

*Development Approvals*

# Regional Council

## **Case H00369:**

Substantial Alteration to 1234  
Barrington Street, Halifax –  
Gerrard Lodge, a registered  
municipal heritage property

Tuesday, September 10, 2013



# Location Map

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REGIONAL MUNICIPALITY

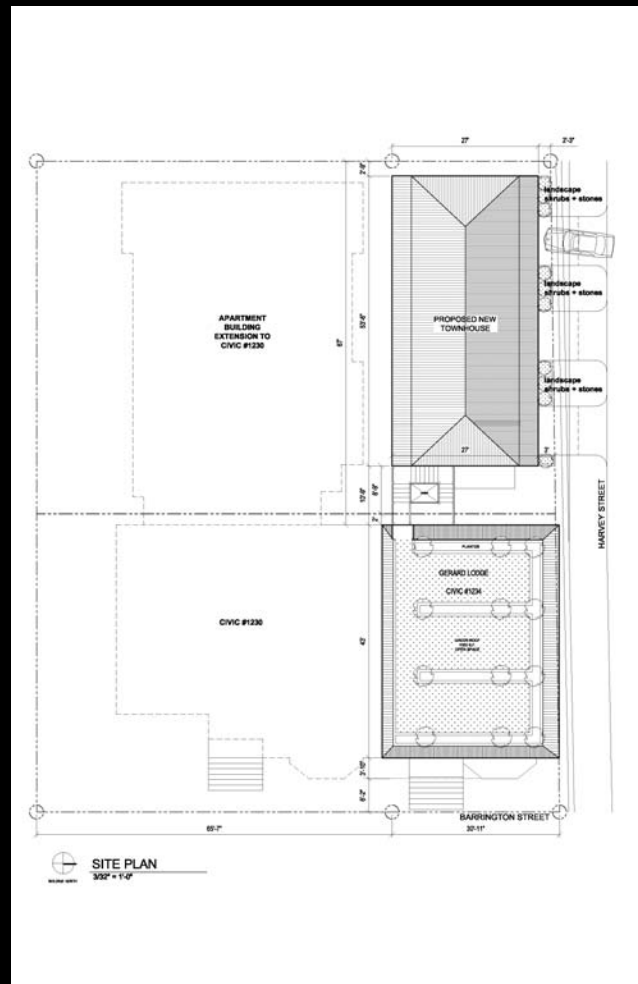
# Heritage Value

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# Proposed Addition

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# Proposed Addition

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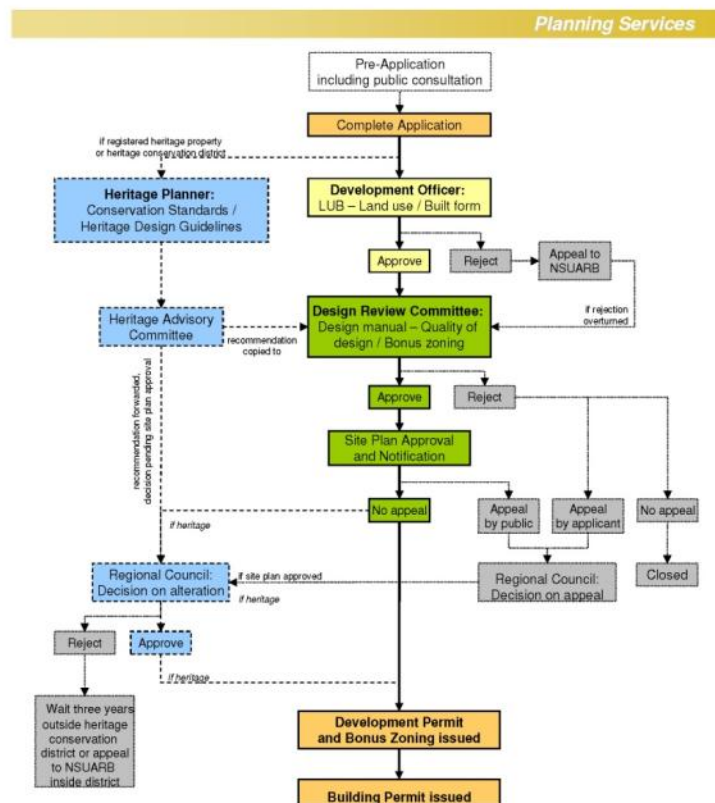


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# Site Plan Approval

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### Downtown Halifax Site Plan Approval Process Substantive Applications



