



P.O. Box 1749
Halifax, Nova Scotia
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Item No. 12.1
Halifax Regional Council
February 8, 2022
March 22, 2022

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed
Councillor David Hendsbee, Acting Chair, Heritage Advisory Committee

DATE: January 27, 2022

SUBJECT: **Case H00519: Substantial Alteration to the Contributing Heritage Resource at 1266 Barrington Street, Halifax**

ORIGIN

January 26, 2022 meeting of the Heritage Advisory Committee, Item 9.1.3.

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.
- (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.

RECOMMENDATIONS FOLLOW ON PAGE 2

RECOMMENDATION

The Heritage Advisory Committee recommends that Halifax 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 the January 14, 2022 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 the January 14, 2022 report and its attachments, in accordance with By-law H-800 (the Old South Suburb Heritage Conservation District By-law).

BACKGROUND

The Heritage Advisory Committee received a staff recommendation report dated January 14, 2022, at a January 26, 2022 meeting of the Committee respecting Case H00519.

For further information on the background of this item, refer to the staff report dated January 14, 2022.

DISCUSSION

The Heritage Advisory Committee reviewed the January 14, 2022 staff report, and received a staff presentation at a January 26, 2022 meeting.

Following a discussion of the item, the Committee approved the recommendation as outlined in the "Recommendation" portion of this report. The Heritage Advisory Committee approved the staff recommendation outlined above.

For further discussion on this item, refer to the staff report dated January 14, 2022 (Attachment 1).

FINANCIAL IMPLICATIONS

Refer to the staff report dated January 14, 2022

RISK CONSIDERATION

Refer to the staff report dated January 14, 2022

COMMUNITY ENGAGEMENT

Meetings of the Heritage Advisory Committee are viewable to public attendance and members of the public are permitted to submit correspondence and petitions to be circulated to the Committee. The agenda, reports, and minutes of the Heritage Advisory Committee are posted on Halifax.ca.

For further information on Community Engagement as it relates to this item, refer to the staff report dated January 14, 2022.

ENVIRONMENTAL IMPLICATIONS

Refer to the staff report dated January 14, 2022

ALTERNATIVES

The Committee did not discuss alternatives. Refer to the staff report January 14, 2022.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated January 14, 2022

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.

Report Prepared by: Simon Ross-Siegel, Legislative Assistant, Office of the Municipal Clerk, 902.490.6519



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Attachment 1
Heritage Advisory Committee
January 26, 2022

TO: Chair and Members of the Heritage Advisory Committee

-Original Signed-

SUBMITTED BY: _____
Jacques Dubé, Chief Administrative Officer

DATE: January 14, 2022

SUBJECT: **Case H00519: Substantial Alteration to the Contributing Heritage Resource at 1266 Barrington Street, Halifax**

ORIGIN

An application by ZZap Consulting Inc., on behalf of Sterling Inn Limited, to substantially alter the contributing heritage resource located at 1266 Barrington Street, Halifax (known as the Waverley Inn).

LEGISLATIVE AUTHORITY

Heritage Property Act, R.S.N.S. 1989, c. 199 – Subsections 19A(1), 19E(1), and 19E(2)

By-law H-800, the *Old South Suburb Heritage Conservation District By-law*, including:

20. A Certificate of Appropriateness shall not be issued unless the proposed development meets the Conservation Standards and the Heritage Design Guidelines.
26. If an application is for the ... substantial alteration of a building or structure that is a contributing heritage resource, the Heritage Officer shall refer the application for a Certificate of Appropriateness to the Council for a public hearing and shall issue or deny such Certificate in accordance with the decision of Council, but no Certificate shall be issued until the time for appeal has elapsed or the appeal has been disposed of, whichever is the longer.
27. If an application is for the ... substantial alteration of a contributing heritage resource or municipal heritage property, the Heritage Advisory Committee shall review and make recommendation on the application to Council.
28. Prior to holding the public hearing respecting the ... substantial alteration of a contributing heritage resource or municipal heritage property, Council shall receive a recommendation from the Heritage Advisory Committee.

RECOMMENDATION ON PAGE 2

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 By-law H-800 (the Old South Suburb Heritage Conservation District By-law).

BACKGROUND

The subject property, 1266 Barrington Street, known as the Waverley Inn, is located within the Old South Suburb Heritage Conservation District (Old South Suburb HCD). The District's boundaries relate to Halifax's first suburb, which developed to the south of the original town of Halifax, uphill from the waterfront lands, in the 18th century (Map 1). The Old South Suburb is valued for its associations with the early settlement of Nova Scotia and architecture from the Late Georgian and Victorian Eras (Attachment A).

The Old South Suburb HCD Plan contains policies aimed at preserving the District's heritage value and historic character; this includes a focus on *contributing heritage resources*, which include un-registered historic buildings or properties that contribute to the District's heritage value. The Waverley Inn is identified as a contributing heritage resource and is subject to a heritage review when new work is proposed.

ZZap, on behalf of Sterling Inn Limited, has applied to redevelop the subject property (HRM Planning Case 23180). The planning application is proceeding through the site plan approval process and has yet to be considered by the Design Review Committee. The applicant is proposing to rehabilitate the original Waverley Inn, remove its rear wing, and integrate the contributing heritage resource into a modern 10-storey inn development. The proposed alterations are significant and will require substantial alteration approval and a Certificate of Appropriateness as per the Old South Suburb HCD By-law (By-law H-800).

Existing Site Context

The subject property is located on the west side of Barrington Street, south of the Barrington Street / Morris Street intersection (Map 1). The property contains a 2.5-storey building known as the Waverley Inn. The building was originally constructed as a private residence for Edward W. Chipman around 1865-1866 but it was converted to an inn in 1876. The building is identified as a contributing heritage resource within the Old South Suburb HCD due to its representation of the Italianate architectural style and association with previous owners and Inn guests (Attachment B).

The building originally had a rooftop belvedere or cupola, which was removed at an unknown date and has little photographic documentation. The three-storey rear wing, or ell, was constructed in the late 1800s to expand the Inn's capacity (Attachment C).

The site's surroundings are defined by historic residential buildings, many of which have been converted to mixed-use buildings (i.e., a residential building with ground-floor commercial uses). Two contributing heritage resources lie north of the subject site, while five others are located on the eastern side of Barrington Street. Together, these properties convey the area's historic building typologies. Two modern, mid-rise buildings - one mixed-use building and one multi-unit residential building - abut the subject site to the south and the west.

HRM Planning Case 23180

The applicant submitted a site plan approval application, in accordance with the Downtown Halifax Municipal Planning Strategy and By-law, to redevelop 1266 Barrington Street. The proposal focuses on removing the Waverley Inn's rear wing and constructing a modern 10-storey addition, which would expand its capacity from 14 to roughly 117 rooms. The modern addition will be setback roughly 6 metres from the streetline and the addition's parking entrance will be about 3.9 metres from the southern wall at-grade (or 5.8 metres above the first storey). The proposal would also provide approximately 32 indoor parking spaces (Attachments C to E).

Requested Substantial Alterations

The applicant is proposing to undertake several substantial alterations, with the most significant being the construction of a 10-storey modern addition to the rear of the original Waverley Inn structure. This rehabilitation project includes other substantial alterations, which are described in the heritage impact statement (Attachment C) and shown in detail on the building drawings (Attachment D). Additional substantial alterations include:

- Rehabilitating the breakfast nook on the southern wall;
- Reinstating an ornamental rooftop structure with a standing-seam copper roof;
- Installing aluminum windows within the original window openings on the north, south, and west walls, as required by the National Building Code;
- Installing cementitious fireboard (or non-combustible) siding on the south and west walls, as required by the National Building Code; and
- Installing exterior fire shutters and sprinklers, as required by the National Building Code.

The reinstatement work will be guided by historical photos, where possible, and the *Standards and Guidelines for Historic Places in Canada (Standards and Guidelines)*. New materials required to meet building code are proposed to be of a colour and form that will resemble the elements that are being replaced.

Substantial Alteration Legislation

Section 19A of the *Heritage Property Act* (HPA) gives a municipality the ability to establish a heritage conservation district by adopting a heritage conservation district plan and by-law for an area with significant historic or architectural value. Sections 19E through 19G state that these adopted documents outline developments that require a certificate from the municipality, along with the associated review procedures.

HRM's Old South Suburb HCD Plan and By-law provides that the proposal requires a Certificate of Appropriateness before proceeding as it includes substantial alterations to a contributing heritage resource and new construction. Further, sections 26 and 27 of By-law H-800 require that a certificate of appropriateness for a substantial alteration is subject to a public hearing. If Regional Council approves the request after a public hearing, HRM's Heritage Officer will issue a Certificate of Appropriateness.

Regulatory Context and Approval Process

If Regional Council refuses this substantial alteration to the contributing heritage resource, the Municipality will not issue a Certificate of Appropriateness for the proposal. The applicant may then choose to submit a revised application to obtain a Certificate of Appropriateness as per By-law H-800, or the applicant may choose to appeal the decision of Regional Council to the Nova Scotia Utility and Review Board within 14 days of Council's decision. There is also a right of appeal to the Nova Scotia Utility and Review Board by an aggrieved person (as defined in the Heritage Property Act).

The applicant is also pursuing a concurrent site plan approval application in accordance with the Downtown Halifax Secondary Municipal Planning Strategy and Land Use By-law. The site plan approval process involves a public engagement component led by the applicant, an assessment under the Downtown Halifax Design Manual, which includes consideration of heritage design guidelines, and approval from the Design

Review Committee. If the Design Review Committee approves the proposal, the applicant can pursue development permits.

Both the substantial alteration and site plan applications must be approved for the proposal to proceed.

Non-Substantial Alterations

The applicant proposes to undertake several other alterations to the Waverley Inn that staff do not consider to be substantial alterations and as such do not require the approval of Regional Council. These non-substantial alterations may be approved by the Heritage Officer through a certificate of appropriateness, but are integrally related to the other work being proposed on the property. The additional alterations include:

- Removing the Waverley Inn's rear wing;
- Restoring paired columns on both sides of the decorative front entryway;
- Reinstating standing-seam copper roofs on the east-facing bay windows;
- Repairing or replacing wood windows (within existing openings); and
- Repairing or replacing architectural detailing, such as brackets, modillions, and projecting lintels.

As per the *Standards and Guidelines*, the applicant intends to repair existing elements where possible and replace when necessary. Replacement and restoration work will be based on historic photographs.

DISCUSSION

To determine the appropriateness of a substantial alteration within the Old South Suburb HCD, an understanding of the proposal's impact on both the District's heritage value and the contributing heritage resource's heritage value are required. As such, staff have prepared an evaluation of Policy 14 from the Old South Suburb HCD Plan (Attachment F), which contains a list of considerations for Regional Council when deciding whether to approve a proposed substantial alteration to a contributing heritage resource. The purpose of Policy 14 is to ensure the proposed alterations are consistent with the heritage values and character of the heritage conservation district. The applicant has also provided their own rationale for the proposed alterations and the overall development within their heritage impact statement (Attachment C).

Old South Suburb Heritage Conservation District

Heritage Value and Character Defining Elements of the District

Staff advise that the proposed alteration has little to no impact on the District's heritage value (Attachment A). The District's heritage value is primarily associated with the area's transition from Georgian to Victorian architecture and the architectural features displayed by these styles. The original, or front, portion of the contributing heritage resource uses the Italianate architectural style and will be preserved. The rear wing, which measures roughly 16.7 metres by 10.7 metres, is of a more utilitarian design which does not use the Italianate style or convey ornate Victorian detailing.

Staff note that the District's character defining elements will be maintained through the preservation and rehabilitation of the original Waverley Inn structure. Further, the proposed addition includes sensitive design elements to limit impacts on the District's character defining elements. For example, the modern addition is setback from the streetline and the Waverley Inn façade to maintain the traditional 2.5-storey building height of the historic streetscape, and it uses modern building materials to emphasize the District's traditional construction methods and nearby heritage resources.

The applicant prefers to use wood siding and wood replacement windows throughout the heritage resource; however, the National Building Code will provide if and where non-combustible materials are required.

Structural Condition of the Building

The applicant did not provide a structural assessment of the building and staff did not inspect the building's structural integrity; however, from the exterior, the Inn appears to be in sound condition. The proposal does not stem from the condition of the rear wing, but rather from the viewpoint that the rear wing's value lies in its historic use as an inn; staff agree with this approach. The applicant also explored the retention of the rear addition, however, they determined it created issues relating to the National Building Code and the Inn's long-term viability.

Repair and Continued Use of the Building

Staff advise that the proposal involves the repair of the original building and continuation of the Inn use. Some of the noted work includes roof shingles, wood windows on the facade, and repairs to historic detailing (such as brackets and modillions). As previously noted, the original structure and the traditional Inn use, which has existed for the last 145 years, will be conserved.

Waverley Inn

Under section 20 of By-law H-800, a certificate of appropriateness shall not be issued unless the proposed development meets the *Standards and Guidelines* and the heritage design guidelines contained in Schedule S1 of the Downtown Halifax Land Use By-law. Policy 14 also requires an evaluation of the impacts of the substantial alteration on the heritage value of the contributing heritage resource. Within the context of the Old South Suburb HCD, the *Standards and Guidelines* are used to ensure that careful consideration is given to the Waverley Inn's architectural and historical associations.

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. Through the aid of the *Standards and Guidelines*, staff classified the proposal as a rehabilitation, which involves the sensitive adaptation of an historic place, providing a continuing or compatible contemporary use, while protecting heritage value. Rehabilitation projects are evaluated using general Standards 1 through 9, and three additional Standards 10 through 12 which relate specifically to rehabilitation. Staff's evaluation is contained in Attachment G and the following is a summary of the evaluation.

Standards and Guidelines

The proposed rehabilitation efforts meet the *Standards and Guidelines*. The original Waverley Inn structure, which contains character defining elements, will be maintained and the façade will be rehabilitated and restored. The applicant proposes to reinstate standing-seam metal roofs (using copper) on the front bays based on historical photographic evidence. The applicant also proposes to reinstate some original detailing to the southern breakfast nook and an ornamental rooftop structure. While there is limited historical documentation on the appearance of the original rooftop structure, staff also feel that this work is consistent with the historic place.

