge with the rest of the proposed addition) was sufficient to allow the addition to be perceived as a separate building, constructed in a different era, and enhanced the understanding of the heritage value in the context of a growing and developing city.

Heritage Design Guideline 4.4.2 Cornice Line & Upper Level Stepbacks.

The Committee had initial reservations with respect to the cornice line of the addition as proposed in the materials provided at its meeting of February 27. In general the Committee was of the opinion that it did not meet the intent of Heritage Design Guidelines as expressed in 4.4.2 a. While the proposed addition was located uphill from Gerrard Lodge, supporting some increase in cornice height from the original building to the proposed addition, the Committee felt that the elevation drawings provided indicated a height that did not seem consistent with the intent of the guideline.

During the time between February 27 and April 12, the proponent's Architect worked to address the Committee's concerns, preparing 4 options for the Committee's review at its April 12 meeting. The Committee felt that while all of the options addressed its concerns to some degree, Option 1 was the strongest.

Heritage Design Guideline 4.4.3 Façade Articulation and Materials

During the time between February 27 and April 12, the proponent's Architect worked to address the Committee's concerns about the façade articulation – namely, while the main façade of Gerrard Lodge on Barrington St. was exuberantly ornamented, the Morris St. façade of Gerrard Lodge was quite plain. The proponent's Architect prepared elevation drawings that reduced the overall number of dormer windows and simplified window shapes within the Morris St. façade of the proposed addition, resulting in what the committee felt was a more appropriate expression. The Architect provided 4 Options that addressed the Committee's concerns to various degrees – the Committee felt that Option 1 responded most appropriately.

4.4.3 a. The Committee felt that the horizontal division in the proposed addition, created by the material change from cultured stone to shingle siding was too strong and did not reflect the relative simplicity of the Morris St. façade of Gerrard Lodge. The Committee suggests that Council require the base of the proposed townhouse addition be clad with the same shingles as on the upper level, instead of cultured stone, provided that it meets land use bylaw requirements.

4.4.3 e. The proponent did not submit a colour schedule itemizing the colours proposed for the addition. 3D renderings suggested earthy neutral colours, which the Committee felt were appropriate given the colours shown on the existing Gerrard Lodge.

FINANCIAL IMPLICATIONS

The attached staff report addresses financial implications.

COMMUNITY ENGAGEMENT

The Heritage Advisory Committee is comprised of ten volunteer members from the public, and two members of Regional Council. The meetings are open to the public.



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

ATTACHMENT A

Heritage Advisory Committee
February 27, 2013

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: Original signed

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
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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

