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Item No. 9.1.1
Heritage Advisory Committee
May 28, 2020

TO: Chair and Members of the Heritage Advisory Committee

-Original Signed-

SUBMITTED BY:

Kelly Denty, Director of Planning and Development

-Original Signed-

Jacques Dubé, Chief Administrative Officer

DATE: March 1, 2020

SUBJECT: **Case H00489: Substantial Alteration to municipally registered heritage properties at 1724 and 1740 Granville Street, Halifax**

ORIGIN

An application by Fathom Studios on behalf of Dixel Developments to substantially alter two municipally registered heritage properties located at 1724 and 1740 Granville Street, Halifax.

LEGISLATIVE AUTHORITY

Heritage Property Act, R.S.N.S. 1989, c. 199

- 17 (1) Municipal heritage property shall not be substantially altered in exterior or public-building interior appearance or demolished without the approval of the municipality.
- (2) An application for permission to substantially alter the exterior or public-building interior appearance of or demolish municipal heritage property shall be made in writing to the municipality.
- (3) Upon receipt of the application, the municipality shall refer the application to the heritage advisory committee for its recommendation.
- (4) Within thirty days after the application is referred by the municipality, the heritage advisory committee shall submit a written report and recommendation to the municipality respecting the municipal heritage property.

RECOMMENDATIONS ON PAGE 2

- (5) The municipality may grant the application either with or without conditions or may refuse it.
- (6) The municipality shall advise the applicant of its determination.

By-law H-200, the *Heritage Property By-Law*

4. The Committee shall, within the time limits prescribed by Council or the Act, advise the Region respecting:
 - (c) applications to substantially alter the external appearance of or demolish a municipal heritage property;
12. Applications for alteration of a registered heritage property shall be evaluated in accordance with the Standards for the Conservation of Historic Places in Canada, 2nd Edition as set forth in Schedule 'B-1'. The Guidelines for the Conservation of Historic Places in Canada, 2nd Edition shall be used to interpret and apply the Standards.

RECOMMENDATIONS

It is recommended that the Heritage Advisory Committee recommend that Regional Council:

1. Approve the substantial alteration of 1724 Granville Street, Halifax known as the Acadian Recorder Building, as proposed in this report and its attachments; and
2. Approve the substantial alteration of 1740 Granville Street, Halifax known as the Kenny-Dennis Building, as proposed in this report and its attachments;

BACKGROUND

Fathom Studios, on behalf of Dixel Developments have applied for a substantive site plan approval (HRM Planning Case # 22705) on a development site which includes 1724 and 1740 Granville Streets in Halifax. Both of the existing buildings on the site are municipally registered heritage properties that are proposed to be integrated into a new eight storey mixed-use development spanning three properties on the block between Grand Parade and Province House in Downtown Halifax (Map 1).

The proposed changes that are required to integrate the registered heritage buildings into the new development are significant and will require substantial alteration approval under the *Heritage Property Act*.

Existing Site Context

The Kenny-Dennis Building and the Acadian Recorder Building are both municipally registered heritage buildings fronting on Granville Street in Downtown Halifax, separated by a vacant lot which has frontage on Granville, George and Barrington Streets. All of the properties comprising the development site are owned by the Province of Nova Scotia. The Kenny-Dennis Building housed provincial government offices for decades but has been vacant for several years due to its deteriorating condition. The Acadian Recorder Building also housed provincial government offices.

The vacant lot, which is 1,200 sq. metres in area, once contained a number of commercial buildings which were demolished in the late 1980s to make way for an unsuccessful office development. The vacant lot currently contains a surface parking lot and a portion of it falls within the Barrington Street Heritage Conservation District. Accordingly, the proposal will require a certificate of appropriateness from the Heritage Officer for the new construction that is proposed within the heritage district (boundary shown on Map 1).

HRM Planning Case # 22705

The development proposed under Case #22705 covers the area as shown on Map 1 and consists of:

- An eight-storey mixed-use commercial/residential building with frontage on Barrington, George and Granville Streets, and featuring varying streetwall heights of between three and seven storeys;
- The historic Kenny-Dennis and Acadian Recorder buildings will be integrated into the new development; and
- Commercial store fronts will be established along Barrington Street, with residential entrances along Granville Street.

The site plan approval application will proceed concurrently with the heritage application and includes a public consultation component as well as final consideration by the Design Review Committee.

Requested Alterations

The applicant is proposing to alter the two registered heritage buildings on the site by removing significant portions of the rear of each building to a depth of 4.6m (15ft) from the building face. The proposal will preserve the three-dimensional quality of the existing buildings and retain all of the identified character defining elements on both registered buildings.

Non-Substantial Alterations

There are also several non-substantive alterations requested which would be subject to approval by the Development Officer in consultation with heritage staff at the time of permitting; this is not subject to consideration by HAC or Regional Council. The non-substantial alterations to these two properties include the replacement of non-historic windows and doors, and consolidation of the two heritage properties into the larger development site. In keeping with the *Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines)*, the proponent is planning to repair existing elements where possible and replace when necessary. Restoration of period architectural elements is proposed to be based on photographic evidence.

Substantial Alteration Legislation

In accordance with Section 17 of the *Heritage Property Act (HPA)*, a substantial alteration to a municipal heritage property requires Regional Council approval. The HPA defines a substantial alteration as “*any action that affects or alters the character-defining elements of a property*”. The character-defining elements of a property are defined as “*the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value.*”

Heritage value is defined 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.*” Therefore, a determination on the appropriateness of a substantial alteration lies in its effect on the property’s unique heritage value and character defining elements.

Heritage Value & Character-Defining Elements

To determine the appropriateness of a proposed substantial alteration, a full understanding of the building’s heritage values and character defining elements is needed. As a point of reference, staff have prepared a heritage building summary which outlines the heritage values and character defining elements for the subject properties (refer to heritage building summaries in Attachment B). This summary was created using the historic information contained in HRM’s heritage property files, and research completed by the applicant. The applicant has also provided a heritage impact statement which includes a detailed summary of the history of these properties (Attachment A).

The *Standards and Guidelines* are used to perform an analysis of the appropriateness of a substantial alteration’s impact on a property’s heritage value and character defining elements. The *Standards and*

Guidelines help to ensure that careful consideration is given to how the proposed alteration may affect the heritage values and character defining elements of the building.

Regulatory Context and Approval Process

The proposal is also subject to 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 to receive a development permit.

If Council refuses the requested substantial alteration to the heritage property, the owners may choose to make the alteration to the heritage property three years from the date of the application, but not more than four years after the date of the application in accordance with Section 18 of the *Heritage Property Act*. Should the plans for the alteration require revision, a new substantial alteration application will be required, which will start a new three year waiting period.

DISCUSSION

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

Staff have completed an evaluation of the proposals using the *Standards and Guidelines*, which are summarized in Attachments C and D.

1724 Granville Street (Acadian Recorder Building)

This property has a lot area of approximately 240 sq. metres (2,580 sq. ft.) and features a three-storey brick, stone and cast-iron façade constructed in the Beaux Arts, Neo-Classical and Art Nouveau styles. Its heritage value is derived from its unique and prominent architectural style, as well as its connection with the newspaper industry as the home of the Acadian Recorder, one of the oldest and longest-running newspapers in Nova Scotia.

The proposed substantial alterations to this property include:

- Removal of the rear portion of the building, while retaining the façade and structure to a depth of 4.6m (15ft) from the building face, including all identified character defining elements (see Attachment E)

Staff advise that this proposed alteration is acceptable given that all identified character defining elements will be retained and restored. While a significant portion of the existing building is proposed to be removed, the nature of historic downtown commercial buildings is that they were constructed with the intention that only the façade would be visible. With a significant depth of the building proposed to be retained, its three-dimensional character will be preserved.

An evaluation of the proposal under the *Standards and Guidelines* can be found in Attachment C.

1740 Granville Street (Kenny-Dennis Building)

This property has a lot area of approximately 475 sq. metres (5,100 sq. ft.) and features a seven-storey granite and brick façade constructed in the Neo-Classical style over three successive periods. The bottom three storeys date to 1841 as a warehouse built for T. and E. Kenny, Merchants. In 1863, a one storey addition was designed by renown architect David Sterling, and finally an additional three storeys were added in 1912 based on a design by Architect George Henry Jost after a fire gutted the building, but left the façade standing. Its heritage value is derived from its interesting architectural history of reconstruction

under two prominent architects, and due to its connection with the shipping and newspaper industries in Nova Scotia.

The proposed substantial alterations to this property include:

- Removal of the rear portion of the property, while retaining the Granville and George Street façades and structure of the building to a depth of 4.6m (15ft) from the building faces, including all identified character defining elements (see Attachment E)

Staff advise that this proposed alteration is acceptable given that all identified character defining elements will be retained and restored. While a significant portion of the existing building is proposed to be removed, the nature of historic downtown commercial buildings including this one, is that they were constructed with the intention that only the façade would be visible. With a significant depth of the building being retained, its three-dimensional character will be preserved.

