

Item 9.1.3

HALIFAX

H00519 - 1266 Barrington

Substantial Alteration to the Contributing Heritage Resource at 1266
Barrington Street, Halifax (Waverley Inn)

Heritage Advisory Committee
January 26, 2022

Application

Applicant: ZZap Consulting Inc.
(on behalf of Sterling Inn Limited)

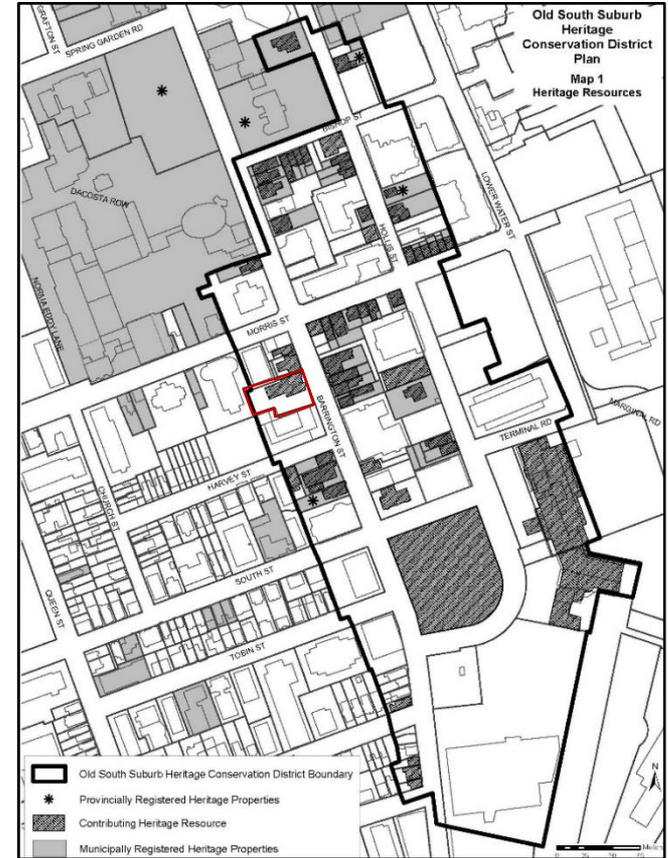
Location: 1266 Barrington Street, Halifax
(a contributing heritage resource within the Old South Suburb HCD)

Proposal: Substantially alter the subject property by rehabilitating the original Inn structure and building a 10-storey rear-yard addition (Case 23180; *site plan approval*)