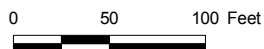


Subject property



Municipally registered heritage property

**1234 Barrington St
Halifax**

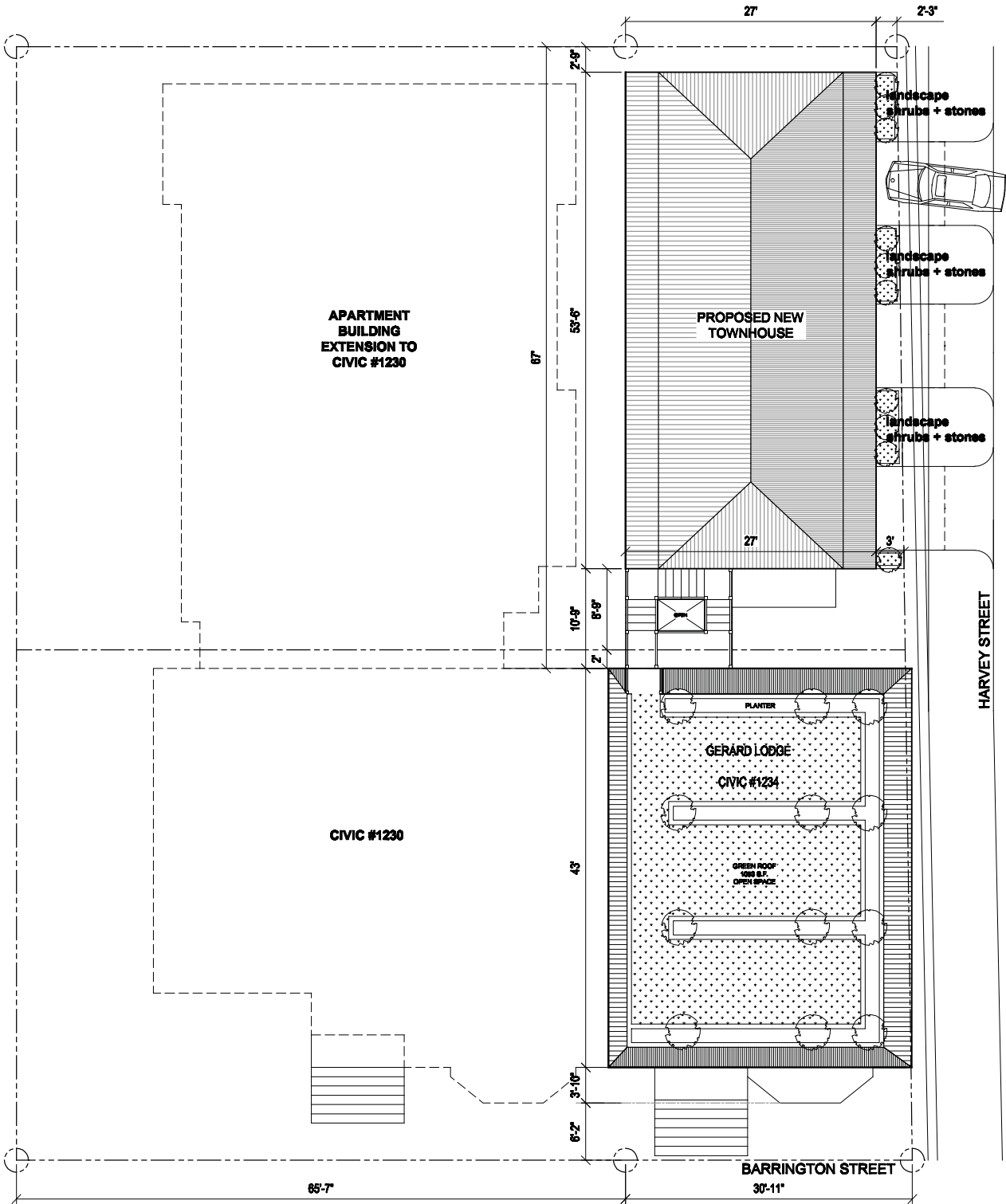


HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES

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

ATTACHMENT A

Site Plan



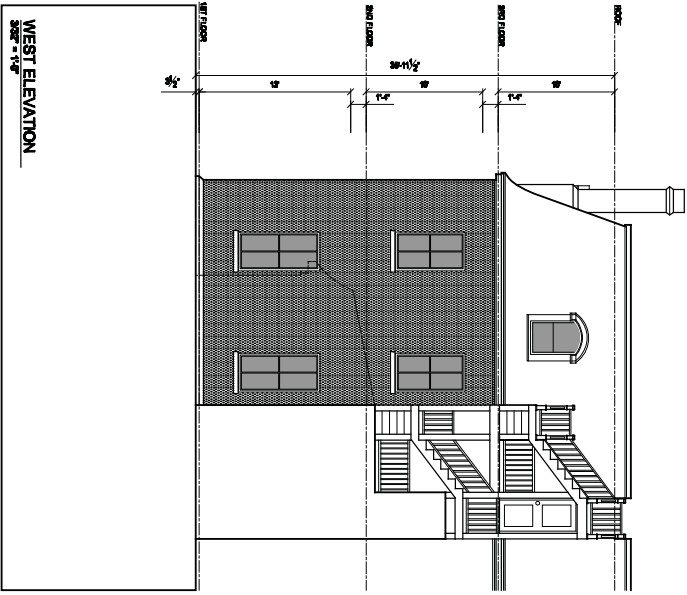
SITE PLAN

3/32" = 1'-0"