The construction of the 10-storey addition is the proposal's most significant substantial alteration. The proposed addition does not displace any character defining elements, which limits its overall affect on the Waverley Inn. While the addition will connect to the rear portion of the southern breakfast nook, staff advise that these impacts are offset by rehabilitation efforts. The modern addition is designed to respect the Waverley Inn's overall heritage value and character defining elements; its mass is directed away from the streetline, which limits impacts on the heritage resource. It utilizes a modern design and building materials, in an effort to provide contrast with the heritage resource and delineate construction periods. Lastly, the design aims to reflect the Inn's front bays in its vertical articulation, while copper detailing also increases compatibility with the heritage resource's original materials.

The applicant wishes to integrate a historic structure with modern construction and as such, the National Building Code will provide if and where modern building materials are required on the heritage resource. It appears that the side and rear walls may require non-combustible siding and aluminium windows due to

the narrow limiting distance between the old and new structures. The applicant prefers to use wood materials throughout, though they will use modern materials that maintain a traditional appearance where necessary. There are no character defining elements on the north and west wall.

As noted in the Background section, some of the proposed alterations do not affect or impact the Waverley Inn's character defining elements and as such, are considered to be non-substantial and do not require consideration by HAC or Regional Council. These non-substantial alterations include the removal of the rear wing, which was evaluated by Staff and is consistent with the requirements of By-Law H-800.

Heritage Design Guidelines

In addition to the *Standards and Guidelines*, any application for a certificate of appropriateness within the Old South Suburb HCD must also meet the design guidelines for development in a heritage context contained in section 4 of the Downtown Halifax Design Manual. These design guidelines include requirements to ensure that new development maintains the architectural character of the district, including abutting or adjoining heritage resources. Since the requirements of the design manual pertain to both the planning and substantial alteration approvals, heritage staff and the planner assigned to planning case 23180 worked closely together to ensure consistency in their review of the application.

Heritage staff worked collaboratively with the applicant to ensure that the design for the new development met the requirements of the design manual. During this process, staff requested several changes to the proposal including refining proposed building materials, articulation on the new development, and rehabilitating existing architectural features. Since these changes have been made by the applicant and reflected in the final iteration of the design, staff advise that the proposal meets the design manual requirements.

Conclusion

The proposed substantial alterations to the contributing heritage resource at 1266 Barrington Street, the Waverley Inn, meet the *Standards and Guidelines* and the Downtown Halifax Design Manual. The District's heritage value and the Waverley Inn's character defining elements are solely associated with the original structure and will not be adversely impacted. While some modern building materials will likely be introduced to the Waverley Inn's southern wall, the proposal also features the reinstatement and restoration of lost architectural elements. Thus, staff advise that the property's historic use and heritage value will be conserved.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing Case H00483 can be accommodated within the approved 2021-2022 operating budget for Cost Centre C340 - Heritage and Planning Information Services. HRM is not responsible for construction and renovation costs.

COMMUNITY ENGAGEMENT

The community engagement process for the alteration and new construction is consistent with the Old South Suburb HCD Plan. The level of community engagement is achieved through public accessibility to the required Heritage Advisory Committee meeting and a public hearing, which Regional Council will host prior to their decision (Old South Suburb HCD Plan; Policy 15).

ALTERNATIVES

The Heritage Advisory Committee may choose to 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, and approve with conditions, the proposed substantial alteration in accordance with By-law H-800, the Old South Suburb Heritage Conservation District By-law. Such conditions may include time limits for completion of the alteration, documentation of the building prior to work commencing, or any matter pursuant to Section 14 of the *HCD Regulations*; or
2. 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, and not approve the proposed substantial alteration in accordance with By-law H-800, the Old South Suburb Heritage Conservation District By-law.

ATTACHMENTS

| | |
|--------------|---|
| Map 1 | Location Map |
| Attachment A | Heritage Value Summary - Old South Suburb Heritage Conservation District |
| Attachment B | Heritage Resource Summary - Waverley Inn |
| Attachment C | Heritage Impact Statement |
| Attachment D | Southern Massing and Floor Plans |
| Attachment E | Nighttime Rendering |
| Attachment F | Heritage Value Evaluation - Old South Suburb Heritage Conservation District |
| Attachment G | Heritage Resource Evaluation - Standards & Guidelines |

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.




Report Prepared by: Jesse Morton, Planner II, Heritage, 902.497.7655

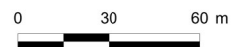


Map 1 - Location and Notification

1266 Barrington Street, Halifax

HALIFAX

-  Subject Property
-  Contributing Heritage Resources
-  Notification Boundary
-  Old South Suburb Heritage Conservation District Boundary



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

Attachment A: Heritage Value Summary - Old South Suburb Heritage Conservation District

Heritage Value

The Old South Suburb is valued for its associations with the early settlement of Nova Scotia as one of the first contiguous suburbs of the once fortified town of Halifax. The district is valued as an area of traditional architecture. It is also valued for its associations with the early social and economic life of the waterfront town and the vibrant railway industry of the 1920s and 30s.

During the late 18th century and into the 19th century, a series of settlers acquired larger parcels of land south of the original town and built Georgian style dwellings. As the economy expanded with the Golden Age of Sail more residential buildings were constructed to the south of the original town that exemplify the architecture of the Georgian and early to mid-Victorian periods in Nova Scotia. The Scottish Georgian architectural style is characterized by the distinctive Scottish, five-sided, dormers on pitched or truncated pitched roofs. The configuration is most often a two-and-a-half-storey, three-bay townhouse, with a side-hall plan inside. The Scottish Georgian domestic architectural style is more prevalent in the Old South Suburb than anywhere else outside of Scotland. Further Georgian styles include the large square mansions with hipped roofs and the Palladian style with a triangular pediment.

Architectural styles evolved gradually, rather than dramatically, from Georgian to Victorian styles. This gradual evolution in styles, during the mid-Victorian years of the 1860s and 1870s, gives the area an overall cohesive architectural character rather than a jarring jumble of heritage styles. As the Mansard roof gained in popularity, the familiar two-and-a-half-storey, three-bay, side-hall-plan townhouses were built with curvaceous Mansard roofs, often with attractive Old South Suburb Heritage Conservation District Plan 9 arched-roof dormers and tall chimneys. This architectural feature along with other more ornamental elements are prominent on the buildings of the Late Victorian period which are predominantly located along Barrington Street.

The previous owners and tenants of these early buildings are associated with early social and economic activities relating to the waterfront town. The district was home to many dockyard labourers including a high percentage of Irish residents, especially between 1860 and 1890. Much of this area was known informally as Irishtown for many decades thereafter.

In the 1930s, Halifax was the great eastern terminus of transcontinental rail passenger service in Canada. The Canadian National Railways Station (Via Rail Station) was constructed c. 1930, creating a major southern access point into downtown Halifax by rail. The construction of the Hotel Nova Scotian (Westin Hotel) by the Canadian National Railways, c. 1931, adjacent to the Canadian National Railway (Via Rail) Station speaks of railway affairs during the 1920s and 30s with its emphasis on both passenger traffic and tourism. These two buildings were designed in the Beaux-Arts architectural style with its symmetry, monumentality and classically inspired detailing. The Canadian National Railways created Park Nova Scotian (Cornwallis Park), c. 1931, in the railway garden tradition that contributes to the public realm at key railway destinations across the nation. The relationships of these buildings with this open space create a monumental destination and define the southern extent of Halifax's downtown core.

Character Defining Elements

The character-defining elements means the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained to preserve the heritage value of the Heritage Conservation District. The character defining-elements of each contributing heritage resource should generally complement the character-defining elements of the District. If a contributing heritage resource has a specific character-defining element that does not complement the District, this element should be conserved regardless of the District's character-defining elements.

The character-defining elements of the District are:

- a) The original rectangular grid layout including all existing right-of-way aligns and widths;
- b) Traditional buildings in wood, stone and brick construction;
- c) Two-and-a-half-storey building height, which is remarkably consistent throughout the area;
- d) Buildings are close to the street with no setback or just enough setback to allow for stairway entrances;
- e) Side yards and alleys, in between buildings, providing space between detached buildings;
- f) Roofs are either pitched, truncated-pitched or Mansard roofs, with a few flat roofs;
- g) Dormers are plentiful, with the five-sided Scottish dormer being particularly characteristic of the area;
- h) Three-bay building width is most common, and the side-hall plan is also prevalent;
- i) Doors frequently have transoms and side-lights;
- j) Vertically proportioned windows are higher than wide and have over-and-under sashes; Old South Suburb Heritage Conservation District Plan 10
- k) Building widths are between 6 and 16 metres and depths are between 10 and 35 metres;
- l) Wood buildings finished with wooden shingles;
- m) Stone buildings frequently have stringcourses and corner quoins;
- n) Brick buildings usually have the bricks exposed, although sometimes the bricks are covered with stucco of parge finish;
- o) Buildings have prominent cornices, usually supported by brackets or dentils;
- p) The terrace, distinctive of the Scottish Georgian style, with three examples in Pryor Terrace, Morris Terrace, and Fraser Terrace;
- q) cohesive streetscapes; and
- r) active use of a building or site.

Additional character-defining elements of the monumental railway destination:

- a) The Beaux-Arts architecture of the Hotel Nova Scotian (Westin Hotel) and Canadian National Railway (Via Rail) Station with its symmetry, classical detailing, and 25 metre setback from the street;
- b) Twelve storey addition to the Hotel Nova Scotian (Westin Hotel) with complementary materials, design, and a 25-metre setback from the street;
- c) Unobstructed views of the Canadian National Railway (Via Rail) Station and Hotel Nova Scotian (Westin Hotel) looking eastward and southward across Cornwallis Park from all streets and from along Hollis Street;
- d) Unobstructed views of Cornwallis Park from the public space in front of the railway station and hotel;
- e) All elements within the open space of Cornwallis Park including grassed areas, trees, shrubs and formal path layout; and
- f) Monumental public art at the centre of Cornwallis Park.

**Attachment B:
Heritage Resource Summary - Waverley Hotel**

1266 Barrington Street, Halifax (1865-1866)



Architecture:
Italianate Architectural Style

Construction Date:
1865-1866

Original Owner:
Edward W. Chipman

Hotel Opened:
1876

Original Hotel Owner:
Sarah & Jane Romans

Notable Guest:
Oscar Wilde

Architectural Associations:

The Waverley Inn is an excellent example of the Italianate style of architecture. It is a 2.5- storey building with a truncated hip roof, a prominent central projecting bay flanked by small two dormers, and brackets at the roof eaves. Symmetrically laid out, the building is three bays wide with the central bay projecting through the roof eaves and has a Palladian window in the attic level.

The main floor has an ornate, Classical entrance with side lights and transom windows capped by a full pedimented hood supported by Corinthian columns and accentuated by front stairs with curved railings that lead the eye to the main door. The entrance is flanked by bay windows with segmental arched windows with decorative mouldings and umbrella-like roofs.

The windows at the second floor are divided into thirds by mullions which are decorated with engaged columns and strong hood mouldings. The second-floor window in the central bay has a pedimented hood echoing the entrance pediment below.

The building has wood shingle cladding which is butted at the corners. A more modern modification is the creation of a basement entrance under the southern bay window.

The Waverley Inn is in excellent condition. The building originally had a roof-top belvedere or cupola, a classic defining element of the Italianate style which was later removed; however, all other original decorative façade elements remain intact. There is a more modestly designed, three-storey rear addition with a flat roof, modern windows, and a staircase to access the third storey.

The open space on the side and rear is used as a parking lot for guests. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

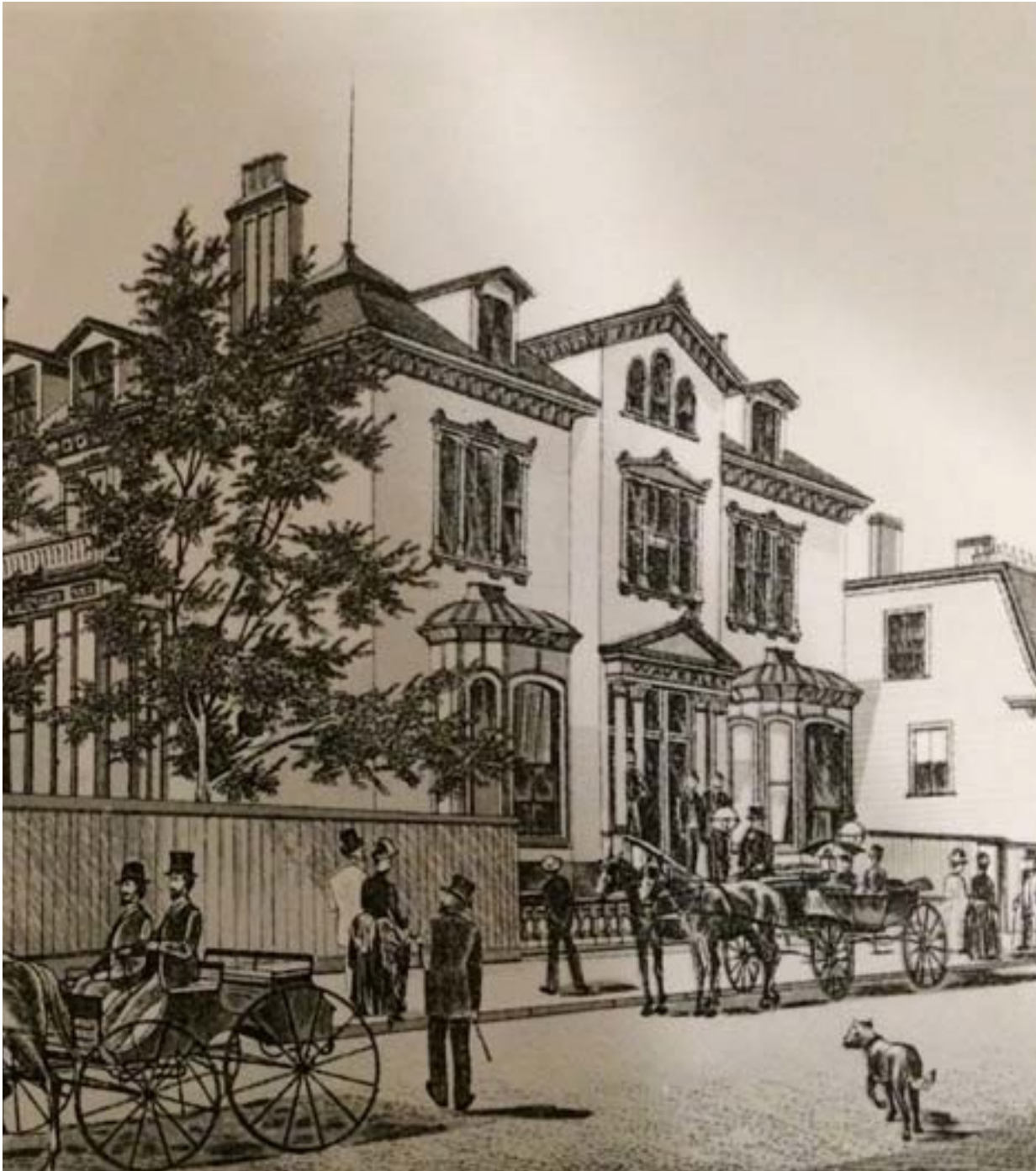
The Waverley Inn is valued both as an example of the Italianate style of architecture and for its historical associations with individuals. Edward W. Chipman, a dry goods merchant, purchased the property in 1865 and is responsible for having the house built as his own private residence. He enlarged the grounds by buying an adjoining lot of land at the rear of the property, making his house grand and elaborate in style and included beautiful gardens in the area now used as a parking lot.