An evaluation of the proposal under the *Standards and Guidelines* can be found in Attachment D.

Conclusion

Staff advise that the proposed alterations to the registered properties are acceptable. The alterations will have no impacts on the building's character defining elements and will result in a full restoration of the building façades on these prominent but currently under-utilized historic buildings. The new construction will be set-back from the existing structures, providing prominence to the streetscape.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing Case H00489 can be accommodated within the proposed 2020/21 operating budget for Cost Centre C340, Social and Heritage Policy. HRM is not responsible for construction and renovation costs.

COMMUNITY ENGAGEMENT

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

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified.

ALTERNATIVES

1. The Heritage Advisory Committee may recommend that Regional Council refuse the proposed substantial alterations to 1724 and 1740 Granville Street. The *Heritage Property Act* does not include appeal provisions for decisions of Council regarding substantial alterations, however, if the substantial alteration application is refused, section 18(3) of the *Heritage Property Act* provides that the owners would be permitted to proceed with their proposal three years from the date of the application. This is not recommended as staff advise that the proposed substantial alteration be approved for reasons outlined in this report.

2. The Heritage Advisory Committee may recommend that Regional Council approve the proposed substantial alteration of 1724 and 1740 Granville Street as proposed in this report and its attachments with conditions based on applicable conservation standards.

ATTACHMENTS

Map 1 – Location Map

Attachment A – Heritage Impact Statement, 1724 and 1740 Granville Street, Halifax

Attachment B – Heritage Building Summary

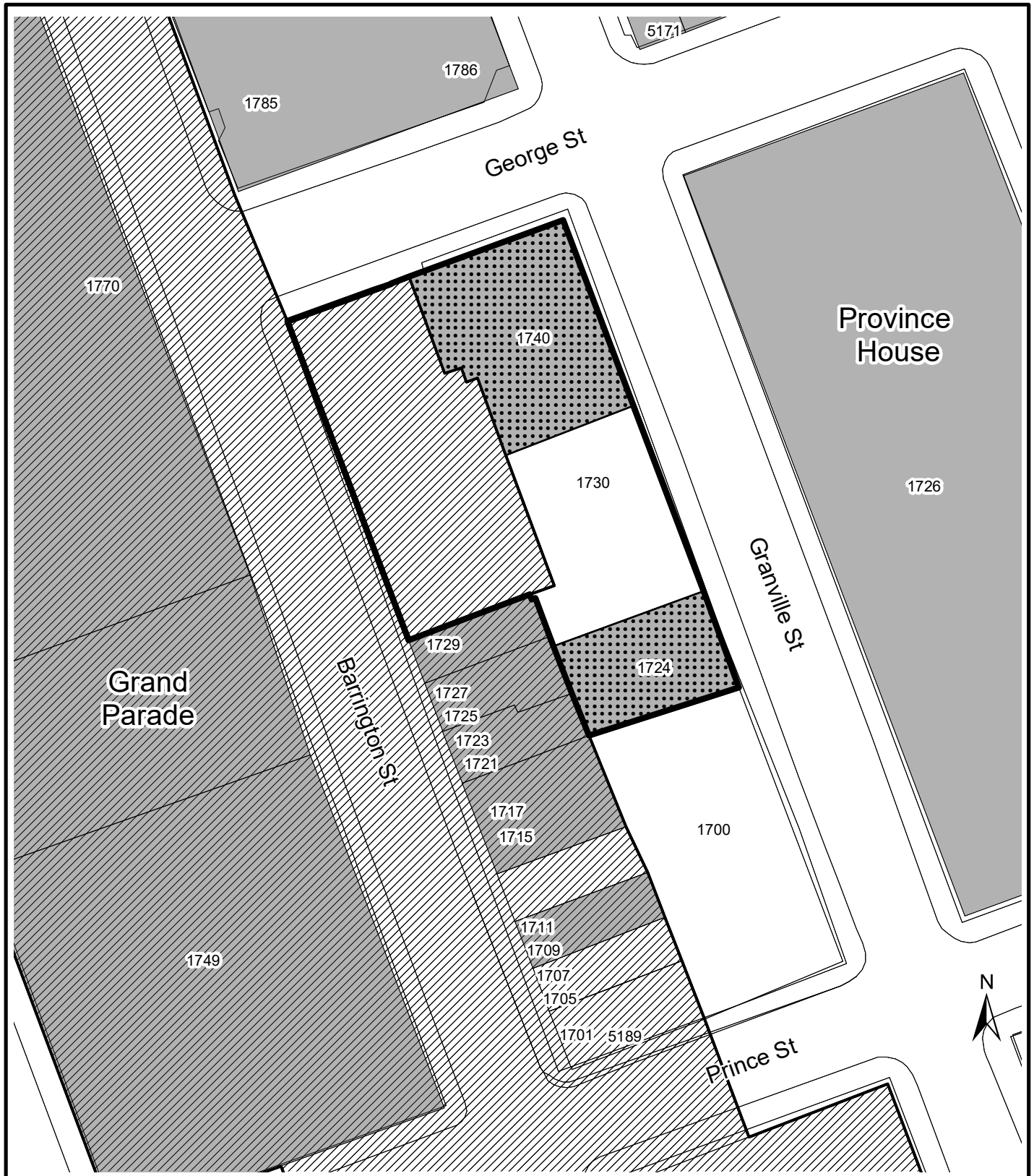
Attachment C – Standards and Guidelines Evaluation, 1724 Granville Street

Attachment D – Standards and Guidelines Evaluation, 1740 Granville Street

Attachment E – Site Plan and Elevation Drawings for Planning Case #22705





A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

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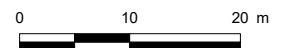


Map 1 - Location Map

1724 & 1740 Granville Street,
Halifax

-  Registered Heritage Property
-  Subject Properties
-  Barrington Street Heritage Conservation District Boundary
-  Site for Planning Case #22705

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

Attachment A



Heritage Impact Statement

**1724-40 Granville
Street and Barrington/
George Street site**

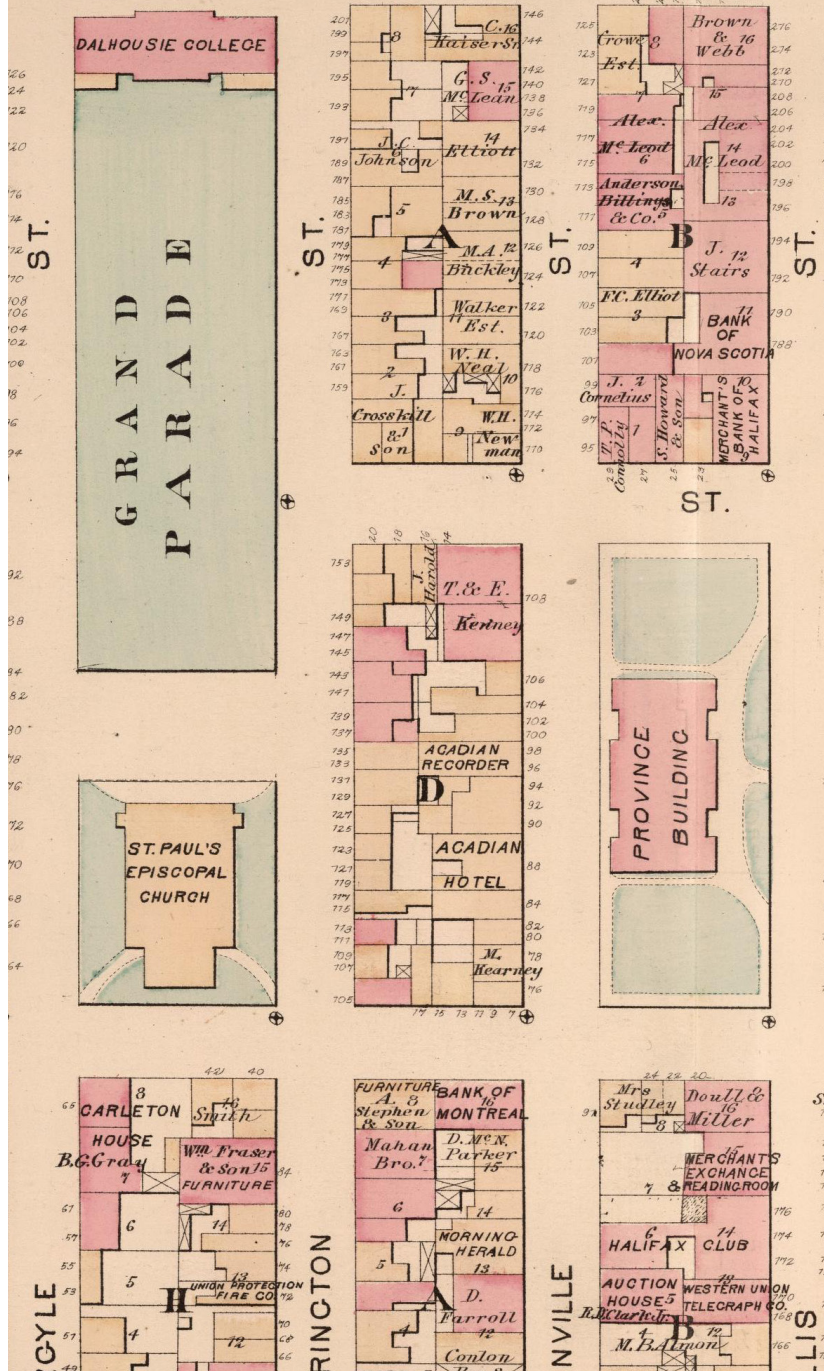
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We are Fathom Studio.