ATTACHMENT B

Proposed North (Front) Elevation





ATTACHMENT D

Photographs of 1234 Barrington Street, Halifax



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



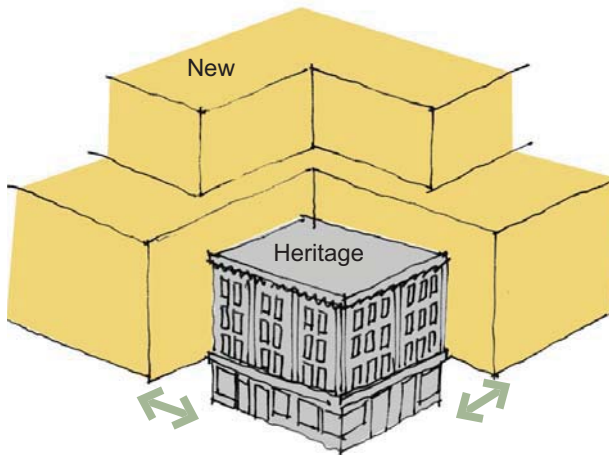
East view from 5220 Harvey Street
(April 2009)

HRM HERITAGE BUILDING CONSERVATION STANDARDS

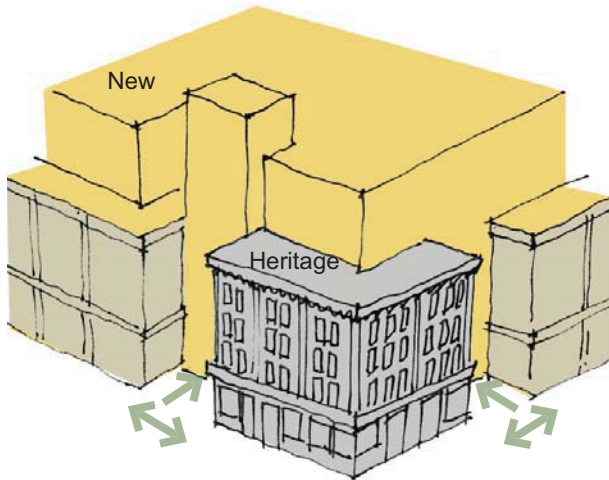
The following standards are used to assess all applications for property alteration and financial assistance. The historic character of a heritage resource is based on the assumptions that (a) the historic materials and features and their unique craftsmanship are of primary importance and that (b) in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

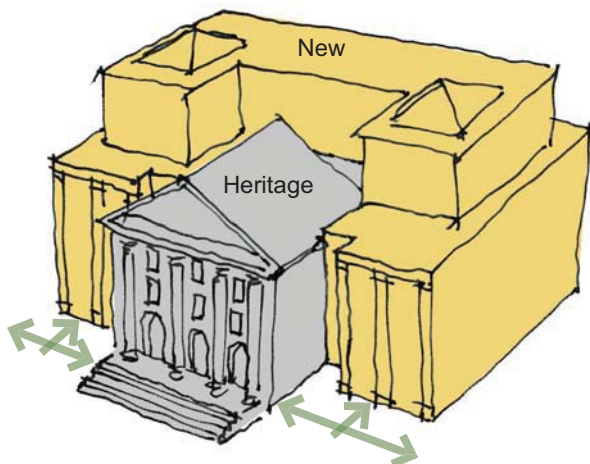
The above-noted standards are based on the Conservation Standards used by the United States Secretary of the Interior (36 CFR 67) (1991). They are generally in keeping with most Conservation principles, including the Venice Charter (1964).



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).