Old South HCD Context

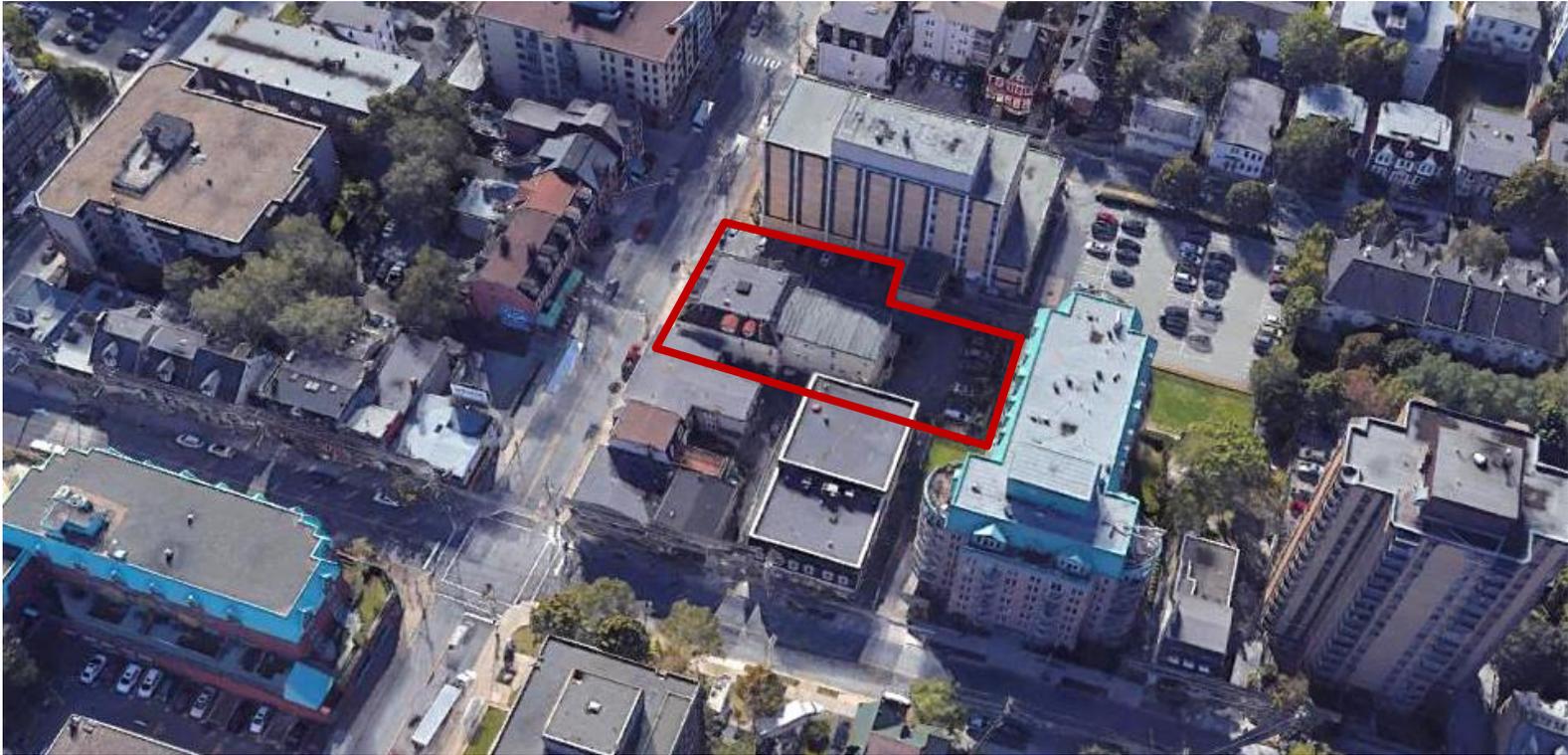
- Boundaries of the Old South Suburb Heritage Conservation District align with Halifax's first suburb
- Associated with the early settlement of Nova Scotia
- Architecture from Late Georgian and Victorian eras, featuring classical detailing
- Plan identifies contributing heritage resources
- Policies and regulations guide potential changes to contributing heritage resources



Site Context *(looking west)*



Site Context *(looking south)*



Site Context



- Constructed in the Italianate style (1850-1890)
- Built as a dwelling for Edward W. Chipman (dry goods merchant) around 1865-1866
- Sarah & Jane Romans converted the building to an Inn in 1876
- Notable guests include Oscar Wilde

Site Context



- Rear wing was constructed in the late-1800s
- Original rooftop structure and bay-window copper roofs were removed
- Southern wall (and breakfast nook) was modified
- Overall, the original Inn structure and its character defining elements are still intact