For more than 20 years, major clients throughout the Atlantic provinces, across Canada, and abroad have commissioned Fathom to solve complex problems while providing world-class service.

Our firm offers non-traditional solutions and creativity to every problem—the results of deep collaboration between disciplines and approaches. Owned by principal Rob LeBlanc, our studio unites communication designers, web and new media specialists, exhibit designers, interior designers, writers, and 3D animation experts, along with architects, landscape architects, urban planners, and civil engineers to give strategic guidance, create engaging concepts, sell your ideas, engage with the public, and detail designs into a buildable package.

Fathom collaborates at all scales from sign designs and museum exhibits, to large residential buildings, up to comprehensive master plans for university campuses and downtowns.



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Last Parade up George Street, c. 1922. source: Tom Connors, Nova Scotia Archives accession 1987-218 no. 732

01 Introduction

1.1 Site location and description

The Development Site, comprised of the properties municipally known as 1724–40 Granville Street and the Old Birk's Site (vacant), is located on the southeast corner of Barrington and George Streets. It extends the width of Barrington and Granville to the south where it terminates at the Crowe Building (Freak Lunchbox) and One Government Place. The Development Site contains two registered municipal heritage properties and one vacant site included as part of the Barrington Street Historic Conservation District.

The surrounding context includes a mixture of building types and uses including retail developments along Barrington Street, a commercial building to the north, and several civic buildings. Grand Parade square is located directly to the west of the Development Site, and Province House (Nova Scotia House of Assembly) is located to the east.



Fig. 1 Aerial map showing the Development Site location in red
Source: Google maps, annotated by Fathom Studio

1.2 Heritage context and policy review

Heritage context

The Development Site contains two properties that are included on the Registry of Heritage Property for the Halifax Regional Municipality:

- 1740 Granville Street, Kenny-Dennis Building (c.1841). Council stated its intention to designate under Sections 14 and 15 of the Heritage Property Act on September 9, 2018.
- 1724 Granville Street, Acadian Recorder Building (c.1900). Recognized on January 28, 1982 to be included in the Registry of Heritage Property for HRM.

The Development Site contains one site listed in the Barrington Street Heritage Conservation District (HCD) as part of the Heritage Property Act:

- Old Birk's Site, at the southeast corner of Barrington and George, including the area of the former Cragg Building. The vacant site is included in the designation by-law for its potential interpretive and archaeological value.

Policy review

The following were among sources reviewed in preparing this Heritage Impact Statement:

- Registry of Heritage Property for the Halifax Regional Municipality
- Barrington Street Heritage Conservation District Revitalization Plan
- Heritage Conservation District (Barrington Street) By-law H-500
- Heritage Property Act (R.S., c.199)

Dennis-Kenny Building, 1740 Granville Street
Municipally Registered Property

Old Birk's Site (vacant), Barrington and George Street
Barrington Heritage Conservation District, Site 23




Vacant lot, 1730 Granville Street
Not registered

Acadian Recorder Building, 1724 Granville Street
Municipally Registered Property

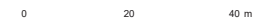


Map 1 - Location Map

1740 Granville Street, Halifax

-  Subject Property- Kenny / Dennis Building
-  Registered Heritage Property
-  Barrington Street Heritage Conservation District boundary

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Fig. 2 Property data map showing the Development Site location in red

Source: Heritage Planning and Development, HRM



The following Heritage Value Statement is extracted from the “Barrington Street Heritage Conservation District Revitalization Plan”, from page 7.

Barrington Conservation District

The heritage value of Barrington Street lies in the historic and architectural significance of its buildings and civic open spaces and its evolution as Halifax’s principal downtown commercial street over the 250 years from settlement to the present day. The open spaces, churches, and historic government buildings at the northern and southern ends of the district provide tangible reminders of the former City of Halifax’s social, civic, and religious development in the late 18th and early 19th centuries, and the continuation of these functions in the present day.

The buildings which occupy the four blocks between the Grand Parade and the Old Burying Ground reflect the evolution of Barrington Street as the City’s centre of commerce, from its early 19th century beginnings, to its blossoming in the late 19th and early-mid 20th century, its decline in the late 20th century and, currently, its potential for revitalization as the symbolic heart of the downtown.

The Barrington Street Heritage District is easily recognizable due to its central position half way down the hill between the Citadel and the Harbour, its intersection with the Grand Parade and the historic George Street axis, its continuing function as the main arterial street through the centre of the downtown, and its historic architecture which provides a clear contrast with the modern hi-rise towers at each end of the district.

	Historic Name (Year Built)
1.	City Hall (1888)
2.	Grand Parade (1749)
3.	St. Paul’s Hill
4.	St. Paul’s Church(1749)
5.	St. Paul’s Building (1897)
6.	Forrester Building (1820s)
7.	Wright/Marble Building (1896)
8.	NS Furnishings Building (1895)
9.	Ungar’s Laundry (1893)
10.	Old Acadian Insurance (1919)
11.	Harrison Building (1893)
12.	Canada Permanent Trust (1950)
13.	Tramway Building (1916)
14.	Former Tip Top Tailors(1915)
15.	C of E Institute (1888)
16.	Old City Club (1821/91)
17.	St. Mary’s Young Men’s Benevolent Society Hall (1891)
18.	Brander Morris Building (1907)
19.	Farquhar Building (1897)
20.	Barrington Gate (1996)
21.	St. Mary’s Basilica & Glebe (1891)
22.	Old Burying Ground (1749)
23.	Old Birk’s Site
24.	Crowe Building (1912)
25.	Cabot Building (1890)
26.	Kaiser Building (1895)
27.	G.M.Smith Building (1893)
28.	One Government Place (1980s)
29.	Cleverdon Building (1870s)
30.	Foreign Affair (1870s/1950s)
31.	Old Photographic Studio (1860s)
32.	Former Eaton’s (1928)
33.	Colwell building (1871)
34.	Buckley’s Building (1897)
35.	Johnson Building (1890)
36.	Roy Building (1897/1919/1928)
37.	D’Allaird building (1950s)
38.	Old Zeller’s (1930)
39.	Keith / Green Lantern Bldg. (1896)
40.	Old Paramount entrance (1930s)
41.	Sievert’s Tobacco Store(1890s)
42.	Mediterraneo Restaurant (1920)
43.	Mary MacAlpine (1890s)
44.	Carsand Mosher (1950s)
45.	W.M.Brown Bldg. (1910)
46.	Pacific Building (1911)
47.	Freemason’s Hall (1924)
48.	St. Matthew’s Church (1858)
49.	Government House (1800)

02 Background Research and Analysis

2.1 Cultural history

The cultural history of the Kenny-Dennis building is an important aspect of the associated heritage value. For context, the following is an excerpt from the Kenny-Dennis report compiled by Saemus McGreal in 2018:

The Kenny-Dennis building has significant associations with the Kenny family and the legacy of generations of early Irish immigrants and their role in building the nineteenth century prosperity of Halifax and Nova Scotia. The business of “T. & E. Kenny Merchants” was founded by two prominent Irish Catholic businessmen of the city who were active in civic, social, and governmental life. The Kenny building at George and Granville was the foundation for the Kenny brothers’ early business as dry goods merchants and textile manufacturers.

Sir Edward Kenny served as Mayor of Halifax in 1842, and was a member of the Legislative Council of Nova Scotia from 1841-1867. Kenny was a supporter of Confederation, and this led to his appointment to the Senate and then to a position in the first Cabinet of John A. MacDonald in 1867. His son, Thomas Edward Kenny was elected as a member of parliament and became one of Prime Minister John A. MacDonald’s trusted advisors on finances and railways. Kenny became one of the founders of the Union Bank.

The Kenny-Dennis building also has significant associations with the Dennis family and the role of the

Halifax Herald and Evening Mail (later the Chronicle-Herald and Mail-Star) as vehicles for freedom of expression in a democratic society. In 1900, William Dennis purchased the Kenny building and made it the headquarters of the Halifax Herald newspaper. The building was a particularly fitting location, across from Province House, where freedom of the press had been won. Dennis, a British immigrant, started with the newspaper as a reporter in 1875 and became its editor-in-chief and President in 1890. He took over complete ownership and carried the newspaper and became known as “the Man who made the Herald”. In 1912, William Dennis was appointed to the Senate on the advice of the Prime Minister, Robert Borden, where he served until his death in 1920.