In 1876, Sarah and Jane Romans acquired the property and used the building as a hotel known as the Waverley House for nearly 30 years. A number of politicians, businessmen, and military personnel were guests at the Waverley Inn; one notable guest was Oscar Wilde who visited Halifax in 1882.

Contextual Building Comments:

The Waverley Inn contributes strongly to the heritage character of the surrounding area and proposed district. It is situated among residences in the Italianate style. On the opposite side of the street, there is a group of 5 buildings designed/built by George Blaiklock which include some Italianate styled decorations

**ATTACHMENT C:
Heritage Impact Statement**



**Heritage Impact
Statement**

**Waverley Inn
1266 Barrington Street**

August 3rd, 2021

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1. Introduction

1.1 Site location and description

The proposed development site is comprised of municipal civic 1266 Barrington Street, colloquially known as the Waverley Hotel or Waverley Inn (Henceforth the Waverley Inn). The proposed development site is not a municipally registered heritage property, however it is within the Old South Suburb Heritage Conservation District.

The surrounding context includes a mixture of building types and uses including retail and restaurant developments along Barrington Street, multi-unit residential buildings and office buildings. The Waverley Inn is situated between the Thompson Building (6 storey, mid-20th century, office building) to the South, the Sarah Donaldson House (3 storey, Georgian building, circa 1815) to the North, and the Letson Court Building (8-storey condo building, circa 2006) to the West.

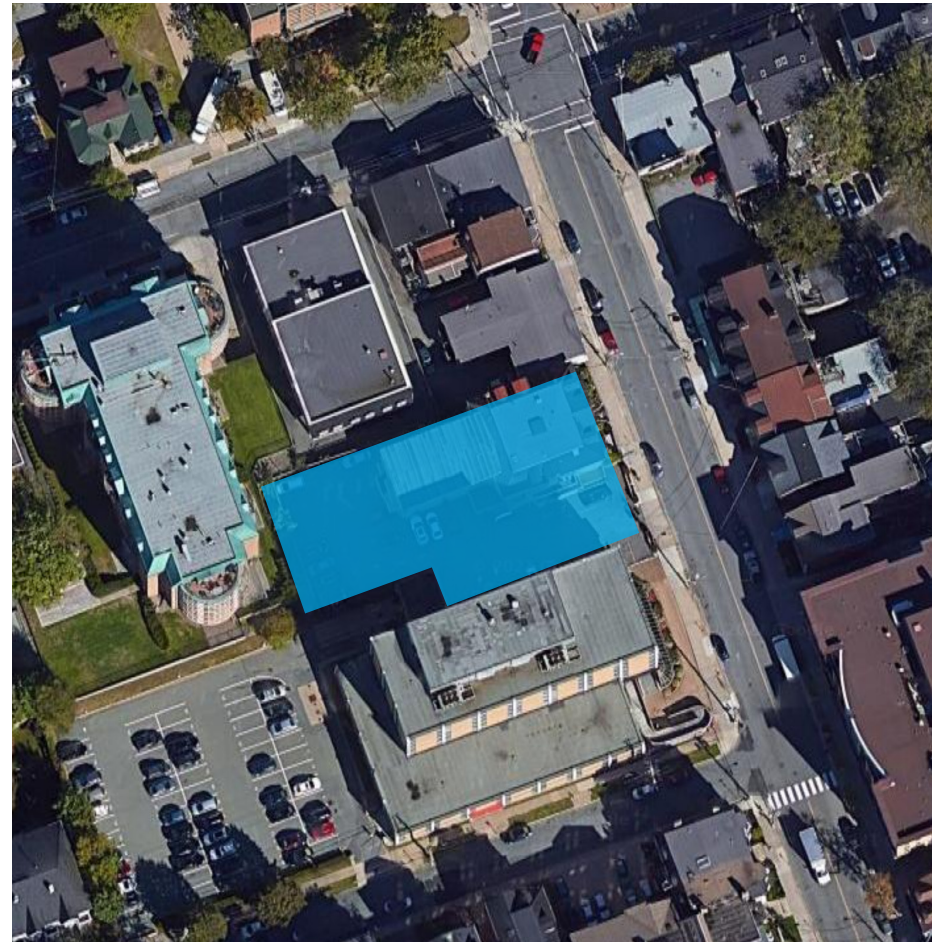


Figure 2: Aerial map showing development in blue

1.2 Heritage Context and Policy Review

Heritage Context

The Development Site contains one property located within the Old South Suburb Heritage Conservation District.

The Old South Suburb Heritage Conservation Plan highlights the importance of the Waverley Inn as a contributing heritage resource to the district:

“Waverley Hotel contributes strongly to the heritage character of the surrounding area and proposed district. It is situated among residences in the Italianate style. On the opposite side of the street, there is a group of 5 buildings designed/built by George Blaiklock which include some Italianate styled decorations”

Policy Review

The following policies were reviewed in preparing this Heritage Impact Statement:

- Old South Suburb Heritage Conservation District Plan
- By-law H-800: Heritage Conservation District (Old South Suburb) By-Law
- The Standards & Guidelines for the Conservation of Historic Places in Canada: 2nd Edition

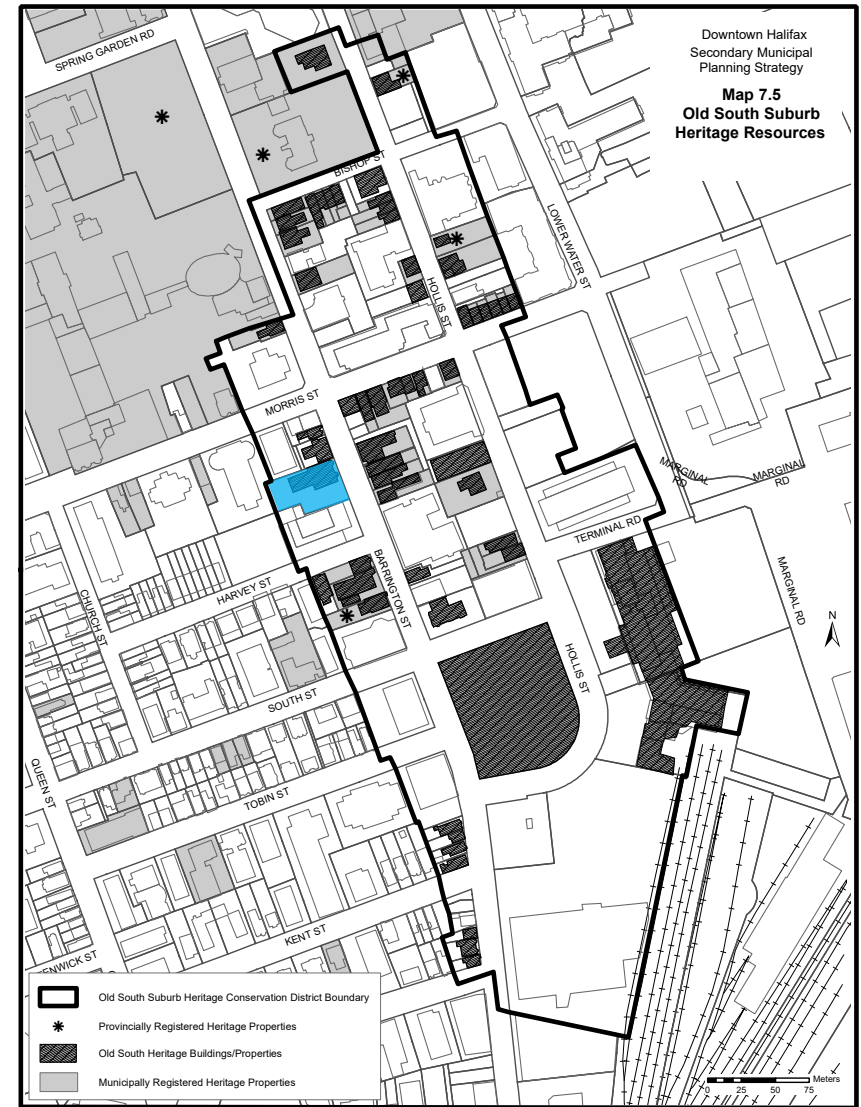


Figure 3: Old South Suburb Heritage Conservation District (Waverley Inn highlighted in blue)

Old South Suburb Heritage Value Statement

The following Heritage Value Statement is taken from the “Old South Suburb Heritage Conservation District Plan”, pages 8-9:

“The Old South Suburb is valued for its associations with the early settlement of Nova Scotia as one of the first contiguous suburbs of the once fortified town of Halifax. The district is valued as an area of traditional architecture. It is also valued for its associations with the early social and economic life of the waterfront town and the vibrant railway industry of the 1920s and 30s.

During the late 18th century and into the 19th century, a series of settlers acquired larger parcels of land south of the original town and built Georgian style dwellings. As the economy expanded with the Golden Age of Sail more residential buildings were constructed to the south of the original town that exemplify the architecture of the Georgian and early to mid-Victorian periods in Nova Scotia. The Scottish Georgian architectural style is characterized by the distinctive Scottish, five-sided, dormers on pitched or truncated pitched roofs. The configuration is most often a two-and-a-half-storey, three-bay townhouse, with a side-hall plan inside. The Scottish Georgian domestic architectural style is more prevalent in the Old South Suburb than anywhere else outside of Scotland. Further Georgian styles include the large square mansions with hipped roofs and the Palladian style with a triangular pediment.

Architectural styles evolved gradually, rather than dramatically, from Georgian to Victorian styles. This gradual evolution in styles, during the mid-Victorian years of the 1860s and 1870s, gives the area an overall cohesive architectural character rather than a jarring jumble of heritage styles. As the Mansard roof gained in popularity, the familiar two-and-a-half-storey, three-bay, side-hall-plan townhouses were built with curvaceous Mansard roofs, often with attractive arched-roof dormers and tall chimneys. This architectural feature along with other more ornamental elements are prominent on the buildings of the Late Victorian period which are predominantly located along Barrington Street.”

2. Background Research and Analysis

2.1 Historical Importance

The Waverley Inn was originally built as the home of Edward W Chipman, a prominent Halifax merchant, in 1865-66. The property changed hands several times and eventually was bought by sisters, and inn keepers, Sarah and Jane Romans. In 1876, the sisters converted the property to a hotel and added the three-storey rear addition to the property. They ran the hotel until 1905. The 1865 Ambrose Church map of Halifax shows the building, without the rear addition constructed as well as an outbuilding (Figure 4). The 1878 Hopkin's Atlas of Halifax clearly shows the outline of the "Waverley House" and the addition of the rear wing (Figure 5). Similarly, the 1952 Insurance Plan of Halifax, prepared by the Canadian Underwriters Association shows little change in the construction of the building from the late 1800s to the mid-20th century (Figure 6).

The Waverley Inn is valued for its historical associations with individuals as well. Edward W. Chipman, a prominent Halifax merchant, purchased the property in 1865 and had the house built as his own private residence. In 1876, Sarah and Jane Romans acquired the property and used the building as a hotel known as the Waverely House for nearly 30 years. Among the Inn's many guests were politicians, businessmen, and military personnel, including Oscar Wilde who visited Halifax in 1882.