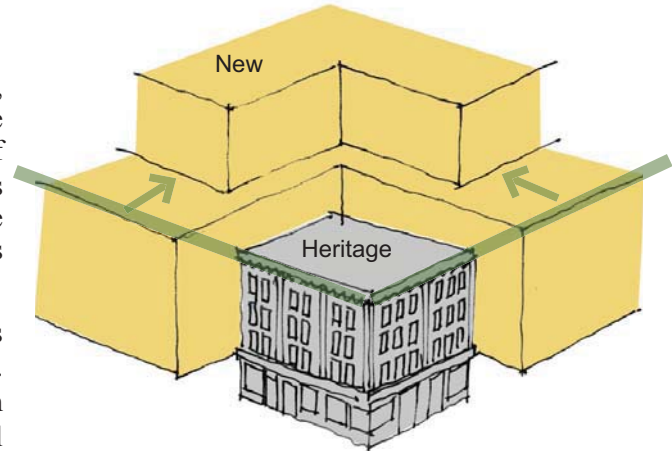
b. Consideration should only be given to the construction of new buildings abutting, or as an addition to, a heritage resource, when the parts of the heritage building that will be enclosed or hidden from view by the new construction do not contain significant heritage attributes.

4.4.2 Cornice Line & Upper Level Stepbacks

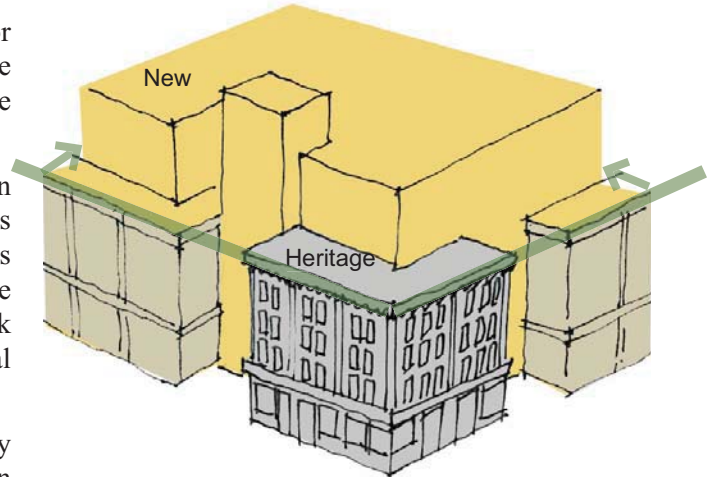
The cornice is the topmost projecting part of a facade, typically detailed with a decorative moulding. The cornice line is the extended horizontal definition of the building that indicates where the façade ends and the roof begins. When adjacent buildings have a continuous cornice line they result in 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 impact of upper levels, as well as reduce their impact on sunlight penetration.

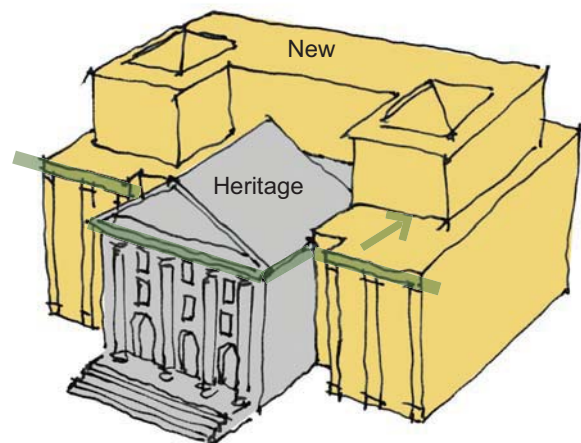
- a. Maintain the same or similar cornice height for the podium building (building base) to create a consistent streetwall height, reinforcing the ‘frame’ for public streets and spaces.
- b. Stepback building elements that are taller than the podium or streetwall height. Stepbacks should generally be 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.
- c. Greater flexibility in the contemporary interpretation of historic materials and design elements is permitted.