The Development Site and surrounding area has cultural associations with the history and development of the printing and newspaper industries in Nova Scotia. Several prominent newspapers were formerly located on the Site: The *Acadian Recorder*, the *Halifax Herald* (now *The Chronicle Herald*), and the *Evening Mail* (later called the *Mail Star*, which eventually merged with *The Chronicle Herald*). In addition to the associations with the Dennis building mentioned above, the *Acadian Recorder*—one of the longest-running newspapers in Nova Scotia—was from located at 1724 Granville Street from 1900 to 1930. It was founded in 1813 by Anthony Holland, who also established the Acadian Paper Mill on the Bedford Basin in the 1820s (which supplied paper for the newspaper).

2.2 Site history

Over the course of the life of the buildings and site area, each have accumulated a several names that were important in locating historical information (listed to the right).

The southeast corner of Barrington and George Streets—although currently vacant—was occupied since from the mid-19th century until the late 1980s. As outlined in the HCD Revitalization Plan:

Prior to 1912, this site was occupied by a number of buildings dating back into the 19th century. These were destroyed by fire in 1912 and replaced by four new buildings, including the Birk's building (three storeys high at mid block) and the Cragg building (seven storeys high at the corner of Barrington and George, and, at the time, the tallest building in Halifax and the Maritimes). These buildings were demolished in the late 1980s, and the site has been vacant ever since, except for a brief period during the 1996 G7 conference when it was decked over and used as an outdoor pavilion and beer garden. An early 1990s proposal to develop a new commercial building on the site never materialized. (2014, 46)

The neighbourhood fire of 1912 stopped at the Cabot Building (existing, Municipally Registered Heritage Property). After the fire, the nearby buildings were gutted and the Crowe Building was constructed adjacent to the Cabot Building. Repairs were made to the Dennis building, its structural integrity was reinforced, and three new stories were added

Naming and identification

Kenny-Dennis building identification

1. T & E Kenny Drygoods (1841–1863)
2. T & E Kenny Merchants (1863–1900)
3. Kenny Building (pre-1900)
4. Dennis Building (post-1901)
5. Kenny-Dennis Building
6. Kenny-Herald-Dennis Building
7. Halifax Herald
8. 1740 Granville Street

Acadian Recorder identification

1. 1724 Granville Street
2. Acadian Recorder building
3. Provincial Treasury Board building
4. Province House Credit Union building

Barrington/George Site identification

1. Old Birk's Site
2. Cragg Bros. LTD (former site)
3. Birk's Building (former site)
4. Cragg building (former site)
5. Atlantic Trust building (former site)
6. 1996 G7 Conference site



Fig. 3 1912 Corner of Granville and George Streets

The interior of the Herald Building was completely burnt out in a neighbourhood fire. Notman Studio Nova Scotia Archives accession no. 1983-310 number 20587.



Fig. 4 1912 Barrington Street, looking east

Firemen fighting fire on Barrington Street, all buildings were gutted. Notman Studio Nova Scotia Archives accession no. 1983-310 number 20586 negative: N-6067.



Fig. 5 1915 Barrington Street, looking north

The Crowe Building — currently containing *Freak Lunchbox* — was built after the 1912 fire, as were four new buildings (demolished in the late 1980's). VIEW-5490, Wm. Notman & Son. Notman photographic Archives - McCord Museum.



Fig. 6 1915 Barrington Street, looking north
VIEW-5490, Wm. Notman & Son. Notman
photographic Archives - McCord Museum.



**Fig. 7 1939–1945 Barrington Street,
looking south**
Parade at the Canadian National building during
Wartime (1939-1945), from the Nova Scotia
archives accession no. 1995-370 no. 37.



Fig. 8 1956 Barrington Street, from City Hall
Photograph reproduced from page 12 of the report
"A Redevelopment Study of Halifax, 1957." from
the Municipal Archives (reference 711.45.S8).

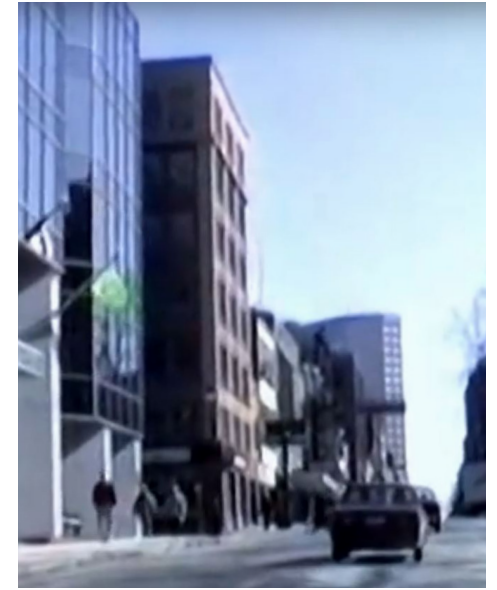


Fig. 9 1989 Barrington Street looking south
Still image from a video uploaded to youtube by
hamiltonontkeith, titled "1989 Driving Downtown
Halifax Nova Scotia."

by architect Henry David Jost. Jost was a native Nova Scotian who trained in David Stirling's office and prepared the architectural plans for the "Chronicle Block" on Argyle Street (since demolished for the Nova Centre). Neighbouring buildings at the corner of Barrington and George were reconstructed, and a new, modern 7-storey building for Cragg Bros. & Co Hardware (Atlantic Trust building) was constructed.

Corner of Barrington & George

When the Atlantic Trust building was built in 1912, it was considered the tallest and most modern building in the Maritimes. It remained largely unchanged (As part of an overhaul in the 1960's by the Atlantic Trust, most of the ornamentation was removed during a re-modernization by FBM Architects (Fowler Bauld and Mitchel).



Fig. 10 1878 Hopkis Map of Halifax Ward 3
Map showing closed block structure and solid corner on all sides of Barrington, George, and Granville Streets. Plate A: Ward 3, Halifax.



Fig. 11 1914 Insurance Plan of the City of Halifax
Map showing solid corner at Barrington, George, and Granville Streets. Opening in street wall only appears on George Street.

2.3 Current context

Province House context

Buildings along the perimeter of Province House (c. 1811), built after the Kenny-Dennis Building (c. 1841), complement the Classical architecture of Province House including:

- Old Post Office Building (c. 1868);
- Howard & Son Building (c. 1867), more ornate Italianate classical style;
- The Bank of Nova Scotia Building (c. 1931);
- Provincial Building (1935), later Beaux Arts tradition;
- Acadian Recorder Building (1900);
- the Bank of Commerce (1906)
- Jost addition to the Kenny-Dennis Building (1912)
- J.W. Johnston Building (1928) both on corner lots containing classical triplet windows on brick walls above stone walls, on the lower levels of the façades.
- The classical theme continued around the perimeter of Province House Square.
- In the early 1990s, most of the post-1912 buildings immediately surrounding the Kenny-Dennis building were demolished.

Barrington Street context

Within the Barrington Heritage Conservation District there are three distinct character areas: (1) Grand Parade Area; (2) Historic Commercial Blocks; and (3) Old Burying Ground Area (Barrington Heritage Conservation District Revitalization Plan 2014, 8). A portion of the Development Site is located in the “Historic Commercial Blocks” area, which is characterized by:

- Buildings are built out to the front and side lot lines, creating a continuous streetwall;
- Buildings of varying heights between two and six storeys create a varied streetwall profile;
- Tops of buildings are articulated by a variety of cornice and parapet treatments;
- Upper facades are articulated by vertically proportioned windows organized symmetrically between structural bays defined by pilasters, columns, etc;
- Rhythm of recessed entrances and storefronts create interest at street level;
- Exterior materials are predominantly masonry — brick, stone, terra cotta, cement, stucco — with a wide variety of ornamentation.

03 Statement of Significance

3.1 Statement of Significance



Fig. 12 T. & E. Kenny, Wholesale Goods, circa 1869

Looking West up George Street towards the Old Town Clock across the Grand Parade, Halifax, NS. Source: Joseph S. Rogers, Nova Scotia Archives negative N-422.

Kenny-Dennis Building

The following draft Statement of Significance is extracted from the Staff report compiled by Seamus McGreal, dated Sept 9, 2018.

Description of Historic Place

This structure at the corner of Granville and George Streets is one of the earliest remaining stone buildings to be constructed around the Province House square.

Originally built as a three-and-a-half-storey stone warehouse in 1841 for the dry goods business of Thomas & Edward Kenny, the building was completely redeveloped with a new four storey stone façade in 1863. The existing stone building has survived over 150 years including a fire which levelled much of the block in 1912 and the effects of the Halifax Harbour Explosion in 1917.