# Heritage Building Conservation Standards

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### **BUILDING CONSERVATION STANDARDS**

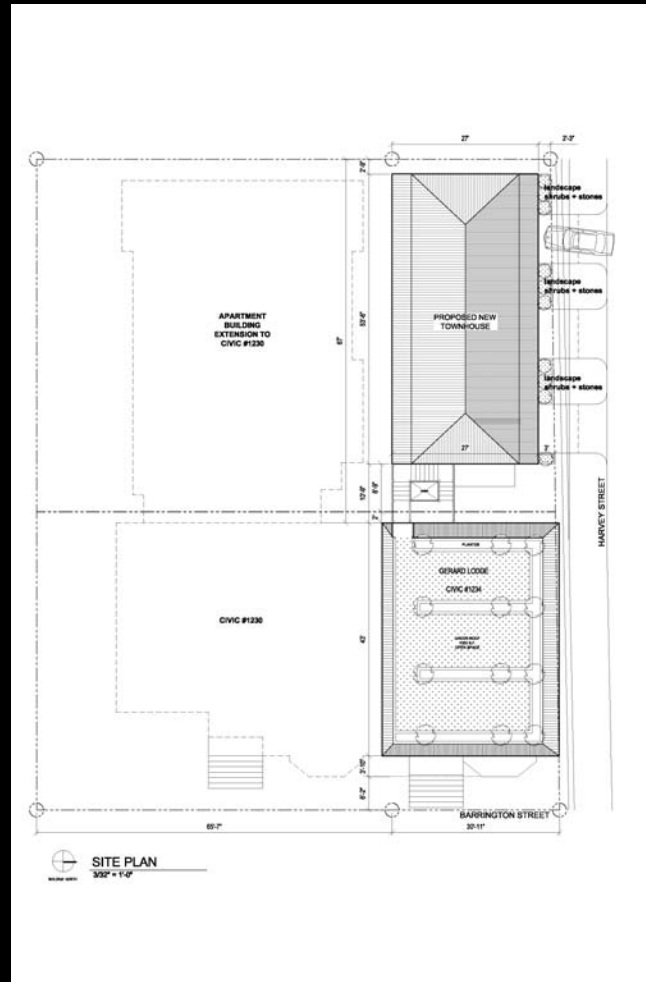
The following standards will be used to assess all applications for property alteration and financial assistance. The historic character of a heritage resource is based on the assumptions that (a) the historic materials and features and their unique craftsmanship are of primary importance and that (b)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

# Heritage Design Guidelines

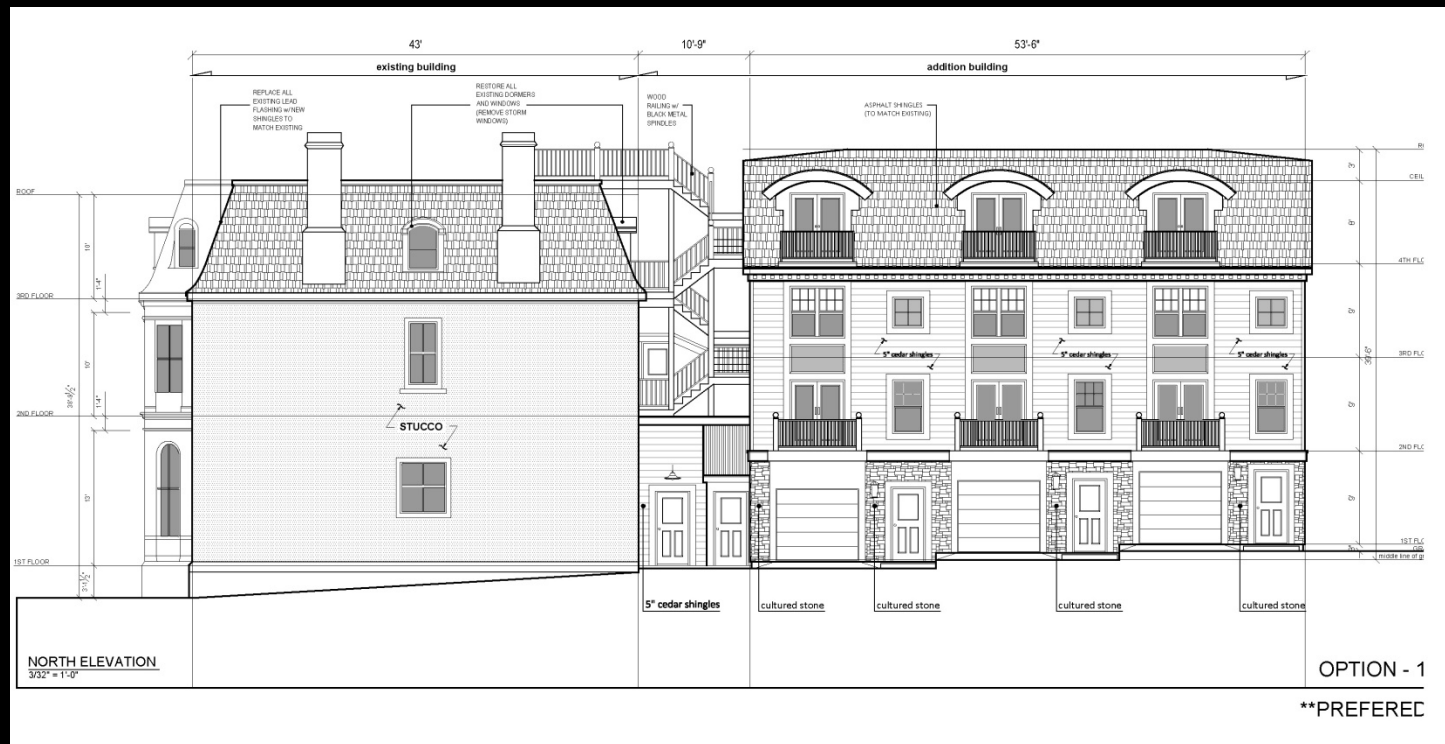
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# Heritage Design Guidelines