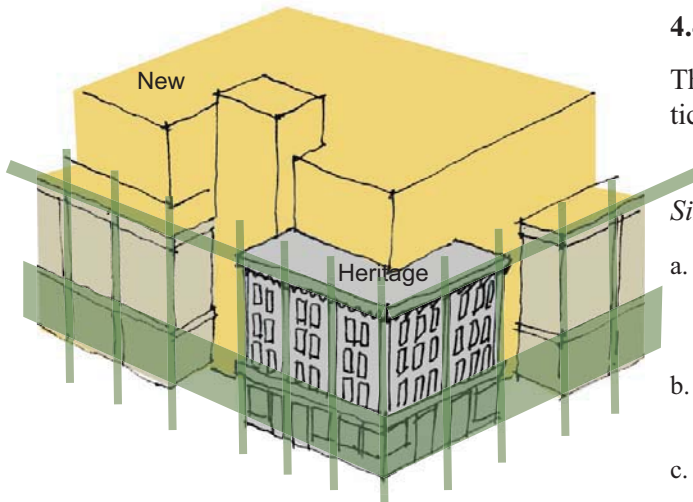
Cornice lines of new development match existing cornice lines, and taller building elements stepback there from



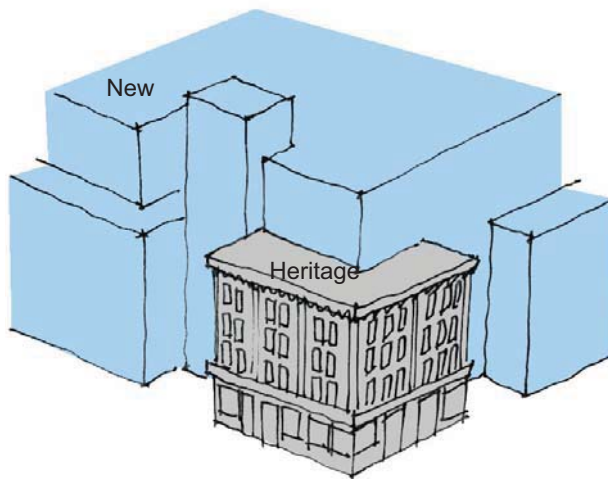
Cornice lines of new development match existing cornice lines, and taller building elements stepback there from