Following the neighbourhood fire of 1912, the new owner, William Dennis, made repairs and additions to the building to house the headquarters of the Halifax Herald newspaper. Its structural integrity was reinforced and three new storeys were added.

Heritage Value

No official value statement is currently available.

Character-defining Elements

The Character-defining Elements of 1740 Granville are divided into two clearly distinct phases. This is differentiated by the work of two different architects working in different time periods and distinct styles.

Character-defining elements of Stirling's original Mid-Victorian building include:

- four-storey mass masonry structure with granite stone block walls;
- ten-bay width and six-bay depth;
- tall hung windows, within each bay, with matching widths and varying heights on each storey;
- granite stone plinth, water table, dark lug sills, dark string courses dividing each storey, and strong bracketed cornice above the fourth storey;
- square openings in the plinth course, within each bay, capped by arched carvings in the water table.

Character-defining Elements relating to Jost's Edwardian addition include:

- three-storey brick structure on top of a four-storey structure;
- triplet hung windows, within each bay, with matching widths and heights;
- lug sills supporting three windows divided by subtle engaged columns, string courses dividing each storey, and strong bracketed copper cornice; and
- central arched entrance with transom window framed by engaged Doric columns supporting an entablature which contains the letters "19" over the left column, "12" over the right column, and "Dennis" in between the columns and above the entrance.



Fig. 13 (left) the Acadian Hotel and (right) the Acadian Recorder Building

Granville Street, directly opposite Province House, Halifax, Nova Scotia. Source: Notman Studio, Nova Scotia Archives accession no. 1983-310 number 7300 / negative: N-381.

Acadian Recorder Building

The following Statement of Significance is extracted from the Canadian Register of Historic Places:

Description of Historic Place

1724 Granville Street is a three-storey brick, stone and cast iron commercial building on Granville Street in downtown Halifax, Nova Scotia. Its early twentieth-century eclectic architectural style, incorporating Neo-Classical/Beaux Arts and Art Nouveau/Arts and Crafts influences, makes the building an important feature of downtown Halifax. The municipal designation extends to the building and the parcel of land it occupies.

Heritage Value

1724 Granville Street is valued for its association with the “Acadian Recorder” newspaper and its founding editor, Anthony Holland; and for its mix of Classical Revival and Art Nouveau architecture.

1724 Granville Street was the headquarters of the “Acadian Recorder” from 1900 to 1930. One of the longest-running newspapers in Nova Scotia, it was founded in 1813 by Anthony Holland. There were about 80 newspapers operating in Nova Scotia between 1840 and 1867, but the Recorder was a trailblazer for providing political commentary and criticism. Holland modelled the paper after London’s “Political Register,” which exposed the misdemeanours of politicians for public

scrutiny. He also established the Acadian Paper Mill on the Bedford Basin in the 1820s, which supplied paper for the newspaper.

Architecturally, 1724 Granville Street displays a mix of Neo-Classical/Beaux Arts and Art Nouveau/Arts and Crafts styles, which is uncommon in Halifax. The building's Neo-Classical/Beaux Arts influence is illustrated in its classical symmetry and proportions, and details including cornices, pilasters, rooftop balustrade, entablatures over second-storey windows, and ornamental carvings and scrollwork. The Art Nouveau/Arts and Crafts details include canted bay windows and stylized geometric designs on the matching roof parapets. (Source: HRM Community Development Department, Heritage Property Program, 1724 Granville Street property file).

Character-defining Elements

The character-defining elements of 1724 Granville Street include:

- three-storeys with flat roof;
- symmetrical four-bay façade with recessed centre bays;
- side bays (brick) culminate in parapets with stylized centre bays (cast iron) divided by central column/pilaster (brick);
- rooftop entablature with frieze (brick), projecting cornice (copper clad) and balustrade (cast iron);
- light coloured brick on side bays in alternating wide and narrow courses with channelled joints culminating in radiating voussoirs with central keystones over third storey arched windows;
- second storey windows on side bays have classical entablature caps with scroll brackets, and sills, all in sandstone;
- central bays have canted bay windows with transoms, thick mullions, and wide, panelled spandrels, in cast iron;
- central column/pilaster with Ionic capital with carved human head motif;
- central bays framed by Ionic pilasters;
- first floor level defined by cornice and frieze with carved animal head and brackets, all in sandstone;
- structural bays on ground floor defined by brick piers with granite plinths.

04 Description of Proposed Development

4.1 Description of proposed development

The Development Site includes two Municipal Heritage Properties: the Kenny-Dennis building at the corner of George and Granville, and the Acadian Recorder building at the South East Corner of the site (PIDS 00002626 and 00002642 respectively). The Site borders one Municipal Heritage Property at 1729 Barrington Street (Crowe building), and is bound by One Government Place at Granville Street. The vacant lot at corner of Barrington and George Streets (PIDS 40594764) is situated inside the Barrington Heritage Conservation District (Precinct 5). The lower half of the overall Site falls within Lower Downtown (Precinct 4). The properties occupy a total area of 1,878 m².

The Development Proposal ranges from 8-storeys high on the Barrington Street Side to 9-storeys high along Granville Street, and navigates a substantial grade change of +3m along George Street. The building will include 120 units total (a mix of 1, 2 bedroom units), over 650 m² of at grade retail space, and 3 levels of concealed underground parking for a total of 110 parking stalls. Roof top amenity terraces provide a total of 100 m² common landscaped area.

As the proposed Development plan is in the conceptual design stage, details relating to internal configuration, final massing, and material choice have yet to be finalized.

Framework

The proposed Development is guided by six objectives:

1. Maintain the existing floor heights, fenestration, and cornice line of the Kenny-Dennis and Acadian Recorder buildings (S-1 Design Manual 4.4.2, 4.4.3);
2. Maintain the three-dimensional form and legibility of the historic buildings through streetwall breaks and setbacks (S-1 Design Manual 4.4.1).
3. Incorporate a fine-grain block strategy that references the surrounding context and maintains the long-standing retail use on Barrington Street (S-1 Design Manual 4.4.3);
4. Respect the character of Granville Street and the neighbouring Province House, and allow for sensitive densification of the Site. (S-1 Design Manual 4.4.3);
5. Reinforce historic George Street corridor that helps to define downtown Halifax's civic character and enhance the waterfront connection and pedestrian orientation (S-1 Design Manual page 20 and 3.4.1);
6. Reinststate a prominent corner, informed by historical context, at the former location of the Atlantic Trust building to re-establish the Site as a landmark along Barrington Street (S-1 Design Manual 3.4.2).

05 Impact of Development

5.1 Impact of development

The development proposal, as described above, retains the street facing elevations of the Kenny-Dennis building and the Acadian Recorder building, and integrates a multi-storey building with retail uses at-grade. At the intersection of Barrington and George Streets, a streetwall and prominent corner is proposed to be reinstated that accurately represents the historical context of the area.

Holistic site strategy

The retention of the north and east elevations of the Kenny-Dennis and the east elevation of the Acadian Recorder, including the reconstructed north and west return walls, maintains the building's primary elevations as described in the municipally prepared Statement of Significance (see Section 3 of this report) while ensuring the legibility of the heritage building as a three-dimensional volume.

To prevent the new built fabric from visually overwhelming the heritage buildings, it is divided into visually discrete elements that respond to their scale, rhythm, and fenestration. The integrity of the Kenny-Dennis and Acadian Recorder buildings are maintained through intentional streetwall breaks and setbacks to articulate the cornice line and historic details (S-1 Design Manual 4.4.1, 4.4.2, 4.4.3); Replacement floors will be constructed at the same height as existing floors within the heritage building.

The proposed cladding of both the tower and podium, namely the light coloured masonry, is compatible yet distinct

from the granite stone masonry of the lower levels of the Kenny-Dennis building while the contemporary design of the proposed building is clearly distinguishable from heritage fabric. Additional design-related details, including cladding material for the proposed new building, will be provided as part of a future application.

Relationship to Barrington Street and Heritage Conservation District

The vacant lot at the southeast corner of Barrington and George Streets is within the Barrington Heritage Conservation District and identified in "Appendix 1: Barrington Street Heritage Conservation District Catalogue of Buildings" as the "Site 23: Old Birk's Site", situated in the "Historic Commercial Blocks" area (2014, 8). Buildings in the area vary in heights between two and six storeys create a varied streetwall profile.

After the fire of 1912, four new buildings were constructed on the site including the Cragg Bros. building (Atlantic Trust) and the Birk's building, all of which were demolished in 1989. The site is included as an archaeological and interpretive resource, and holds a symbolic meaning as part of the overall District. The symbolic value is outlined in the "Barrington Historic Conservation District Revitalization Plan" on page 7:

The Barrington Street Heritage District is easily recognizable due to its central position half way down the hill between the Citadel and the Harbour, its

intersection with the Grand Parade and the historic George Street axis, its continuing function as the main arterial street through the centre of the downtown, and its historic architecture which provides a clear contrast with the modern hi-rise towers at each end of the district.”