Proposal *(Case 21380)*

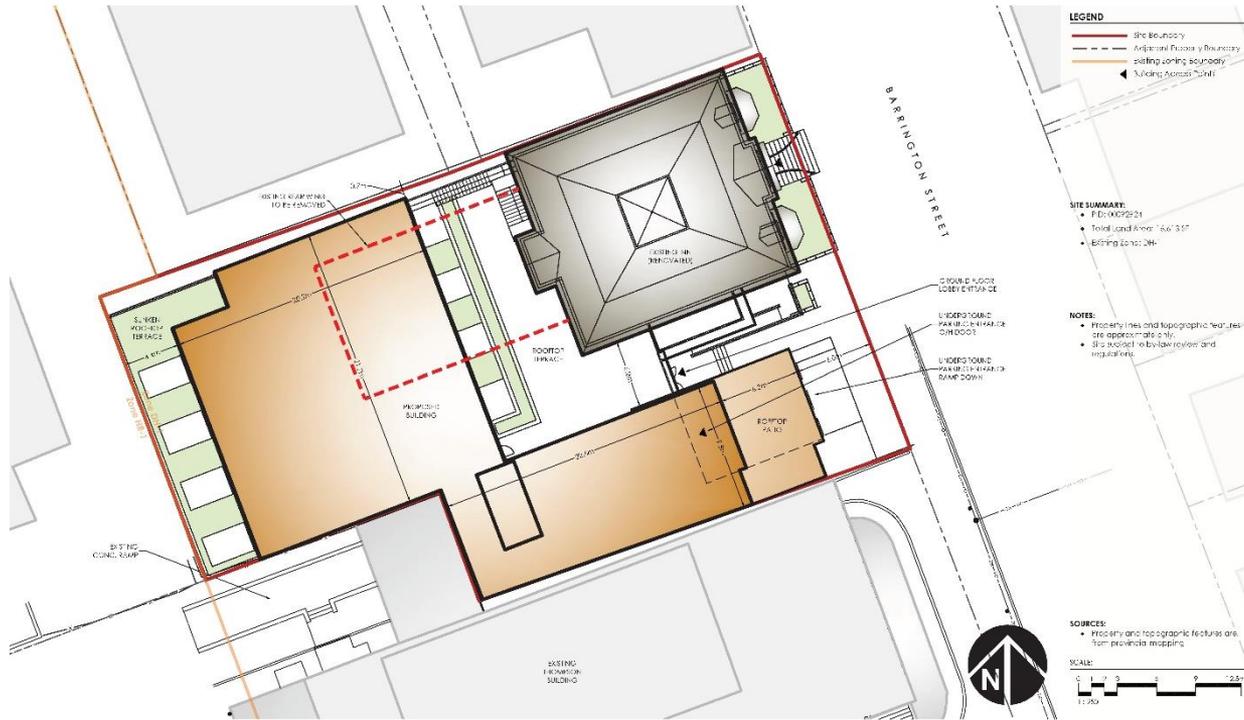
The applicant is proposing to:

- Remove the Waverley's Inn's rear wing
- Rehabilitate the original Inn structure
- Construct a 10-storey addition to the rear of the original Inn structure

Increase capacity from 14 to 117 rooms, and provide roughly 32 indoor parking spaces



Proposal (Case 21380)



- 6m streetline setback
- 3.9m parking entrance setback at-grade
- 5.8m above first storey