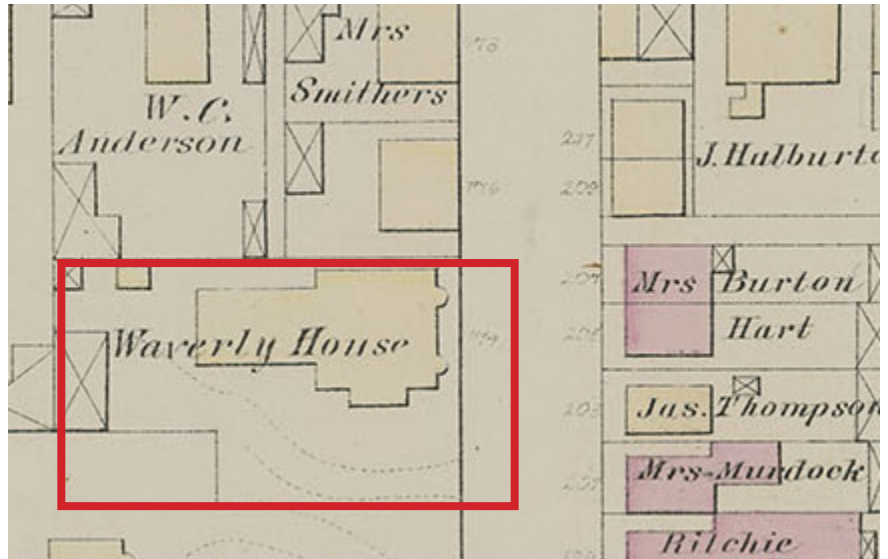


Figure 5: 1878 Hopkins Atlas

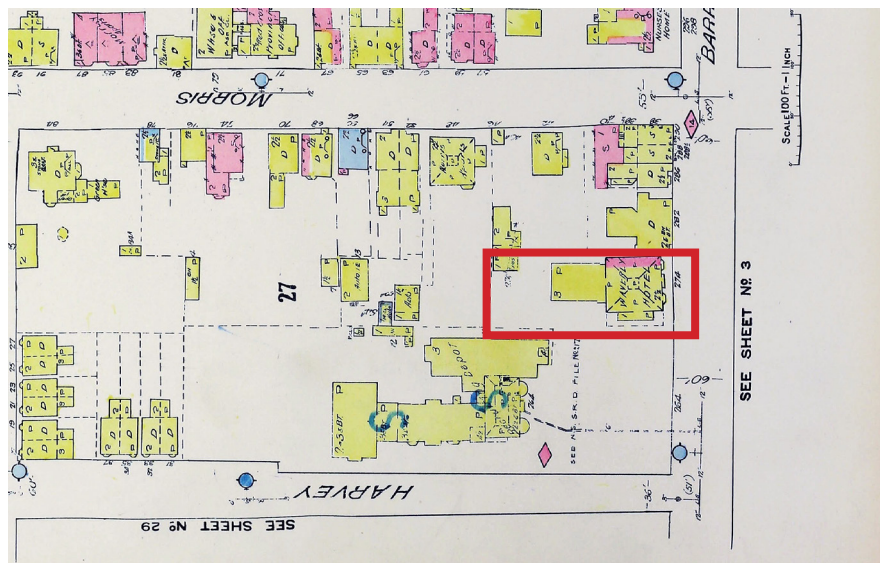


Figure 6: 1952 Fire Insurance Plan of Halifax



Figure 4: 1865 Ambrose Church Map

2.2 Architectural Importance

The Waverley Inn was built in the Italianate style circa 1865. It is a 2½ storey building with a truncated hip roof, a central projecting bay flanked by small two dormers, and brackets at the roof eaves. A large 55' long, 35' wide three storey addition with low-sloped roof was added to the building to provide the bulk of the hotel units in the building today.

The building is three bays wide with the central bay projecting through the roof eaves. Bay windows with umbrella-like roofs are on either side of the main entrance. The main entrance is topped by a pediment roof supposed by Corinthian columns.

On the south side a one storey bay protrudes centrally from the centre of the original home. It is largely without windows and serves as balcony from the second floor, and as an access to wood fire escape that comes down the elevation. The bay is nearly windowless.

The Waverley Inn is in good condition. The building originally had a roof top cupola, which was later removed. Additionally, a number of other features have been altered or removed features from the original structure to what we see today.

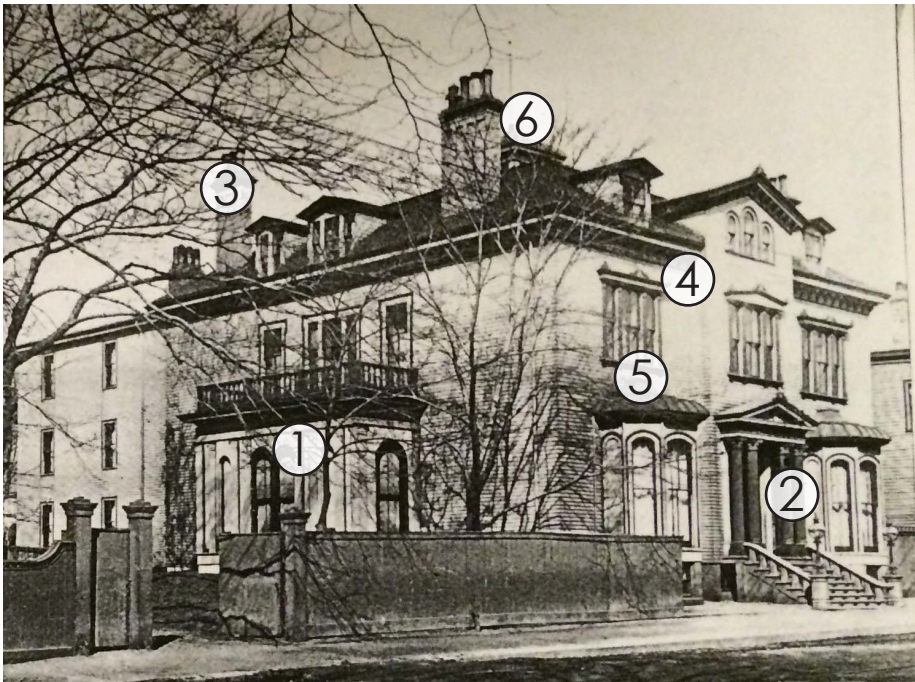
These features can be seen in the comparison of the existing building to images of the inn taken in the early 1900s and mid-20th century. The next page outlines the changes to the building from the late 1800 to present day.



Figure 7: Photograph of Waverley Inn: circa 1890.



Figure 8: Photograph of Waverley Inn: circa 1940.



| Number | Historic Element Removed |
|--------|--|
| 1 | Removal of the south facing bay windows and detail. |
| 2 | Removal of 2 of the paired columns (one on each side). |
| 3 | Removal of four chimneys. |
| 4 | Removal of architectural detailing from most doors and windows. |
| 5 | Removal of standing seam roof (unknown if copper or zinc) on front facade bay windows. |
| 6 | Removal of Rooftop Cupola. |

2.3 Current building condition



Figure 9: Current East Elevation



Figure 11: Current North Elevation



Figure 10: Current South Elevation



Figure 12: Current South Elevation

3. Proposed Development

3.1 Proposed Alterations

The proposed alteration of the Waverley Inn primarily falls under the “Rehabilitation” category of treatment under the *Standards and Guidelines for the Conservation of Historic Places In Canada 2nd Edition*. The proposed alteration will maintain the street facing portion of the original structure and maintain its northern and southern side yards. The new addition to the rear of the property will be located behind the front portion of the heritage building, approximately 21' 5" from the sidewalk and a minimum of 18' from the existing structure. The proposed

Over half of the buildings in the Old South Suburb District include rear wings. A rear wing is part of a main building that is subordinate to it and projects to the rear of it. The rear wing can be an original part of the main building, such as a rear ell, or a later addition to it. If the rear wing is an original part of the main building, then it has historic significance. However, rear wings may have heritage value because of materials, forms, spatial configurations, uses and cultural associations. In the case of the Waverley Inn, the rear wing has heritage value because of its historical uses.

As such, the intention of current owners is to remove the rear wing of the property. The rear wing was added around 1876. It was added to increase the possible number of hotel rooms by the Romans sisters. Therefore, its historical value is based in its use as a hotel. The current owner's intention is to replace the wing with a similar use. Replacing the rear wing is necessary for the future viability of the hotel. To facilitate the financial viability of the restoration of the original inn, the owner is proposing a new rear addition to the property to allow for approximately 100 new hotel rooms. The portions of the main four-square structure's West facade that will be exposed when removing the existing rear addition will be rehabilitated to follow the historic foundation lines and traditional window and door placement.

In this sense, a “Rehabilitation” treatment is most appropriate to make possible a continuing contemporary use of the historic place while protecting its heritage value. In considering rehabilitation of the historic place, a review of the pertinent standards (1-12) and guidelines has been provided in Section 4. Additional conservation measures are being considered that fall outside of the rehabilitation treatment. These are outlined on the following page. Restorative measures are based on Figure 7, a photograph of the South and East facades taken in the early 1900s.

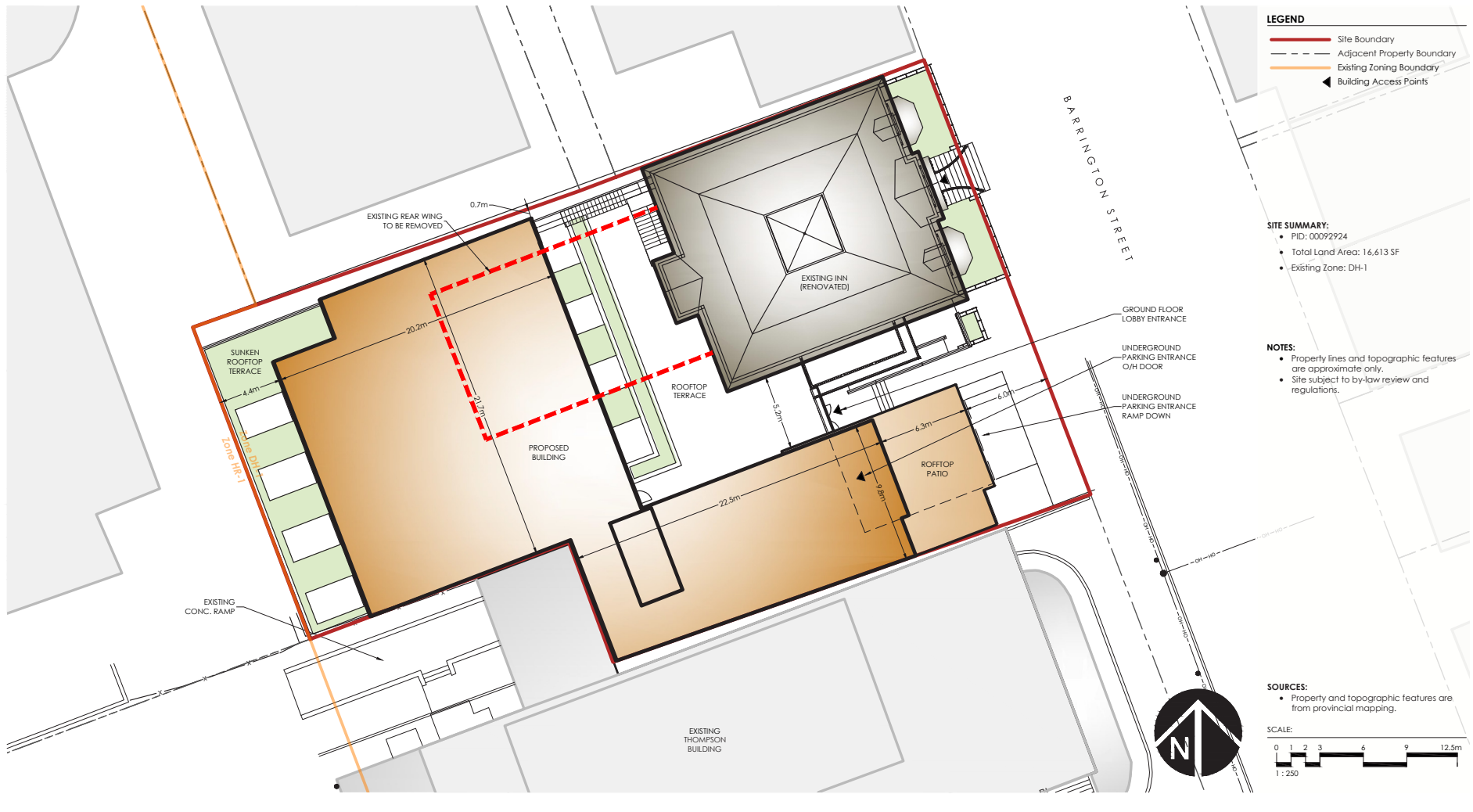
Heritage conservation interventions being proposed are broken down into Preservation, and Restoration.

Preservation involves protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value.

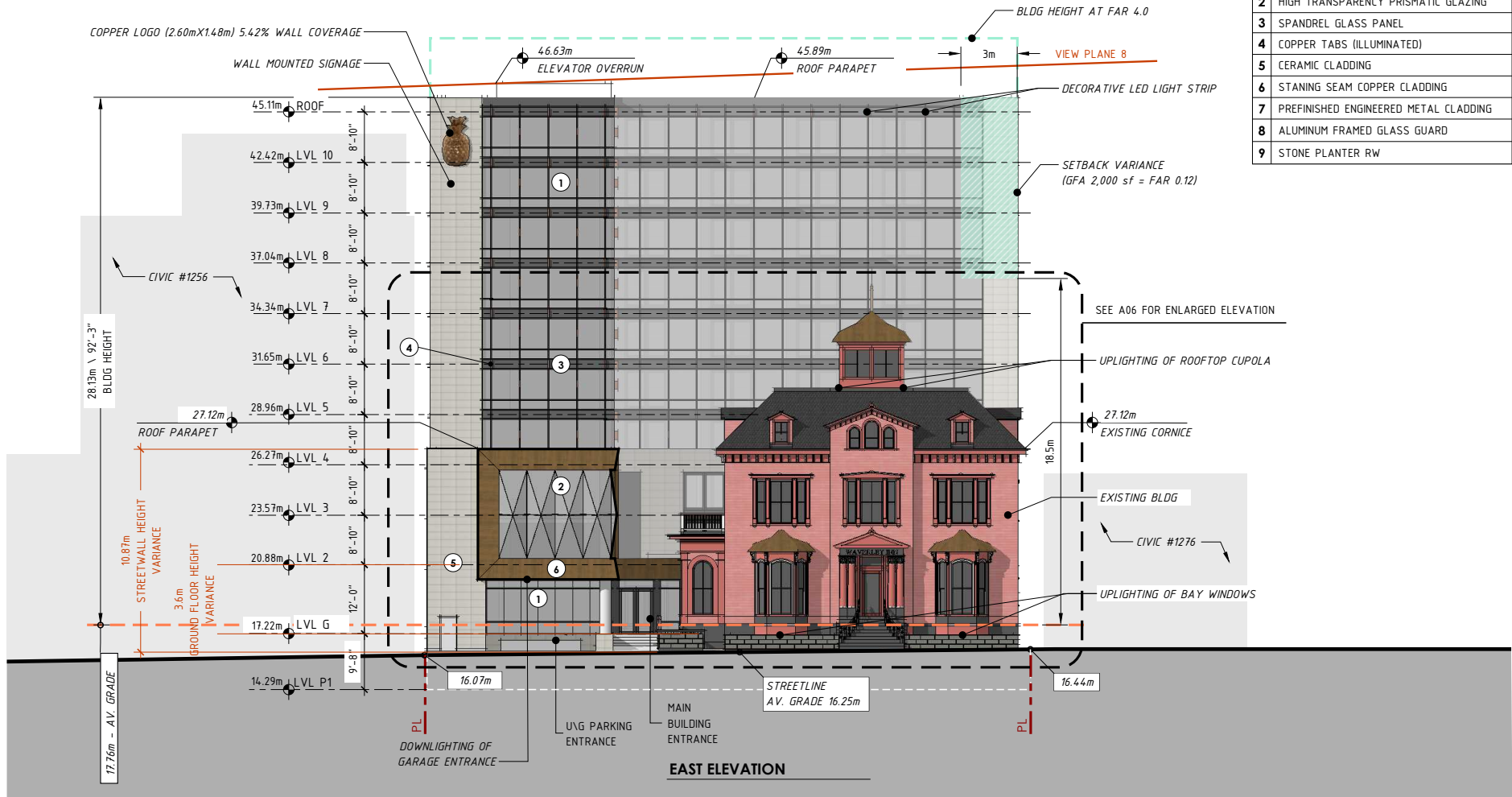
Restoration involves accurately revealing, recovering or representing the state of an historic place or individual component as it appeared at a particular period in its history, while protecting its heritage value.