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

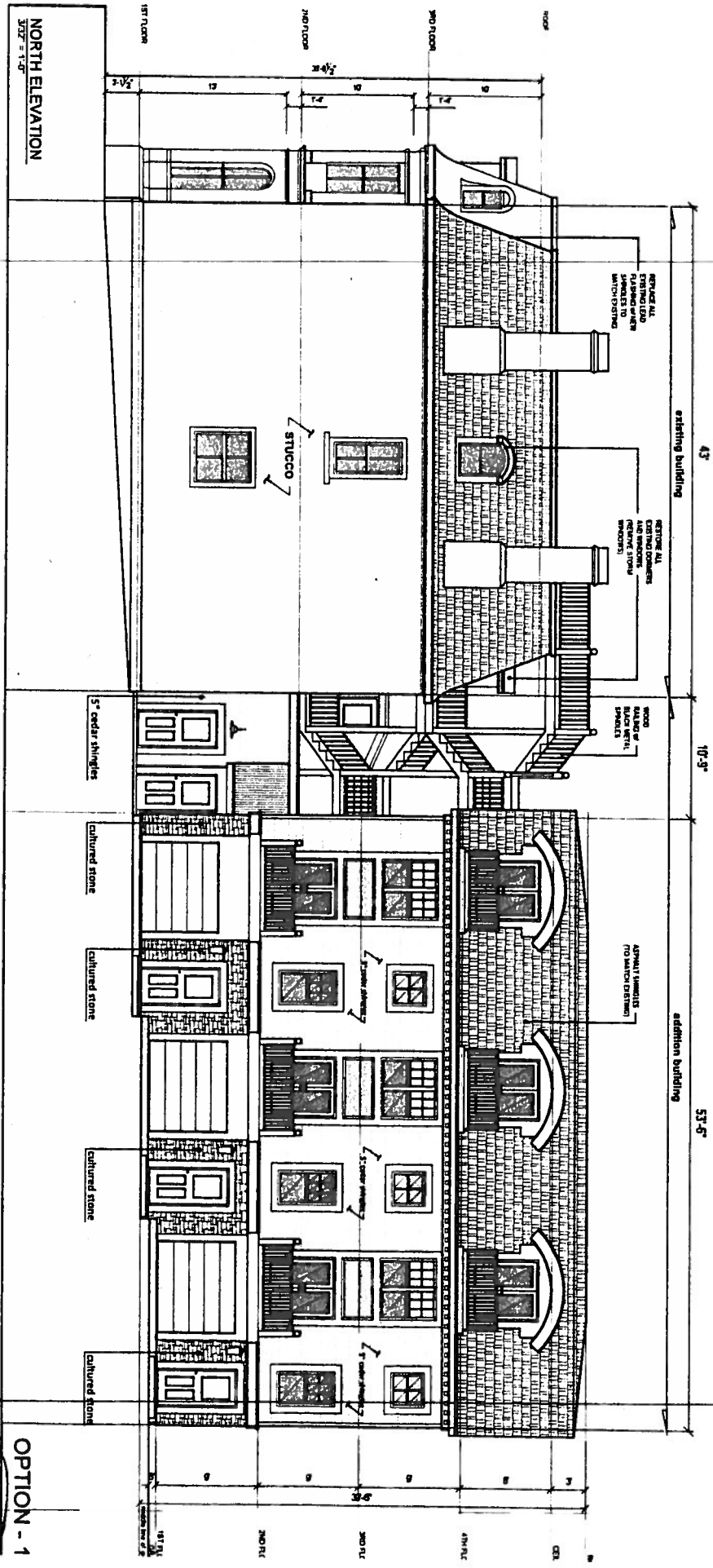
There are two alternative approaches to façade articulation: similarity and contrast.

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:

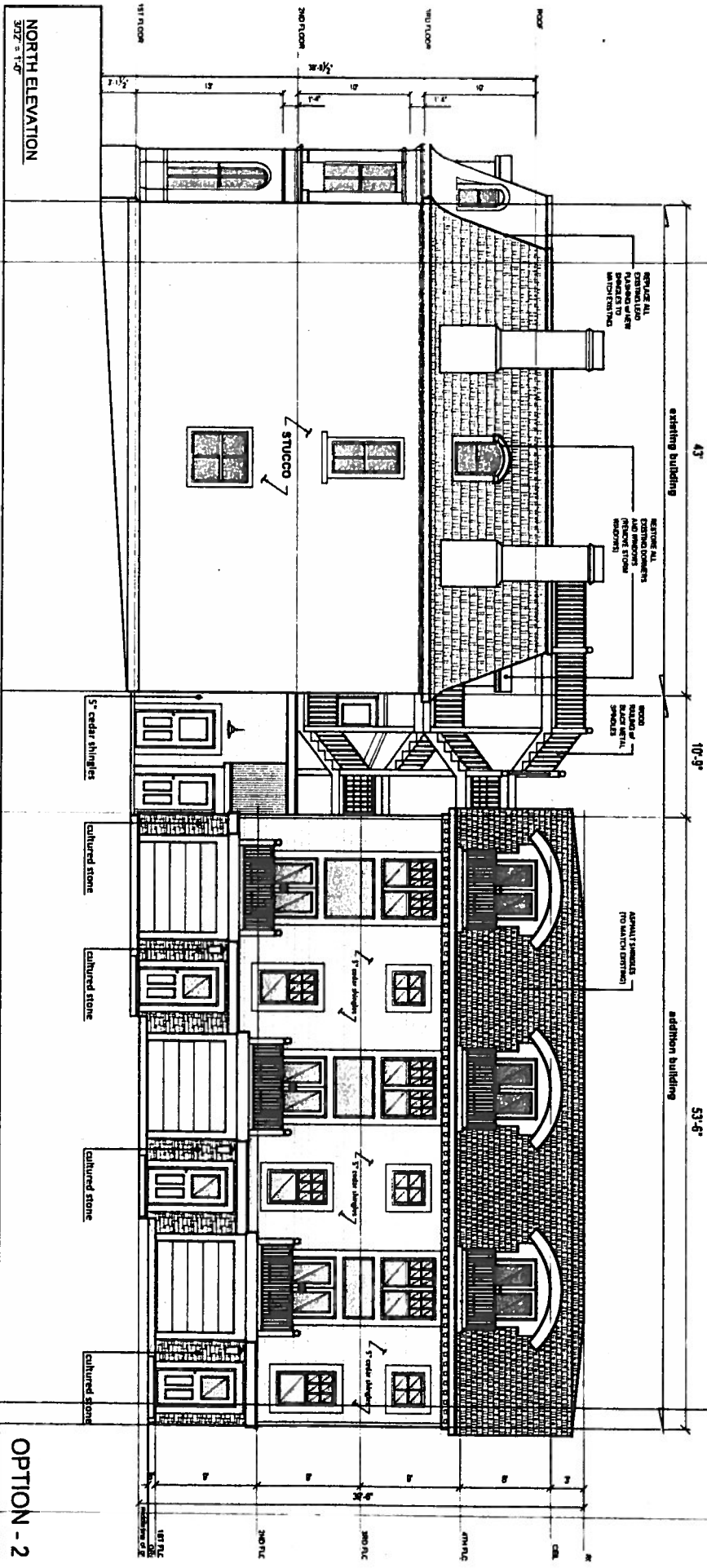
- Consider existing architectural order and rhythm of both horizontal and vertical divisions in the façade in the articulation of the new building.
- Provide contrasting materials and surface treatments that complement the heritage building. Use of glass can be effective both for its transparency and 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.



Prepared by
Applicant

PREFEREC

OPTION - 1



NORTH ELEVATION
3/27' x 1'-0"

existing building 43'

10'-9"

addition building 53'-6"

OPTION - 2

REMOVE ALL EXISTING SIDING AND REPAIR TO MATCH EXISTING

REMOVE ALL EXISTING SIDING AND REPAIR TO MATCH EXISTING

REPAIR ROOF TO MATCH EXISTING

APPLY STUCCO TO MATCH EXISTING

STUCCO

5" cedar shingles

cultured stone

cultured stone

5" cedar shingles

cultured stone

cultured stone

cultured stone

cultured stone

ROOF

1ST FLOOR

2ND FLOOR

ROOF

1ST FLOOR

2ND FLOOR

ROOF

1ST FLOOR

2ND FLOOR

ROOF

1ST FLOOR

2ND FLOOR

ROOF

1ST FLOOR

2ND FLOOR

ROOF



NORTH ELEVATION
3/27 - 1/07

OPTION - 3



NORTH ELEVATION
3/12" = 1'-0"

OPTION - 4

REMOVE ALL EXISTING BRICK FLASHING AND REPAIR WITH NEW BRICKWORK TO MATCH EXISTING

REMOVE ALL EXISTING CORNICES AND FINISH WITH NEW BRICKWORK TO MATCH EXISTING

WOOD SHAKES TO MATCH EXISTING

ASPHALT SHINGLES TO MATCH EXISTING

STUCCO

5" cedar shingles

cultured stone

cultured stone

cultured stone

cultured stone

ROOF

2ND FLOOR

1ST FLOOR

1ST FLOOR

2ND FLOOR

3RD FLOOR

2ND FLOOR

43'-0"

10'-9"

53'-6"