

*Development Approvals*

Substantial Alteration to a  
Municipal Heritage Property

1572 Barrington Street, Halifax  
NFB Building

Maggie Holm  
September 10, 2013

# Location Map

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**HALIFAX**  
REGIONAL MUNICIPALITY

# 1572 Barrington Street

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- Designed by James Charles Dumaesq and constructed in 1891
- The building has been the warehouse for several business, but most recently the Morse's Tea company for 60 years.
- Georgian style of architecture which include its symmetrical façade, six-over-six windows with quoins, and its stone and brick construction.

# Heritage Values

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Architectural CDE's include:

- brick construction with a granite base;
- central projecting bay;
- paired arched windows on the front and north elevations;
- arched, recessed main door;
- brick pilasters;
- decorative sandstone capitals, keystones, sills & other trim elements;
- decorative brick soldier courses articulating the first and second floors;
- corbelled brick cornice



# Proposal

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# Proposal

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**New Mansard** replicates some of the design features of the original mansard.

**North Wall** – single original bay remains, and a new masonry wall created.

# Building Conservation Standards

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### **BUILDING CONSERVATION STANDARDS**

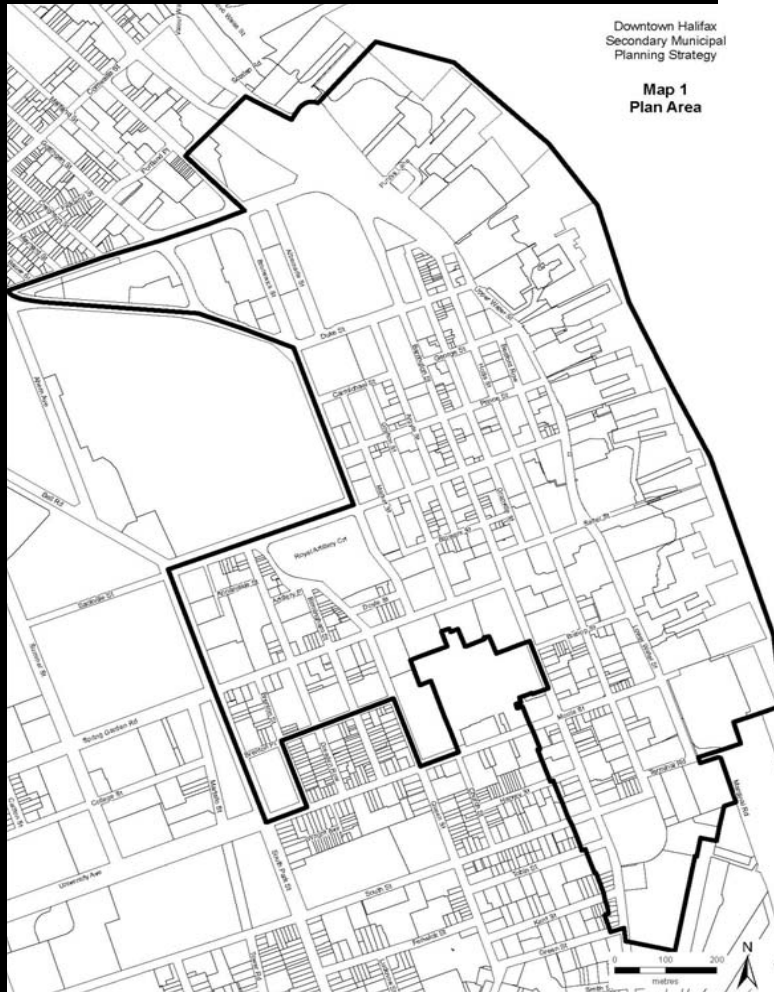
The following standards will be used to assess all applications for property alteration and financial assistance. The historic character of a heritage resource is based on the assumptions that (a) the historic materials and features and their unique craftsmanship are of primary importance and that (b)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

# Design Manual

## Development Approvals



Downtown Halifax  
Secondary Municipal  
Planning Strategy

Map 1  
Plan Area

### Heritage Design Guidelines

4

#### 4.4 Guidelines for Integrated Developments & Additions

This section applies to development proposed for a site upon which a heritage resource exists.

There are situations in the downtown where heritage buildings are grouped together. Often the preservation of such groups of buildings is most effectively accomplished by allowing new development either next to, or above, the heritage grouping, or behind a preserved heritage facade. This kind of redevelopment can provide the financial means to preserve the heritage buildings or their facades so that they are not lost to deterioration or demolition.

The following guidelines apply to sites with individual heritage buildings, or small groups of them where there is significant new development proposed. The primary design intent of the guidelines is to enable the preservation of the heritage resource through new development, while ensuring the visual prominence of the heritage asset.

In instances where the heritage value of a building includes its three-dimensional character (width, depth and height), the entire building envelope should be conserved, and the transition of new construction to, and from, heritage buildings should respect all three dimensions. In instances where the heritage value is limited to a single (i.e. front) facade, as in a row building, then the transition to new development need only address the two-dimensional heritage facade.





# Recommendation

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**On July 24<sup>th</sup> the Heritage Advisory Committee** recommend that Halifax Regional Council approve the substantial alteration to 1572 Barrington Street with three conditions:

1. Roof colour be compatible
2. Stone inscriptions be reproduced
3. Stone inscriptions removed which are legible be retained and reincorporated if possible.



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

1. Approved the qualitative elements of the site plan approval application;
2. Approved variance of the streetwall height and land uses at grade.