The following pages outline first the scope of the “Rehabilitation” treatment (rear addition) and the scope of “Preservation” and “Restoration” treatments.

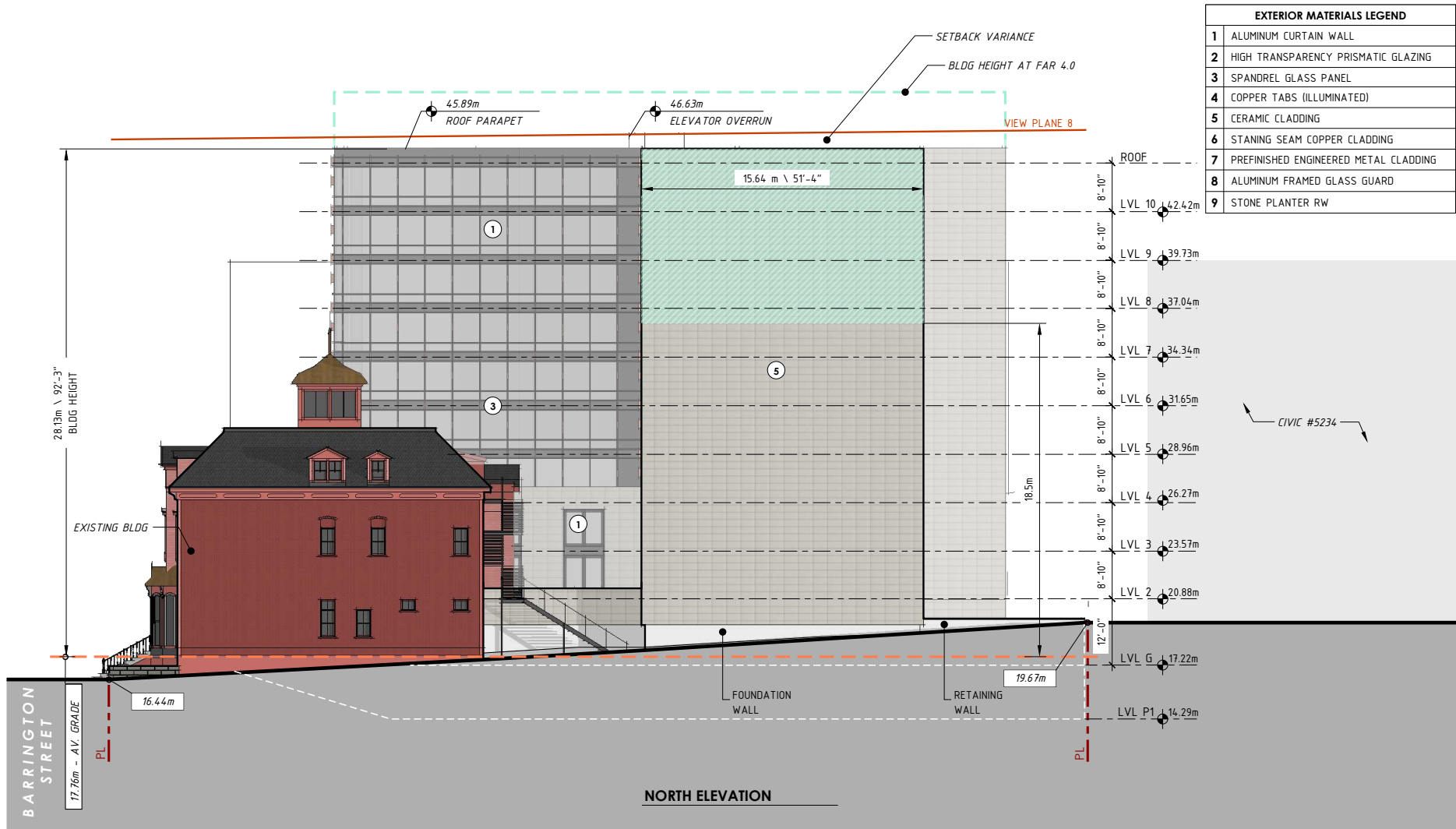
3.2 Site Plan - Rear Addition (Rehabilitation)



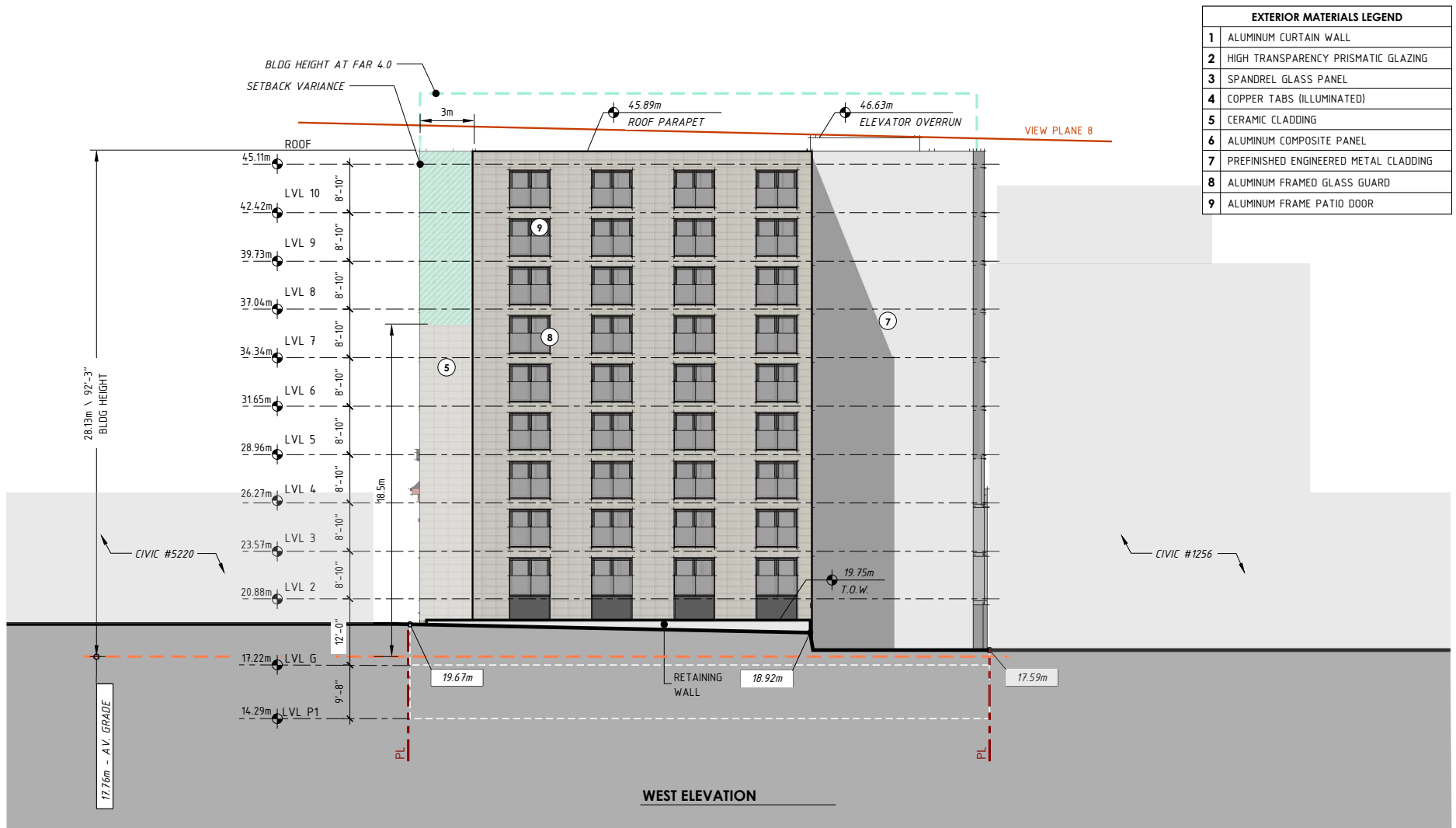
3.3 East Elevation - Rear Addition (Rehabilitation)



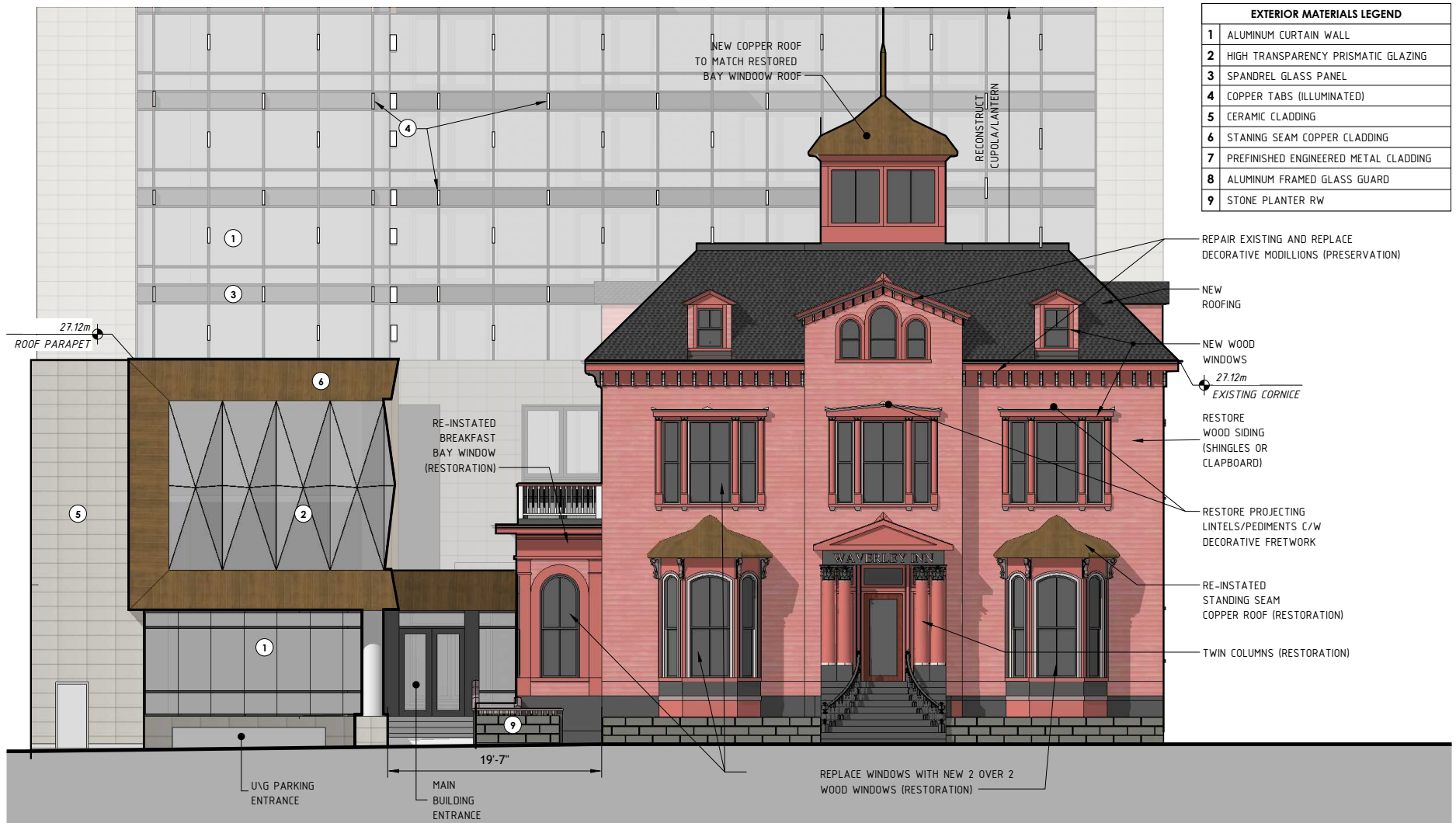
3.4 North Elevation - Rear Addition (Rehabilitation)