Definitions

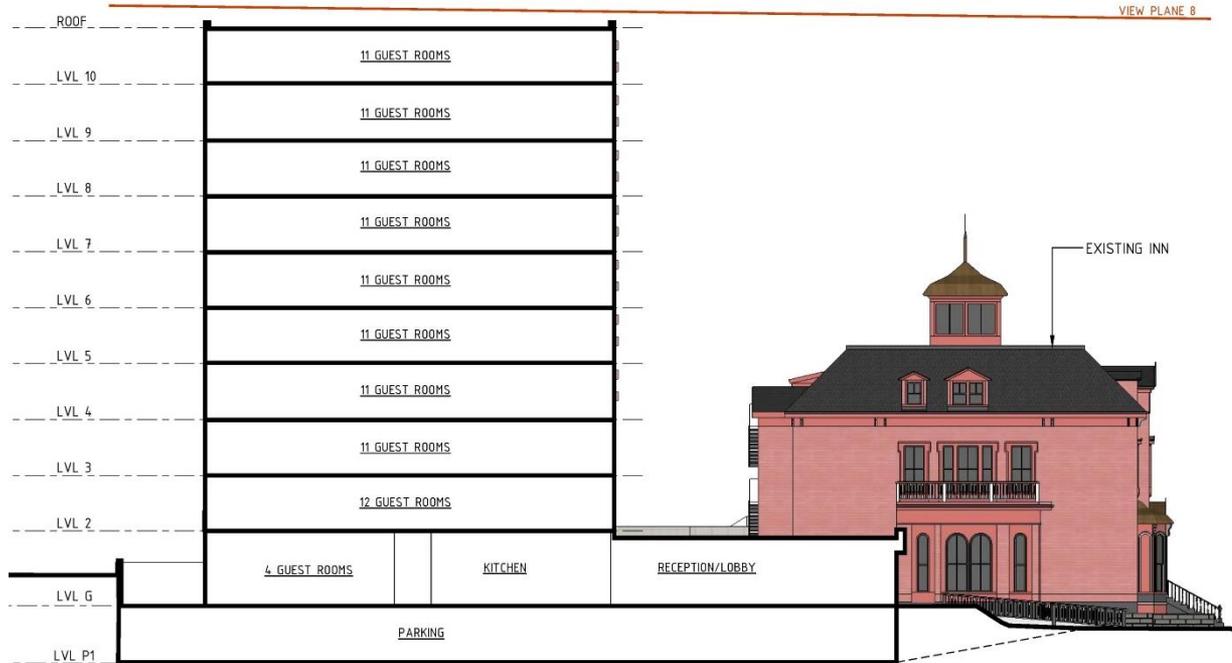
Substantial alteration

- Any action that affects or alters the character-defining elements of a property

Character-defining elements

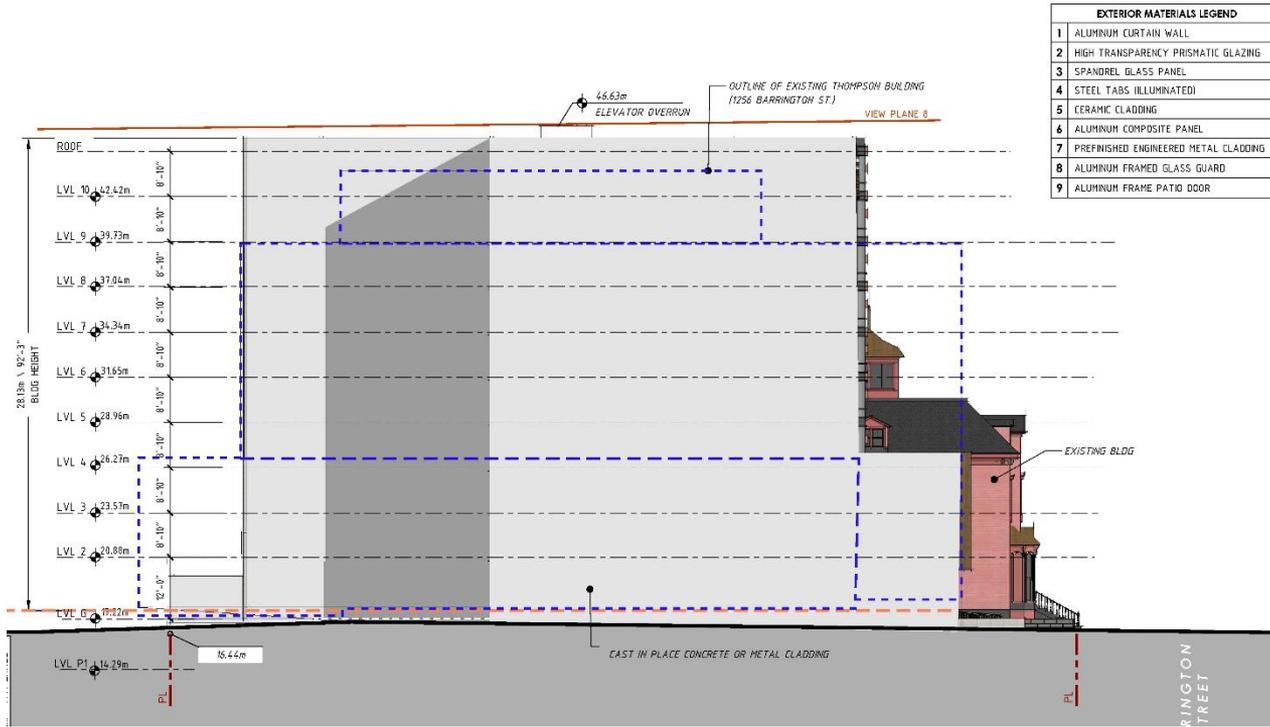
- The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value