The inclusion of retail space on the Barrington side of the Development maintains the long-standing function as a commercial gateway to the HCD, making a case for a prominent corner condition. From the above document:

The heritage value of Barrington Street lies in the historic and architectural significance of its buildings and civic open spaces and its evolution as Halifax’s principal downtown commercial street over the 250 years from settlement to the present day.

George Street corridor

According to the S-1 Design Manual, the “Old Town Clock is a striking example of a prominent view terminus that helps to define downtown’s civic character” (page 20). The proposed Development will reinstate a Prominent Civic/Cultural Frontage according to resources outlined in “Map 1: Civic Character” (S-1 Design Manual, Appendix A).

The requested land-use at grade (3.6.15) and streetwall height (3.6.3) variances proposed are in keeping with the Heritage Value Statement in the “Barrington Historic Conservation District Revitalization Plan” identified above.

A prominent corner condition with distinguishable features reinforces the historic George Street corridor, and enhances the area’s civic character and waterfront connection (S-1 Design Manual 3.4.1).

Relationship to Granville Street and Province House

“The Kenny-Dennis Building is an important architectural asset contributing to the heritage character of Province House and its surrounding area. It is the earliest extant example of a building that respects the immediate context of Province House Square” (McGreal 2018, 10). Likewise, the Acadian Recorder Building on Granville Street also contributes to the classical theme continued around the perimeter of Province House Square.

The proposed Development respects the character of Granville Street and the neighbouring Province House, while allowing for sensitive densification of the Site. As such, no commercial space, retail space, or balconies will share the Granville Street boundary with Province House. As noted above, the proposed Development is informed by the existing heritage buildings and will maintain the existing floor heights, fenestration, and cornice line of both buildings (S-1 Design Manual 4.4.2, 4.4.3).

06 Conservation Strategy

6.1 Conservation approach

Given the dynamic, layered history of the site, the primary treatment selected as a conservation approach is rehabilitation. The *Standards and Guidelines for the Conservation of Historic Places in Canada* (second edition) defines rehabilitation as:

The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.

In addition to the nine General Standards, all three additional Standards (10–12) that relate to Rehabilitation will be considered, and applied where appropriate. Rehabilitation can revitalize historical relationships and settings and is therefore the most appropriate.

The conservation objective of the Proposed Development is to maintain the long-standing retail use on Barrington Street, respect the character of Granville Street and the neighbouring Province House, and allow for densification of the Development Site.

6.2 Outline of proposed conservation strategy

Archival photographs and other documentation, where existing, will also be used to inform the conservation approach. *A similar approach will be used to inform replacement of the existing window units in the building with historically accurate replacements.* Where further investigation determines that original fabric remains, the material will either be restored or when repair isn't feasible, replaced to match.

The proposed conservation of the 1724 and 1740 Granville Street *includes a repair scope to address the items identified in the condition assessment to ensure long-term conservation of the listed building.* Prior to and during construction, the retained elevations will be protected and regularly monitored. Where new material is required (e.g. reconstruction of the return walls or the potential reconstruction of part of the south elevation), it will be compatible in dimension, detailing and colour with retained heritage fabric.

Further details on the construction-related protection and repair of the heritage building will be provided in a future phase of the project.

Existing Heritage Elevations

1724–1740 Granville Street

General Notes

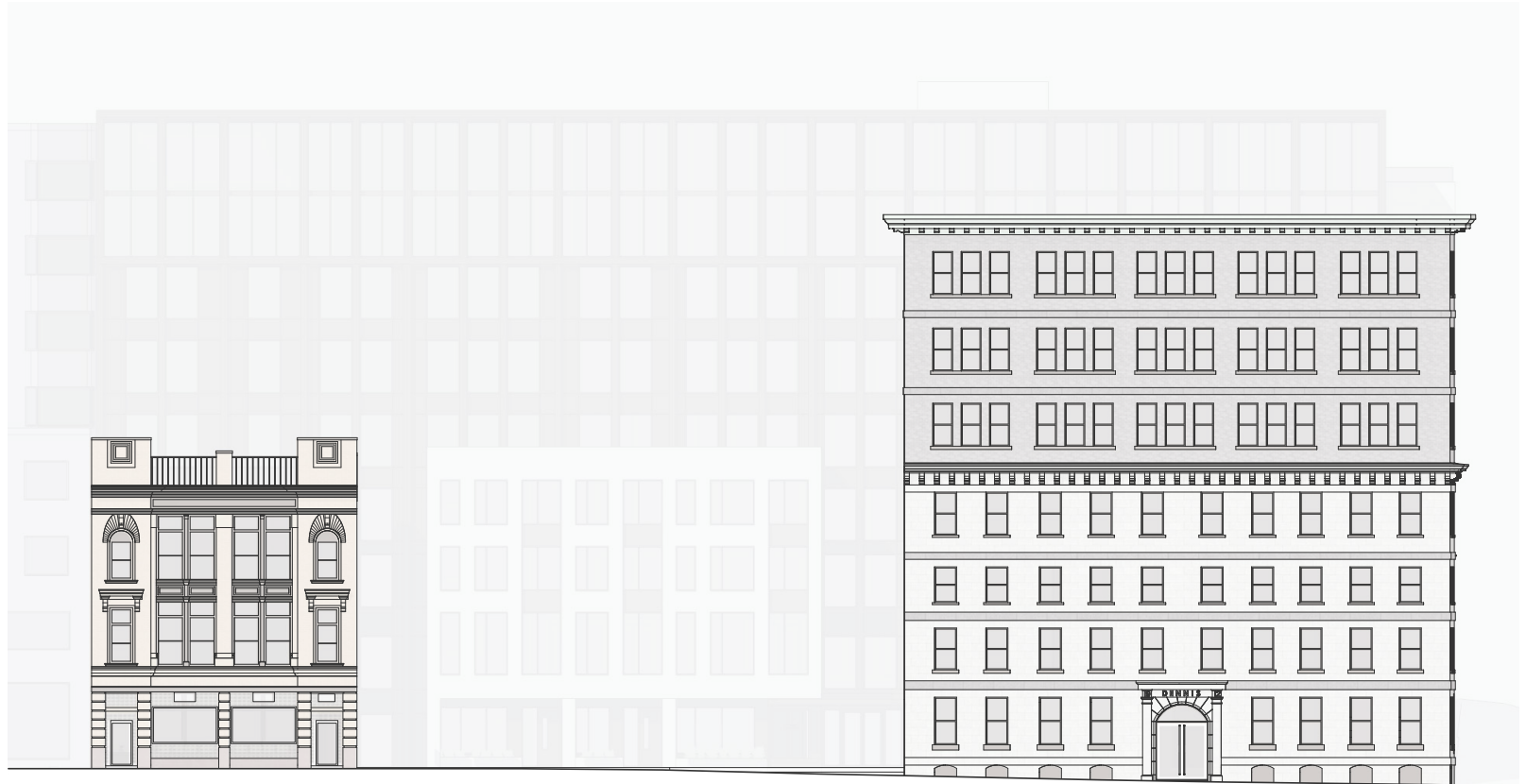
- Facade and corner returns 10' (+/-) are to be retained by temporary scaffold retention structure, designed by an engineer. See plan diagram for extent of facade retention.
- Existing floors to be removed. New concrete floors will be poured to match the existing floor heights, where possible.
- Wall assemblies to include existing masonry, with new construction: comprised of steel stud, spray foam, and gypsum board interior.

Acadian Recorder Building

- Existing masonry and details to be retained and repointed as required.
- Windows and details of upper two storeys to be retained including cast iron centre bays, and rooftop entablature, cornice, and balustrade.
- Ground floor glass block infills do not contain original fabric and have no heritage value. Assemblies are to be removed and replaced with new aluminum windows, doors, and metal panels. New design will reference and respect the heritage value, yet clearly distinguishable as a modern intervention.

Kenney-Dennis Building

- Existing masonry and details to be retained and repointed as required.
- Fenestration openings and stone sills to be retained. Existing window units to be removed and replaced with new aluminum hung windows.
- Architectural details (lintels and cornices) to be retained and cleaned as required.
- Existing stone and architectural details at entry to be retained. Existing central door to be replaced by new glass doors.