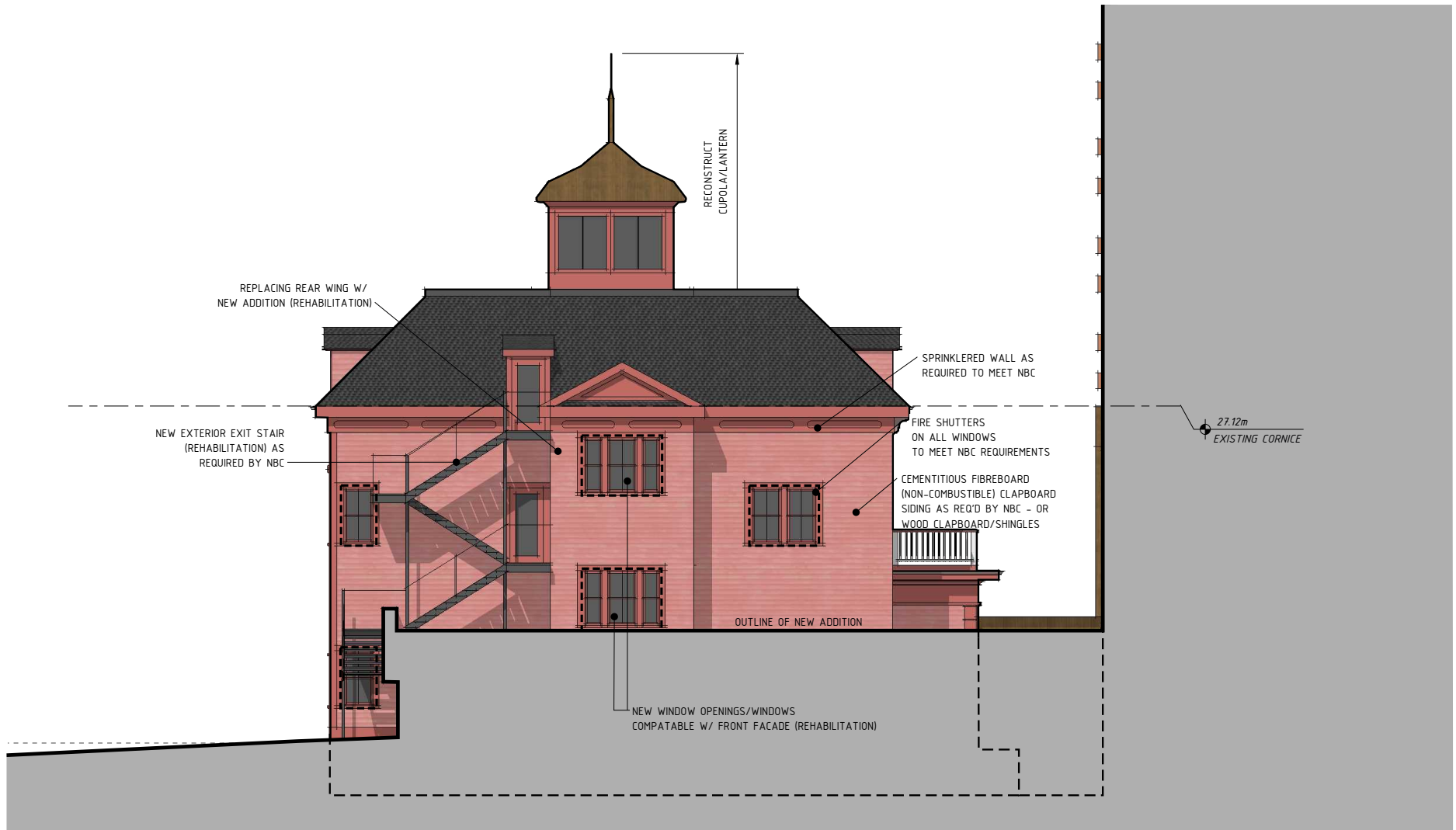
3.5 West Elevation - Rear Addition (Rehabilitation)



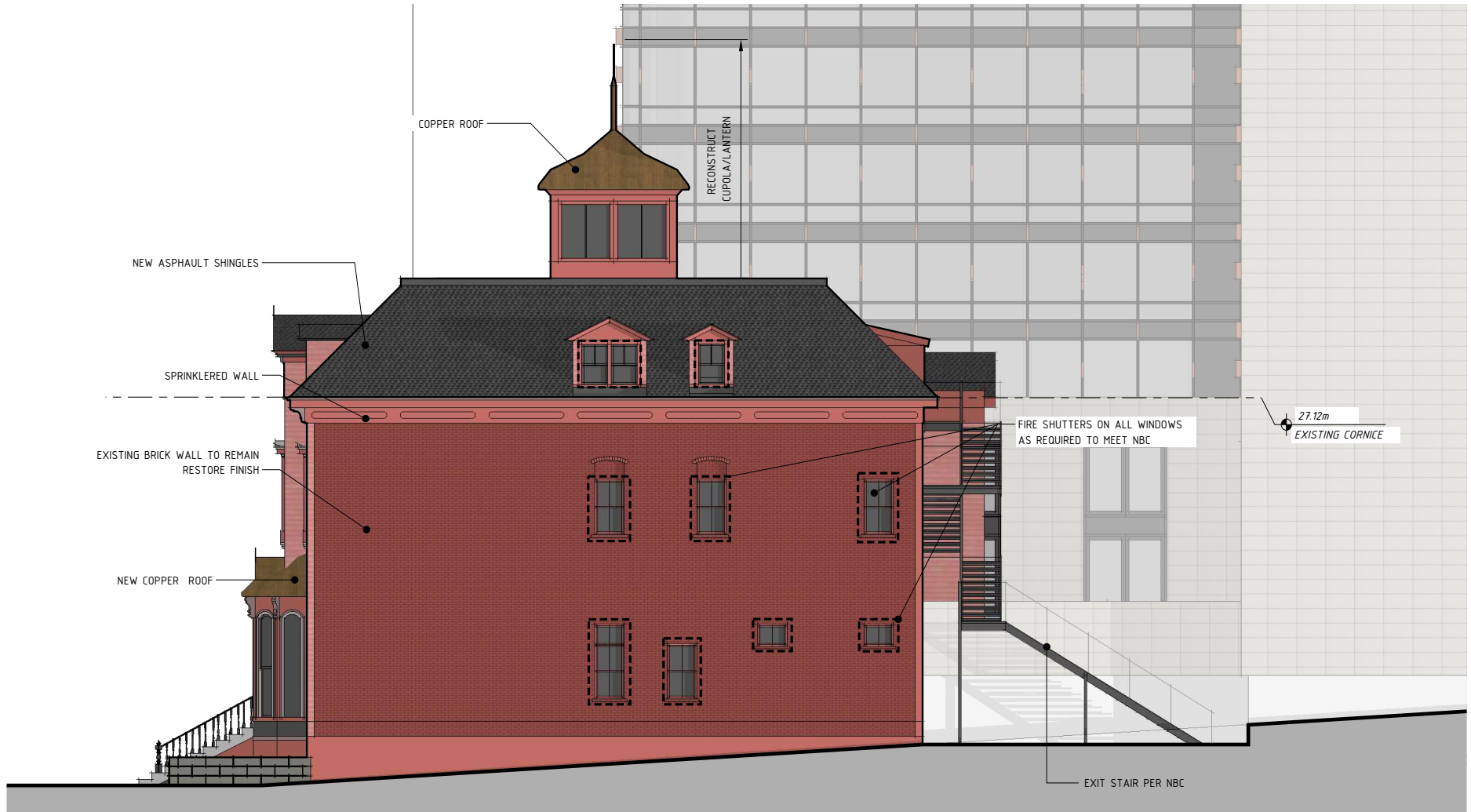
3.6 East Elevation - Existing Heritage Resource (Restoration & Preservation)



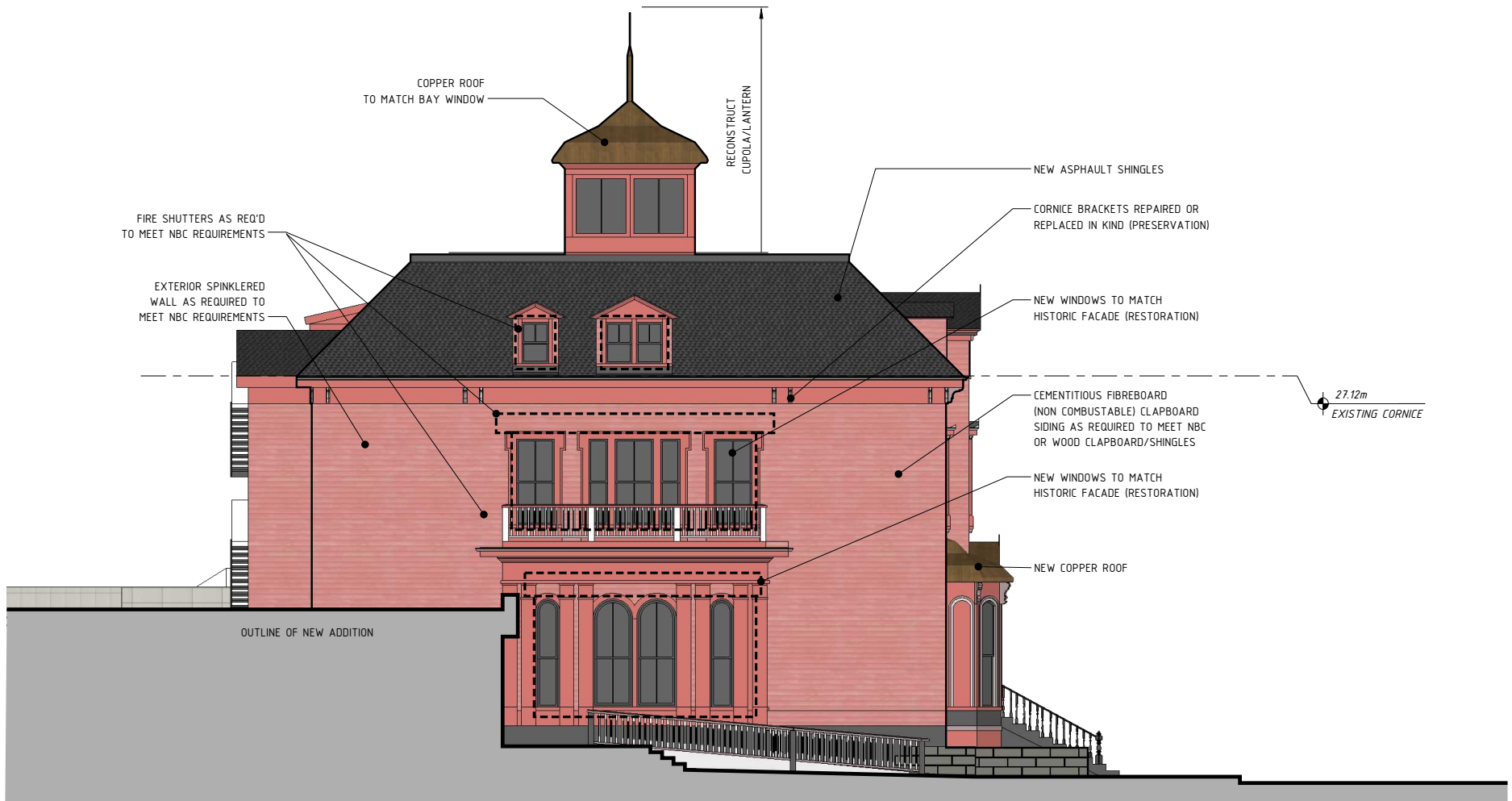
3.7 West Elevation - Existing Heritage Resource (Restoration & Preservation)



3.8 North Elevation - Existing Heritage Resource (Restoration & Preservation)



3.9 South Elevation - Existing Heritage Resource (Restoration & Preservation)



3.10 Project Rendering



4. Impact of Development

4.1 Impact of Development

Site Impact

The development proposal as illustrated retains the street facing elevations of the Waverley Inn, and integrates a 100 unit hotel addition within the rear and side yards. The South and East elevations are proposed to be restored to accurately represent the historical context of the late 19th century. The retention of the South and East elevations of the Waverley Inn maintain the building's primary elevations and character defining elements.

To prevent the new addition from overwhelming the heritage building, it is divided into visually discrete elements that respond to the scale and rhythm of the existing heritage resource and surround streetscape context.

Alignment with Statement of Heritage Value and District Policies

The following text aligns with notes indicated on the elevation on the page 22.

The intention of the materials chosen for this project is to the transition the new addition from the Thompson Building abutting the property and the existing Waverley Inn. While the materials used in the new addition are largely modern in nature, several materials historically used on the Waverley Inn are carried through to the new addition. For example, the Waverley Inn at one point had a standing seam copper roof on the front façade bay windows and rooftop cupola. The property owner is proposing to reinstate these copper elements and extend the materiality of the copper onto the architectural details of the bay window on the new addition and fenestration of the tower portion building on the rear of the property (see note 1).

The proportions of the new addition reflect the neighbouring context. The design intention is to delicately transition the scale and mass of the addition from the 6-storey Thompson Building abutting the property to the south and the 2.5 storey Waverley

Inn and historic neighbouring buildings to the north of the property. The addition transition from a ceramic cladding wall that is similar in style to the Thompson Building (see note 2) and transitions both the height framework and horizontal proportions to be similar to the Waverley Inn. The second-floor bay window (see note 3) of the new addition is a modern interpretation of the historic bay windows on the existing Inn. Good fitting proportional relationships are achieved through the bay widths, projections, and recesses of the new addition. The width of the street facing bay of the new addition closely matches the width of the larger bays on the existing Inn. While it was necessary to recess the main building entrance of the new addition due to fire separation requirements and to allow for solar access to the re-instated breakfast room, the recessed entrance closely matches the width of the centre bay of the existing Inn (see note 4). These design decisions seek to align with the Downtown Halifax Urban Design guidance on proportion of parts as well as the Standards and Guidelines for Heritage Properties in Canada.