Substantial Alterations *10-Storey Addition*



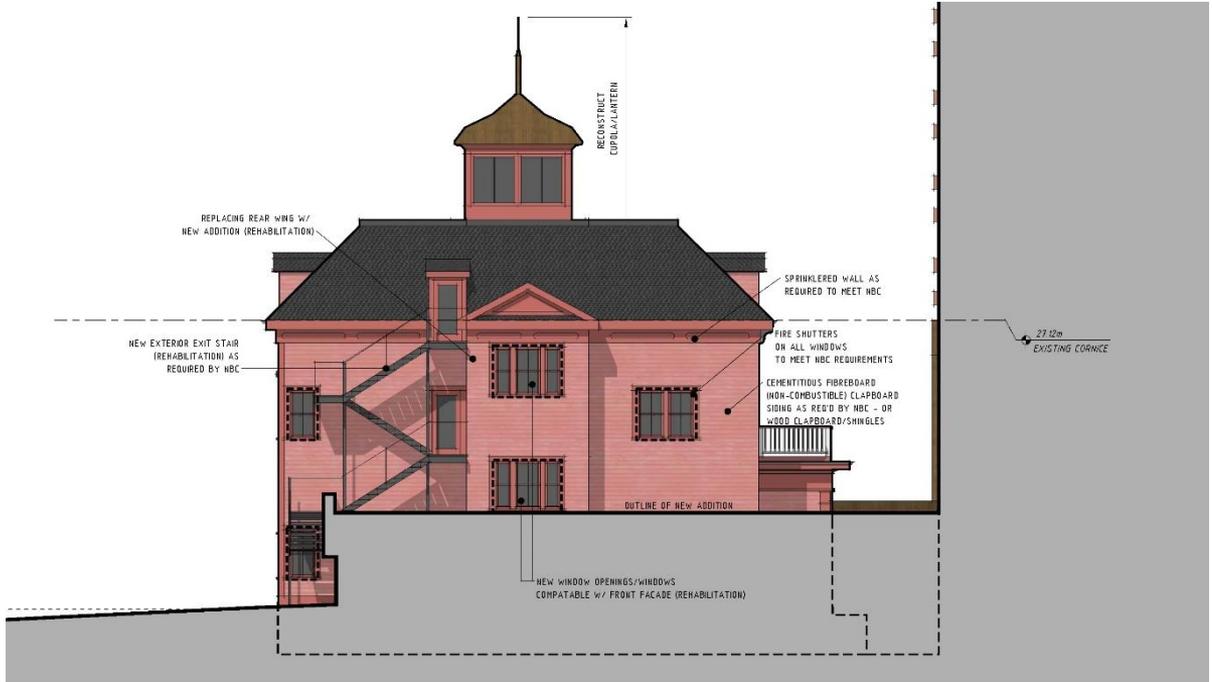
- Mass to the property's rear
- One-storey connection
- Does not disrupt character defining elements

Substantial Alterations *10-Storey Addition*



- Mass along south lot line
- Indoor parking entrance

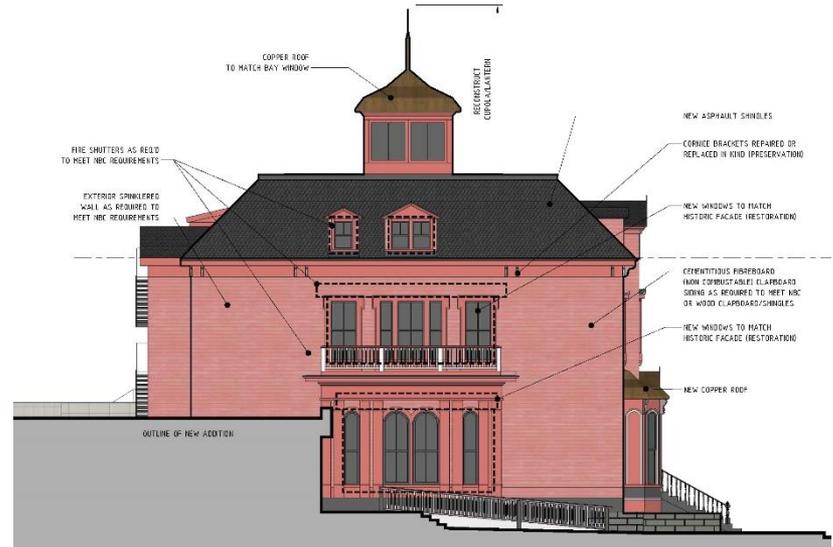
Substantial Alterations *10-Storey Addition*