Proposed Heritage Elevations 1724-1740 Granville Street

General Notes

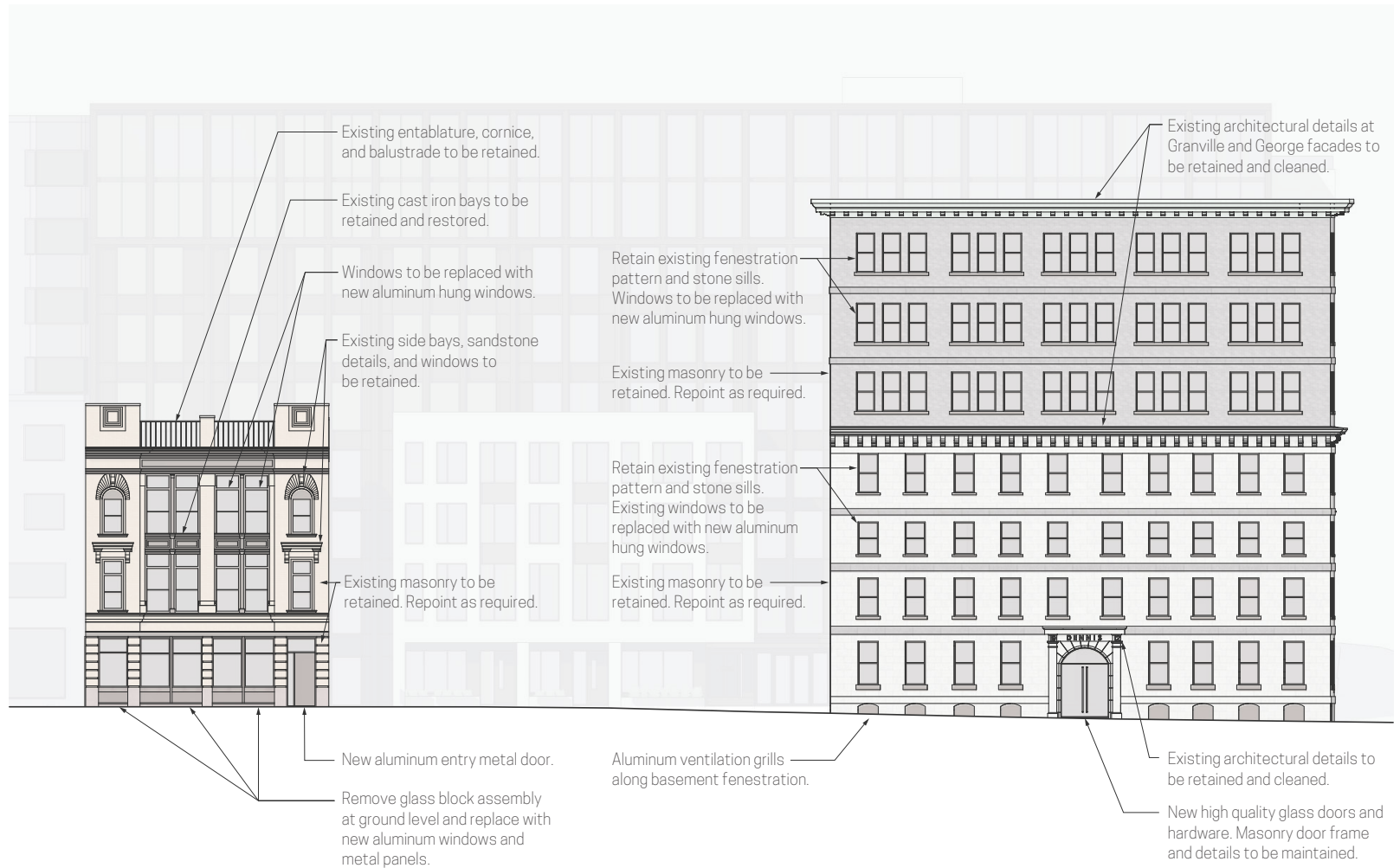
- Facade and corner returns 10' (+/-) are to be retained by temporary scaffold retention structure, designed by an engineer. See plan diagram for extent of facade retention.
- Existing floors to be removed. New concrete floors will be poured to match the existing floor heights, where possible.
- Wall assemblies to include existing masonry, with new construction: comprised of steel stud, spray foam, and gypsum board interior.

Acadian Recorder Building

- Existing masonry and details to be retained and repointed as required.
- Windows and details of upper two storeys to be retained including cast iron centre bays, and rooftop entablature, cornice, and balustrade.
- Ground floor glass block infills do not contain original fabric and have no heritage value. Assemblies are to be removed and replaced with new aluminum windows, doors, and metal panels. New design will reference and respect the heritage value, yet clearly distinguishable as a modern intervention.

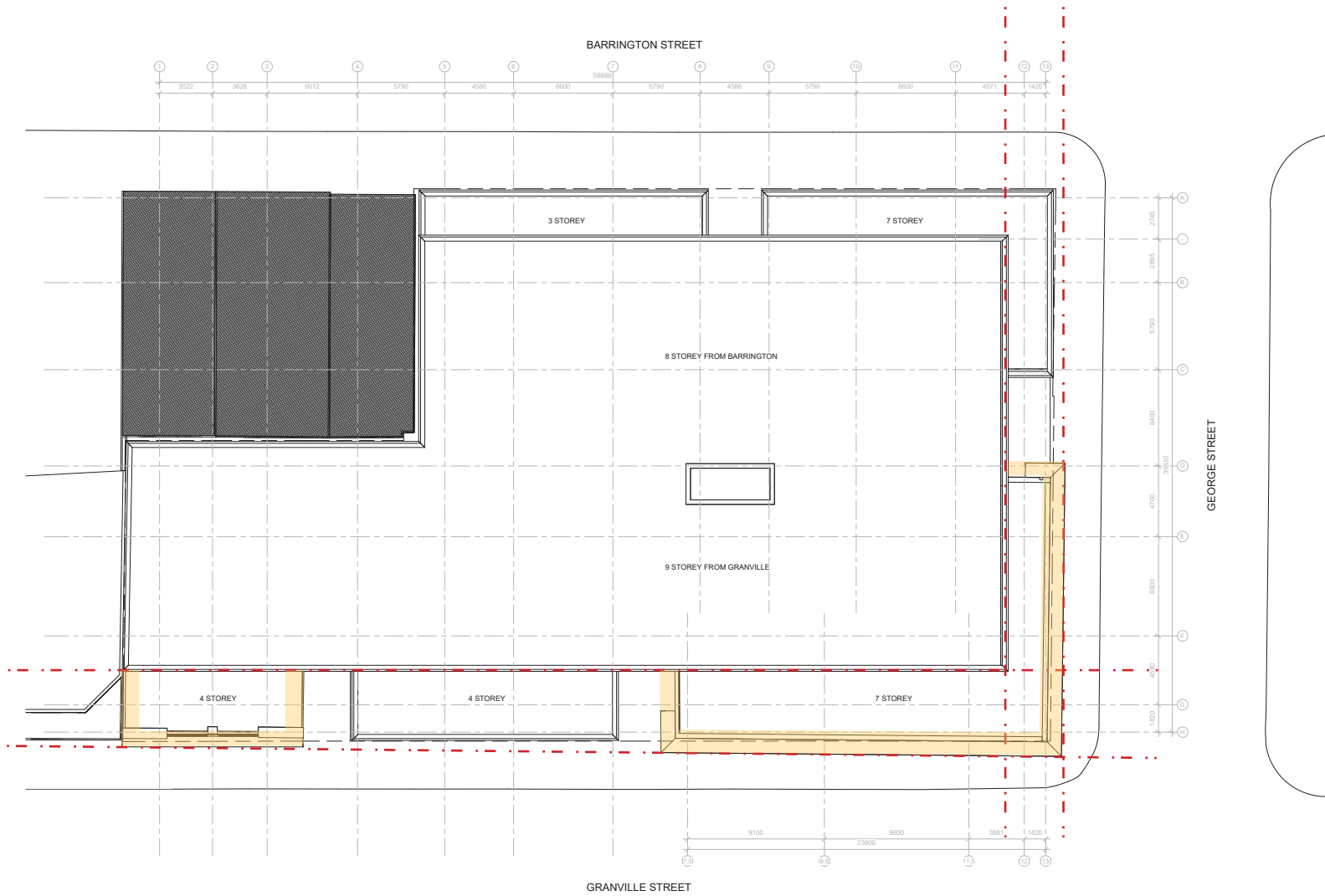
Kenney-Dennis Building

- Existing masonry and details to be retained and repointed as required.
- Fenestration openings and stone sills to be retained. Existing window units to be removed and replaced with new aluminum hung windows.
- Architectural details (lintels and cornices) to be retained and cleaned as required.
- Existing stone and architectural details at entry to be retained. Existing central door to be replaced by new glass doors.



Legend

- - - Range of conservation area
- Facades to be retained



6.3 Sources

Sources

Canada's Historic Places. 2019. "1724 Granville Street." Parks Canada. Web: <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=10536>

"Barrington Heritage Conservation District Revitalization Plan." 2014 (revised). HRM

Gacey, Elizabeth. 2017. "Dennis Building: A Report on the Historical and Architectural Significance." Heritage Trust of Nova Scotia.