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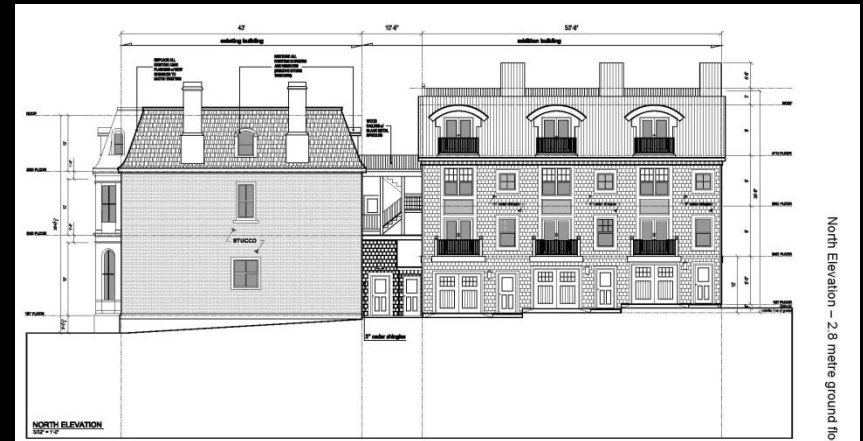


# HAC Recommendation

## *Development Approvals*

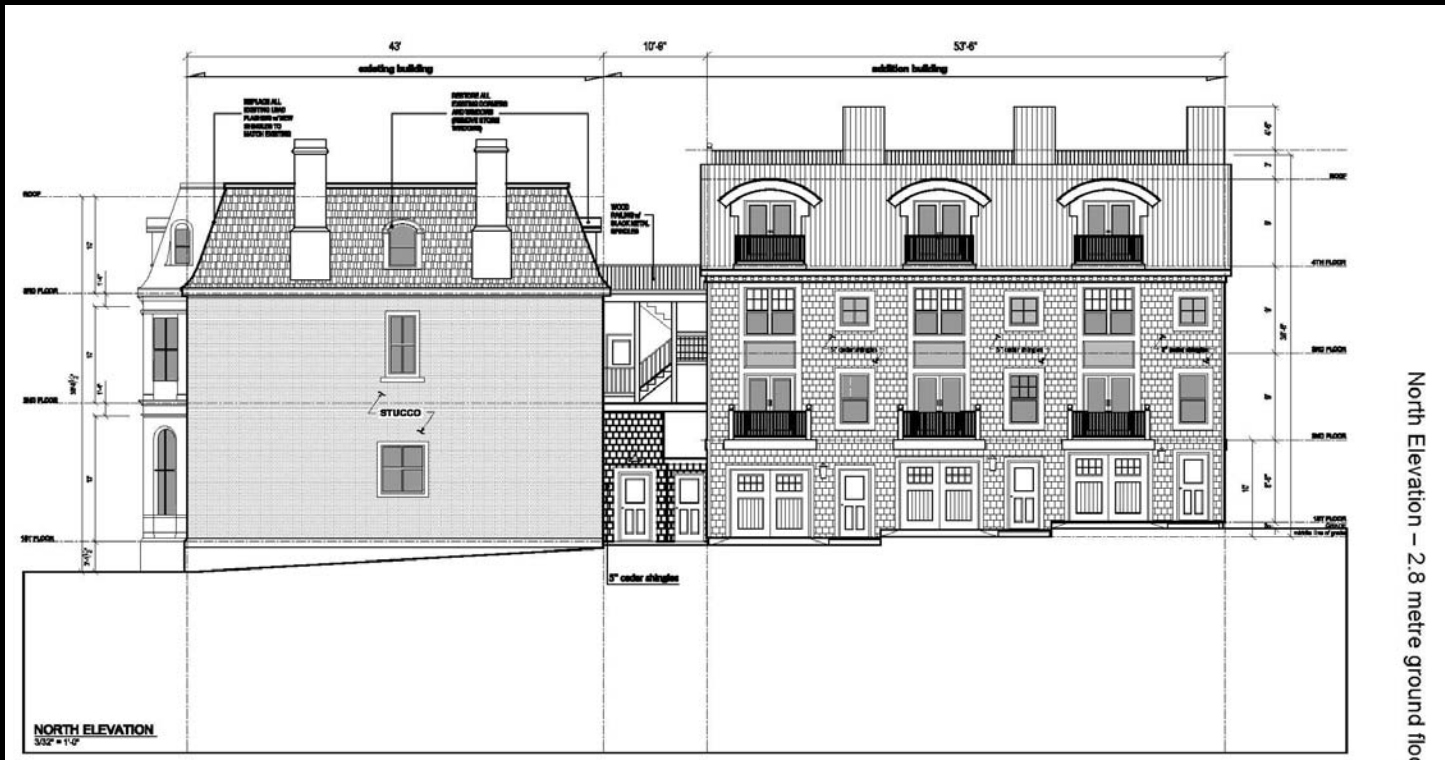
**On April 16<sup>th</sup> the Heritage Advisory Committee:**  
Recommended several conditions:

1. 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;
2. 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;
3. Approve Option 1 of revised elevation options.



# Heritage Design Guidelines

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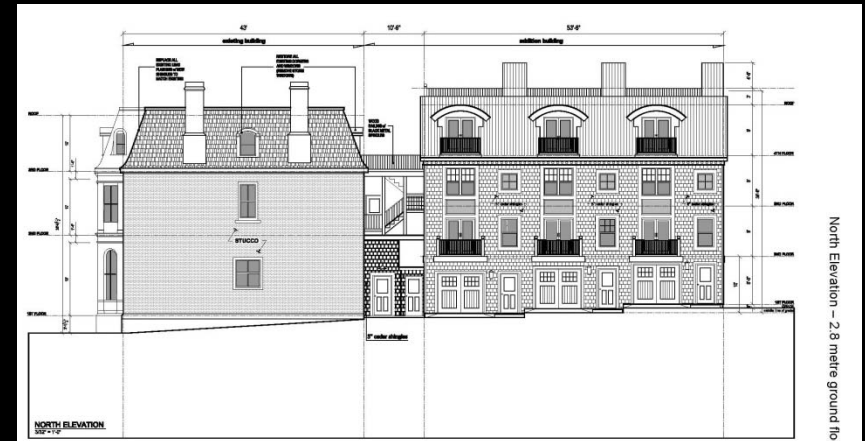


# DRC Decision

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### **On August 8<sup>th</sup> the Design Review Committee:**

1. Approved the qualitative elements of the substantive site plan approval application for the addition of 3 townhouse units to 1234 Barrington Street, with wooden cedar shingles as the primary building cladding
2. Approved a variance to the ground floor to floor height of 2.8 metres (11.48 feet), under the condition that the cladding on the south wall match the cladding found on the west wall





# HAC Recommendation

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**On April 16<sup>th</sup> the Heritage Advisory Committee:**  
Recommended Halifax Regional Council approve the proposed substantial alteration to the Gerrard Lodge as outlined with the following amendments:

1. 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;
2. 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;
3. Approve Option 1 of revised elevation options.