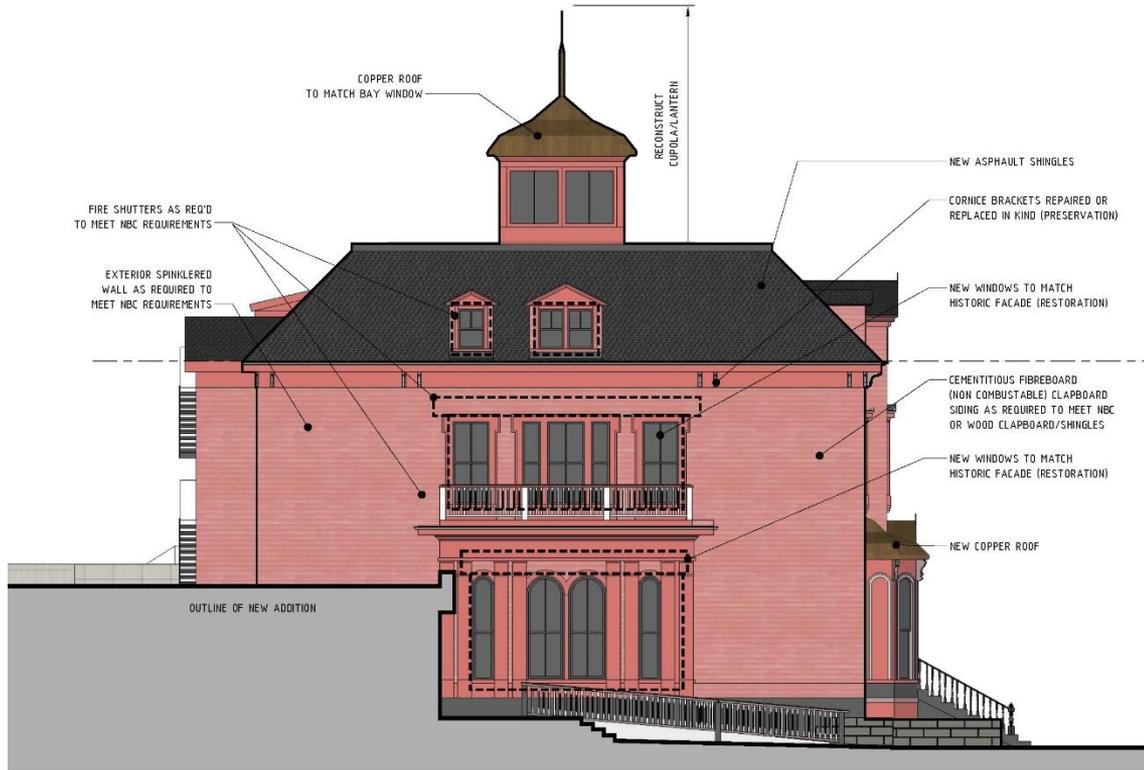
Substantial Alterations *Rooftop Structure*



Substantial Alterations *Breakfast Nook*



Substantial Alterations *Metal Windows & Non-Combustible Siding*



- Prefers to use wood windows and siding throughout
- National Building Code will require modern materials and exterior sprinkles
- Southern wall impacted

Staff Evaluation *Old South Suburb HCD*

- Little impact on the HCD's heritage value
- The HCD's character defining elements will be maintained by preserving the original Inn structure
- Italianate features will be repaired, replaced or rehabilitated; historic Inn use will continue
- Sensitive design elements limit impacts
- The condition and repair of the rear wing was considered; does not supersede the value of the historic use



Staff Evaluation *Waverley Inn*

- Proposal meets the Standards & Guidelines
- Original façade will be preserved; missing features will be restored / reinstated
- Addition does not displace character defining elements; minor impacts on the breakfast nook
- Consistent with Standard 11 (Attachment G)
- Introduction of aluminum windows, non-combustible siding, and sprinklers will only occur where required by the National Building Code



Legislation & Approval Process

Heritage Property Act

- Ability to create Heritage Conservation Districts
- State what developments require a Certificate of Appropriateness