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Documents consulted

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Note

- Parumquatium quas

07 Appendices

ATTACHMENT B

Heritage Property Summary – 1724 and 1740 Granville Street, Halifax

Acadian Recorder Building – 1724 Granville Street, Halifax (c. 1900)	
	<p>Character Defining Elements: The Character defining Elements of this property are as follows:</p> <ul style="list-style-type: none">• Three storeys with flat roof;• Symmetrical four-bay façade with recessed centre bays;• Brick side bays culminating in parapets with stylized central bays in cast iron;• Rooftop with brick entablature, projecting copper cornice and cast-iron balustrade;• Light, sand-coloured brick in alternating wide and narrow courses with channelled joints;• Central keystones over arched side-bay windows;• Central bays with canted bay windows and panelled spandrels in cast iron;• Carved motifs of animal and human heads on columns and cornice; and• Structural bays on the ground floor defined by brick piers and granite plinths.
Kenney-Dennis Building – 1740 Granville Street, Halifax (c. 1841)	
	<p>Character Defining Elements: The Character defining Elements of Stirling’s Mid-Victorian building include:</p> <ul style="list-style-type: none">• Four-storey masonry structure with granite stone block walls;• Ten-bay width and six-bay depth;• Tall hung windows within each bay with matching widths;• Granite stone plinth, water table, dark string courses dividing each storey, and strong bracketed cornice above fourth storey; and• square openings in the plinth course within each bay, capped by arched carvings in the water table. <p>Character defining elements of Jost’s Edwardian addition include:</p> <ul style="list-style-type: none">• Three storey brick addition atop a four storey granite structure;• Triplet hung windows within each bay, with matching widths and heights;• a strong, bracketed copper cornice; and• Central arched entrance with transom window framed by Doric columns supporting an entablature engraved with “1912” and “Dennis”.

ATTACHMENT C

Standards & Guidelines Evaluation – 1724 Granville Street

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

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

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

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

TREATMENT: PRESERVATION			
<i>Preservation is the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting the heritage value.</i>			
STANDARDS 1-10	Complies	N/A	Discussion
1. Conserve the <i>heritage value</i> of an <i>historic place</i> . Do not remove, replace or substantially alter its intact or repairable <i>character-defining elements</i> . Do not move a part of an historic place if its current location is a character-defining element.	Yes		All character-defining elements will be conserved and repaired if possible. Some windows may be replaced in like and kind materials as required due to deterioration.
2. Conserve changes to historic places that, over time, have become <i>character-defining elements</i> in their own right.		N/A	
3. Conserve <i>heritage value</i> by adopting an approach calling for <i>minimal intervention</i> .	Yes		The façade and a significant portion of the side walls of this structure will be retained and rehabilitated, including all identified character defining elements.
4. Recognize each <i>historic place</i> as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the property that never coexisted.	Yes		The building will be rehabilitated using physical and documentary evidence.

5. Find a use for an <i>historic place</i> that requires minimal or no change to its <i>character-defining elements</i> .	Yes		The building will be changed to a mixed-use residential/commercial building. No changes to its character defining elements will be required to make this transition of use.
6. Protect and, if necessary, stabilize an <i>historic place</i> until any subsequent <i>intervention</i> is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.	Yes		There will be no period of extended vacancy. Archaeological resources will be addressed at the point of site intervention with permit applications. The provincial government will be notified of the site intervention and process any necessary applications in accordance with the <i>Special Places Protection Act</i> .
7. Evaluate the existing condition of <i>character-defining elements</i> to determine the appropriate <i>intervention</i> needed. Use the gentlest means possible for any intervention. Respect <i>heritage value</i> when undertaking an intervention.	Yes		Original building materials will be conserved to the highest quality. Replacement will only be undertaken when necessary.
8. Maintain <i>character-defining elements</i> on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving <i>prototypes</i> .	Yes		The building will be maintained on a regular basis as part of the larger integrated development.
9. Make any <i>intervention</i> needed to preserve <i>character-defining elements</i> physically and visually compatible with the <i>historic place</i> and identifiable on close inspection. Document interventions for future reference.	Yes		All character defining elements will be preserved if possible and restored. Interventions are being documented through this application and through submissions for permitting.

TREATMENT: REHABILITATION			
<i>Rehabilitation is the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.</i>			
STANDARDS 10-12	Complies	N/A	Discussion
10. Repair rather than replace <i>character-defining elements</i> . Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the <i>historic place</i> .	Yes		A combination of repair and replacement, where necessary will be used for all character defining elements. The only character defining elements which may require replacement are windows, which will be replaced with like and kind materials.

11. Conserve <i>heritage values</i> and <i>character-defining elements</i> when creating new additions to an <i>historic place</i> or any related new construction. Make new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	Yes		The new structure will be set-back considerably from the historic façade, and will be of a design and material that is both compatible and contrasting so as to make it subordinate when viewed from the street.
12. Create any new additions or related new construction so that the essential form and integrity of an <i>historic place</i> will not be impaired if the new work is removed in the future.	Yes		All character defining elements are being conserved and repaired on the building façade. The three-dimensionality of the structure is being emphasized through a significant set-back of the new construction. Should the new work be removed, the heritage value of the architectural elements and the façade will remain intact.

TREATMENT: RESTORATION			
<i>Restoration is the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.</i>			
STANDARDS 13-14	Complies	N/A	Discussion
13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.	Yes		All character defining elements will be repaired with the exception of the windows, which will be replaced in like and kind materials matching those from the restoration period, or where no evidence exists, will be replaced with contrasting but complementary modern interventions.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.		N/A	

ATTACHMENT D

Standards & Guidelines Evaluation – 1740 Granville Street

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

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

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

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

TREATMENT: PRESERVATION			
<i>Preservation is the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of an historic place, or of an individual component, while protecting the heritage value.</i>			
STANDARDS 1-10	Complies	N/A	Discussion
1. Conserve the <i>heritage value</i> of an <i>historic place</i> . Do not remove, replace or substantially alter its intact or repairable <i>character-defining elements</i> . Do not move a part of an historic place if its current location is a character-defining element.	Yes		All character-defining elements will be conserved and repaired if possible. All windows will be replaced and are not considered to be character defining as they are not original.
2. Conserve changes to historic places that, over time, have become <i>character-defining elements</i> in their own right.	Yes		All exterior changes to the façade dating back to 1841 will be preserved, including the differing masonry materials evident on a portion of the western wall showing the various enlargements to the building.
3. Conserve <i>heritage value</i> by adopting an approach calling for <i>minimal intervention</i> .	Yes		The façade and a significant portion of the side walls of this structure will be retained and rehabilitated, including all identified character defining elements.
4. Recognize each <i>historic place</i> as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the property that never coexisted.	Yes		The building will be rehabilitated using physical and documentary evidence.

5. Find a use for an <i>historic place</i> that requires minimal or no change to its <i>character-defining elements</i> .	Yes		The building will be changed to a mixed-use residential/commercial building. No changes to its character defining elements will be required to make this transition of use.
6. Protect and, if necessary, stabilize an <i>historic place</i> until any subsequent <i>intervention</i> is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.	Yes		The building is currently vacant and the façade is being stabilized as necessary. Archaeological resources will be addressed at the point of site intervention with permit applications. The provincial government will be notified of the site intervention and process any necessary applications in accordance with the <i>Special Places Protection Act</i> .
7. Evaluate the existing condition of <i>character-defining elements</i> to determine the appropriate <i>intervention</i> needed. Use the gentlest means possible for any intervention. Respect <i>heritage value</i> when undertaking an intervention.	Yes		Original building materials will be conserved to the highest quality. Replacement will only be undertaken when necessary.
8. Maintain <i>character-defining elements</i> on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving <i>prototypes</i> .	Yes		The building will be maintained on a regular basis as part of the larger integrated development.
9. Make any <i>intervention</i> needed to preserve <i>character-defining elements</i> physically and visually compatible with the <i>historic place</i> and identifiable on close inspection. Document interventions for future reference.	Yes		All character defining elements will be preserved if possible and restored. Interventions are being documented through this application and through submissions for permitting.

TREATMENT: REHABILITATION			
<i>Rehabilitation is the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.</i>			
STANDARDS 10-12	Complies	N/A	Discussion
10. Repair rather than replace <i>character-defining elements</i> . Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the <i>historic place</i> .	Yes		A combination of repair and replacement, where necessary will be used for all character defining elements.

11. Conserve <i>heritage values</i> and <i>character-defining elements</i> when creating new additions to an <i>historic place</i> or any related new construction. Make new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	Yes		The new structure will be set-back considerably from the historic façade, and will be of a design and material that is both compatible and contrasting so as to make it subordinate when viewed from the street.
12. Create any new additions or related new construction so that the essential form and integrity of an <i>historic place</i> will not be impaired if the new work is removed in the future.	Yes		All character defining elements are being conserved and repaired on the building façade. The three-dimensionality of the structure is being emphasized through a significant set-back of the new construction. Should the new work be removed, the heritage value of the architectural elements and the façade will remain intact.

TREATMENT: RESTORATION			
<i>Restoration is the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.</i>			
STANDARDS 13-14	Complies	N/A	Discussion
13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.	Yes		All character defining elements will be repaired.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.		N/A	