Old South Suburb Heritage Conservation District

- Substantial alterations to a contributing heritage resource require a Certificate
- Substantial alterations require a public hearing
- Regional Council approves / denies the request
- If Regional Council approves, Heritage Officer issues the Certificate

Recommendation

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

1. Set a public hearing date to consider the proposed substantial alterations to the contributing heritage resource at 1266 Barrington Street, Halifax (the Waverley Inn) as proposed in this report and its attachments, in accordance with By-law H-800 (the Old South Suburb Heritage Conservation District By-law); and
2. Approve the substantial alterations to the contributing heritage resource at 1266 Barrington Street, Halifax (the Waverley Inn) as proposed in this report and its attachments, in accordance with Bylaw H-800 (the Old South Suburb Heritage Conservation District By-law).

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Thank You

Contact Information

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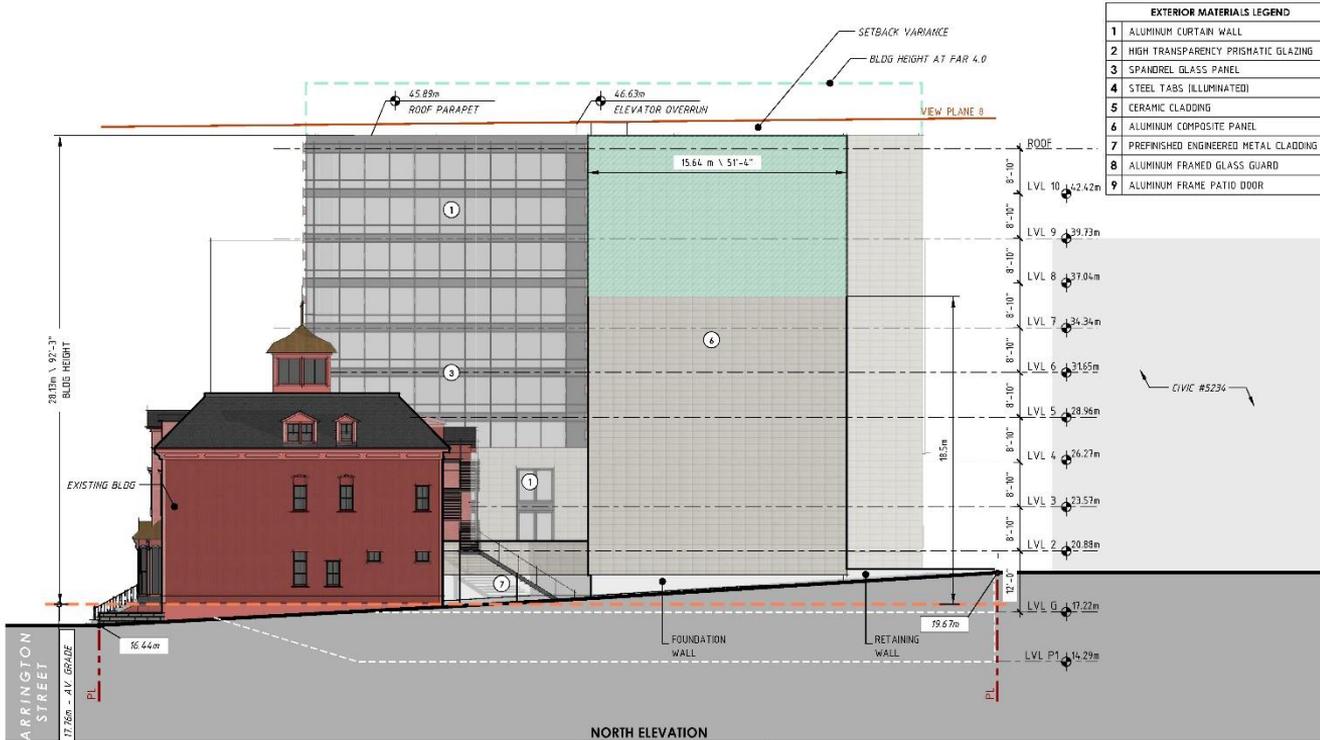
Additional Drawings



Additional Drawings



Additional Drawings



Additional Drawings