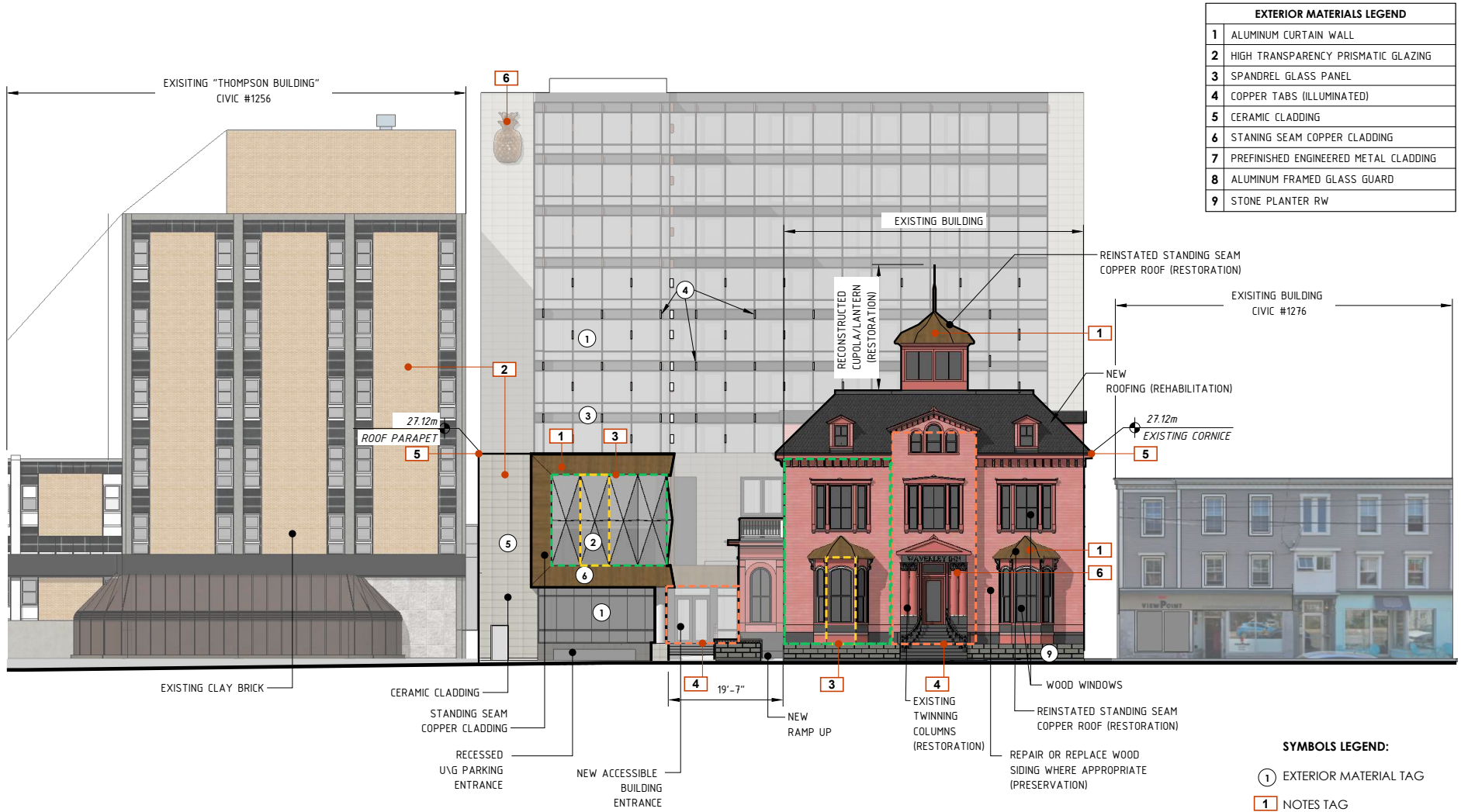
The detailing of the new addition is generally compatible to the surrounding heritage context. Many of the elements of the new addition are modern interpretations of the heritage attributes of the Waverley Inn and surrounding context. The intention is to complement but not mimic historic building construction or materials, but to present a subtle nod to them. The cornice line is maintained between the addition and the original Waverley Inn (see note 5). Additionally, the copper detailing (present on historic photos and drawings of the Waverley Inn), are continued throughout the new addition. Lastly, the second story bay of the new addition (see note 3) is a modern interpretation of the bay windows of the Waverley Inn, keeping with the historic use of dormers and bay windows in building forms in the area. Existing column capital detail has Corinthian order with two rows of leaves similar in shape and orientation as the head of a pineapple. There is a nod to this detailing on the pineapple

logo at located at the top of the new addition (see note 6). The pineapple is also the international sign of hospitality and the copper pineapple is meant to pick up on the copper roof features of the existing bay windows and cupola as well as the pineapple inlay in the entrance of the Inn (Figure 13).



Figure 13: Pineapple Inlay at the Waverley Inn

4.2 Conservation Measures Plan



4.3 Assessment of Canadian Heritage Standards

| Standard | Complies | Rationale |
|--|----------|--|
| 1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. 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. Relationship with the Barrington Streetscape will be conserved and reinforced by improving the condition of existing elements. |
| 2. Conserve changes to historic places that, over time, have become character-defining elements in their own right. | N/A | |
| 3. Conserve heritage value by adopting an approach calling for minimal intervention. | Yes | The rear addition of the building will be removed, and a new rear addition will be added to the building. However, the more prominent front and side walls will remain intact and the condition of the existing character defining elements will be improved. |
| 4. Recognize each historic place 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 restored using physical and documentary evidence. It will not include additions that falsify the story of the place. |
| 5. Find a use for an historic place that requires minimal or no change to its character-defining elements. | Yes | The historic hotel use of the building will continue with minimal change to the buildings character defining elements. |
| 6. Protect and, if necessary, stabilize an historic place until any subsequent intervention 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 occupied and 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 Special Places Protection Act. |

| Standard | Complies | Rationale |
|--|----------|---|
| 7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention. | Yes | All original building materials will be conserved to the highest quality. Further detail can be seen in Sections 3.2-3.8. |
| 8. Maintain character-defining elements 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 prototypes. | Yes | The buildings will be maintained on a regular basis as part of the larger integrated development. Further detail can be seen in Sections 3.2-3.8. |
| 9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document interventions for future reference. | Yes | The restored elements on the existing building will match the proportions and colour of the original elements but will be subtly identifiable as newly restored. Further detail can be seen in Sections 3.2-3.8. |
| 10. Repair rather than replace character defining elements. 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 historic place. | Yes | A combination of repair and replacement in-kind, where necessary, will be employed. Further detail can be seen in Sections 3.2-3.8. |

| Standard | Complies | Rationale |
|--|------------|---|
| <p>11. Conserve heritage values and character defining elements when creating new additions to an historic place or any related new construction. Make new work physically and visually compatible with, subordinate to and distinguishable from the historic place.</p> | <p>Yes</p> | <p>The proposed rear addition is intended to be a distinguishably different style compared to the original heritage structure. However, the addition picks up on some of the heritage defining elements to be visually compatible, but subordinate to the historic place. These include:</p> <ul style="list-style-type: none"> • Carrying through the cornice line of the existing structure to the streetwall of the addition. • A 40-foot setback above the streetwall height of the new addition physically sets back the main portion of the addition to frame and emphasize the heritage resource and its character defining elements. <p>Additional conservation measures are outlined in Section 4.1.</p> |
| <p>12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.</p> | <p>Yes</p> | <p>The new addition will only be connected to the existing heritage resource by the rear wall. Its structural members will be supported by the key structural components of the historic buildings. One doorway will be opened in the rear wall to allow access between the new addition and the existing building on the main floor. This opening can be closed if the addition is removed in the future. The structure can also disconnect from the historic building in the future so as not to damage its integrity.</p> |

5. Conservation Strategy

5.1 Considered Alternatives

The considered alternatives for the site include either the retention of the existing structure, internal conversion of the existing structure, or its complete removal.

It is our understanding that maintaining the status quo, keeping the existing rear wing existing room count and business model, is insufficient to generate the income required for the running of the inn and re-investment in the structure to correct and prevent deferred maintenance. Maintaining the current business model also does not allow for removal of hotel rooms from the original dining room and re- instatement of the home's original breakfast room.

Internal conversion of the existing structure was contemplated, however there were significant economic as well as building code constraints that could not be overcome through this alternative.

As the building has both sentimental value to the owners and heritage value to the city, strategies to avoid this option were considered as the first priority. The owners believe the submitted plan provides for the optimal outcome for the Waverley Inn Building.

5.2 Implementation and Monitoring

Implementation of this plan will require approval of the substantial alteration, including the removal of the rear wing. This proposed redevelopment of the side yard will require site plan approval with the municipality to address yard dimensions, maximum heights, and setback requirements in the Bylaw. Pending the approvals of these agreements, the implementation of the conservation measures and monitoring will progress as follows, with the intent to begin in the Spring of 2022:

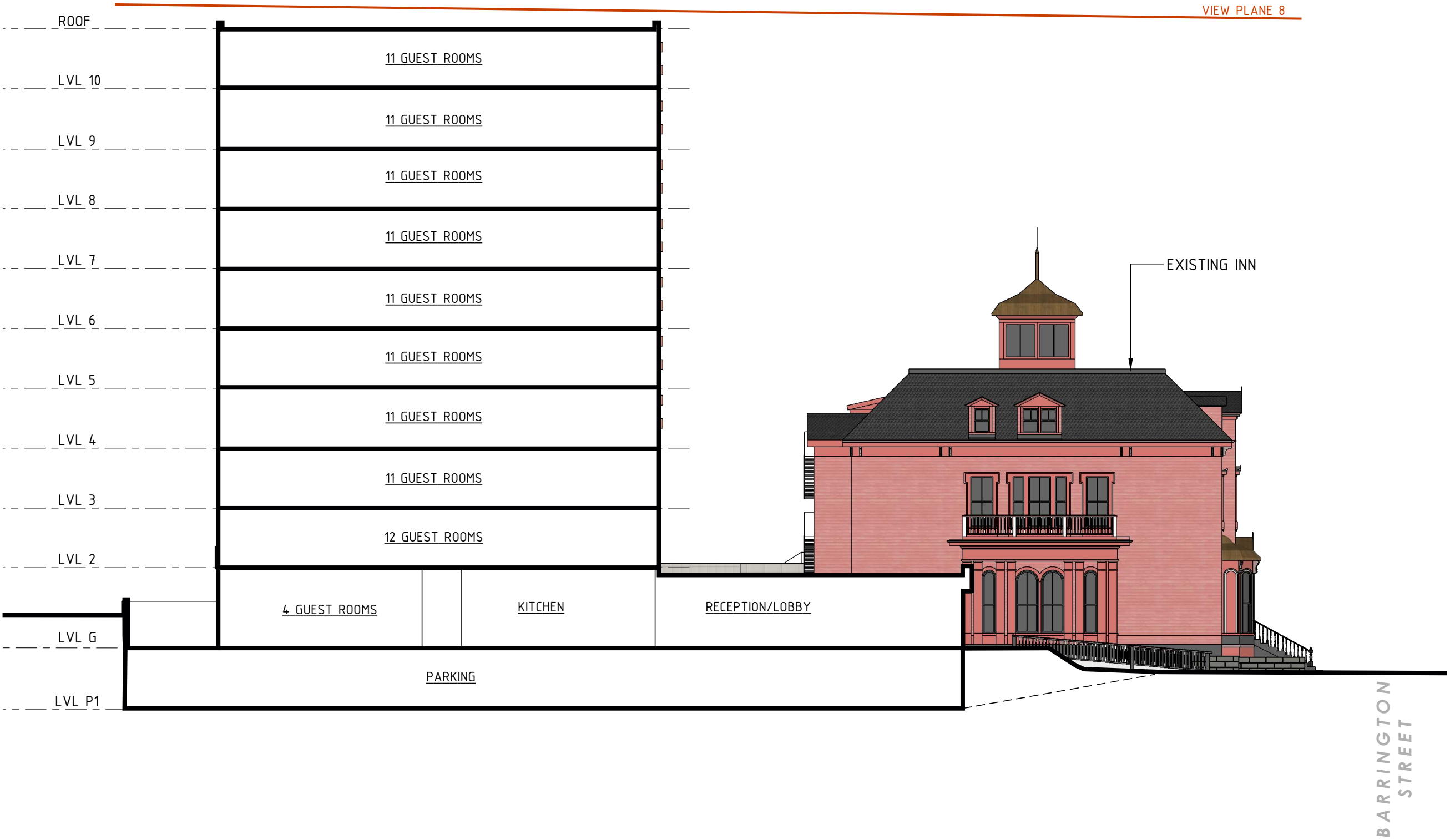
- An in-depth site inspection/assessment of the properties

and surrounding land to verify and document the existing conditions present.

- Pending the approval of all necessary permits, site preparation will begin immediately following.
- The rear addition of the existing building will be removed. Project team members will be on-site to monitor the heritage resource and ensure its protection during the process.
- Preparation, shoring, and restoration of the foundations of the existing Waverley Inn.
- Excavation of the site, pouring of footings and foundation walls for the new common foundation for Waverley Inn and new addition.
- The preservation and rehabilitation measures outlined in within the Heritage Impact statement will be carried out on the interiors and exteriors of the property. Project team members will be on-site to monitor the heritage resources and ensure their protection during the process.

It is expected that the relocation and construction of the heritage components of the Waverley Inn development will be completed within 12 months of substantial completion of the new addition. This is to reduce the risk of any damage to the restoration during construction. Variances to the planned schedule may occur, pending the results of the in-depth site assessment. A final schedule will be submitted to HRM when it is available.

ATTACHMENT D: Southern Massing and Floor Plans



FLOOR AREA RATIO CALCULATION:

FAR ALLOWED: 4.0

LOT AREA: 16,613 SF

GFA ALLOWABLE: 66,452 SF

(HERITAGE ASSET EXCLUDED)

LG = 9,328SF
 L2 = 6,375SF
 L3 = 5,925SF
 L4 = 5,925SF
 L5 = 5,925SF
 L6 = 5,925SF
 L7 = 5,925SF
 L8 = 5,925SF
 L9 = 5,925SF
 L10 = 5,925SF

TOTAL 63,103SF

FAR PROPOSED: 3.8

TOTAL GUEST SUITE UNIT COUNT:

EXISTING BUILDING: 14

PROPOSED ADDITION: 103

TOTAL: 117

TOTAL PARKING COUNT:

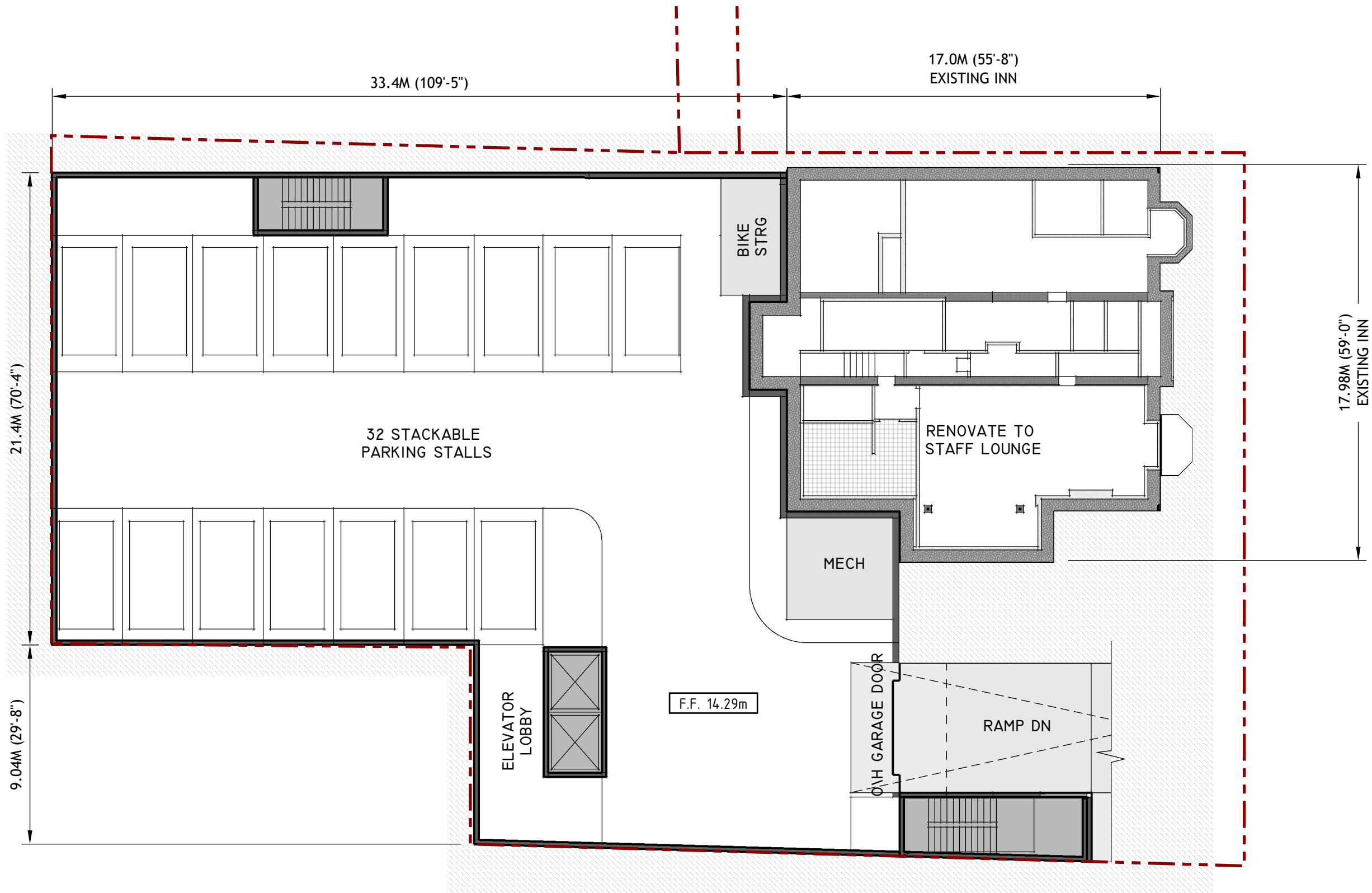
PROPOSED ADDITION: 32

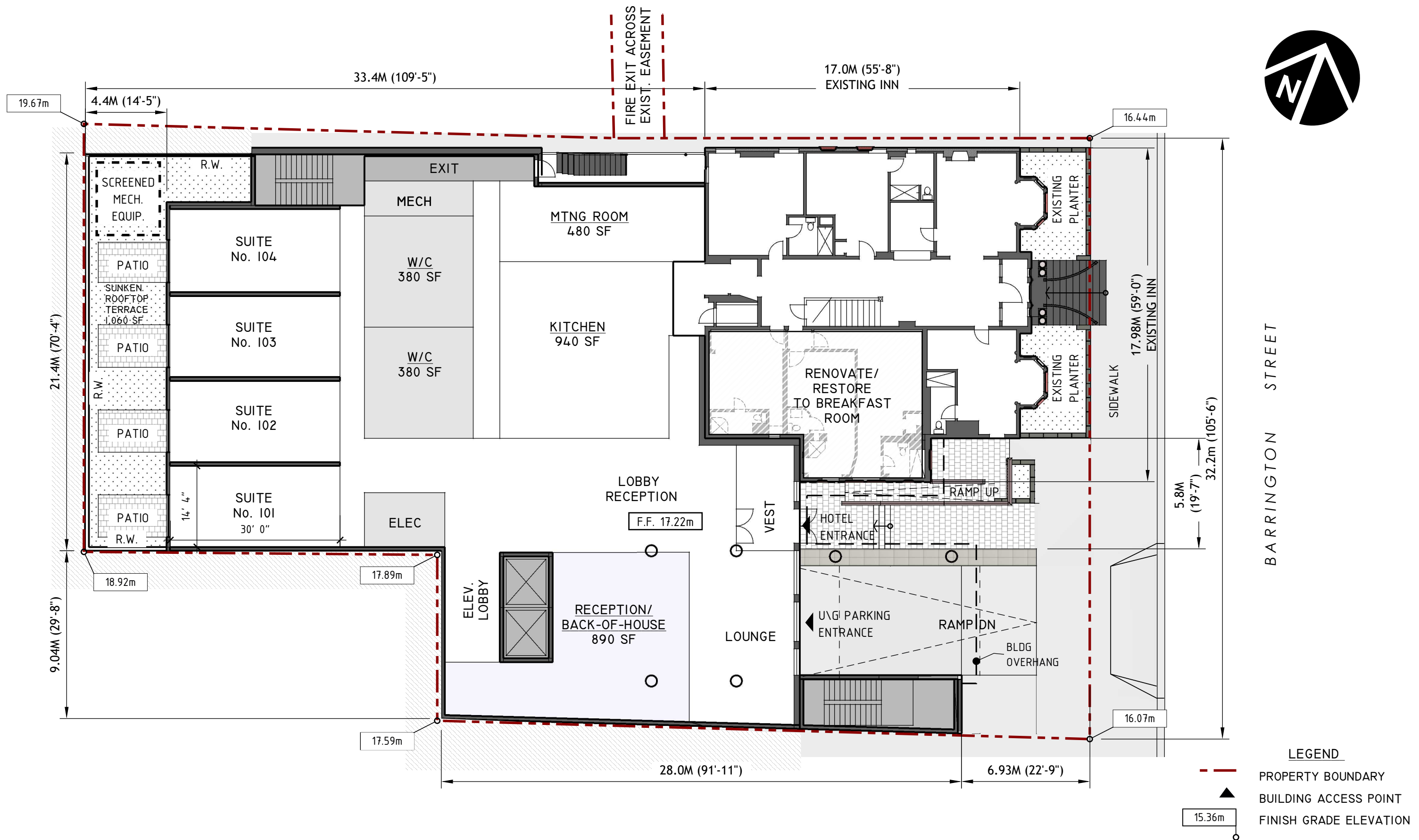
TOTAL BIKE PARKING COUNT:

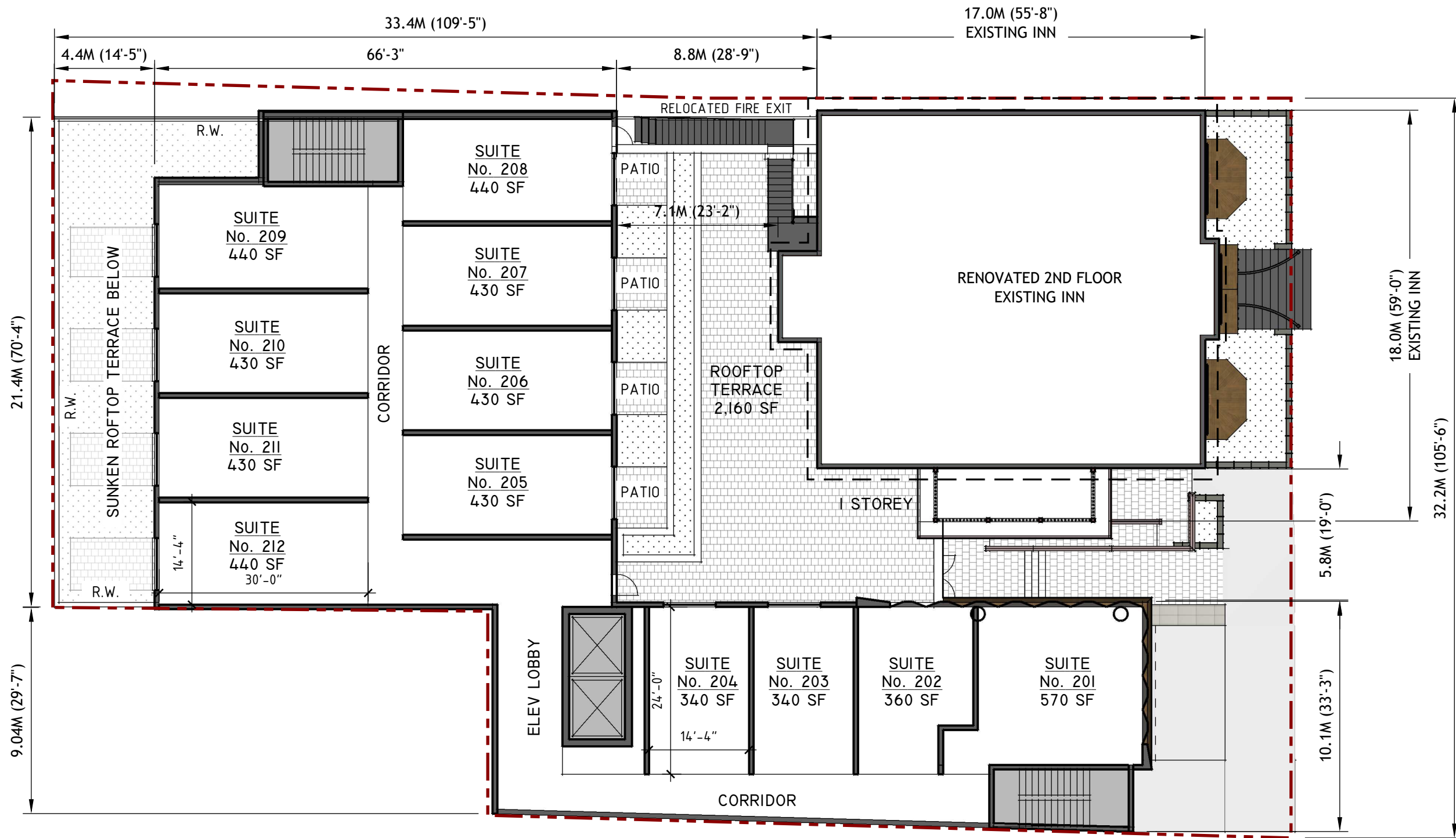
PROPOSED ADDITION: 6

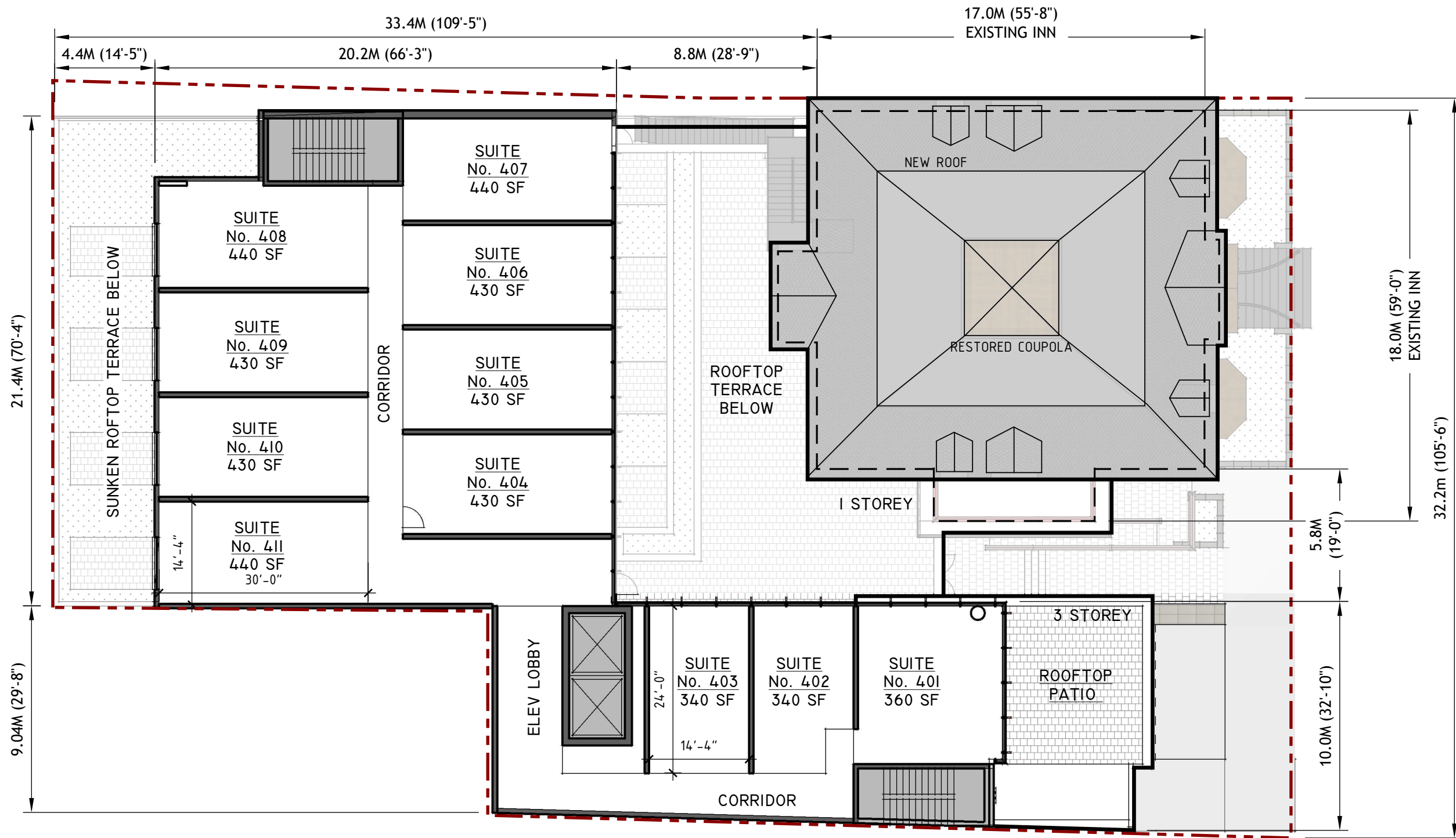
| EXTERIOR MATERIALS LEGEND | |
|---------------------------|---------------------------------------|
| 1 | ALUMINUM CURTAIN WALL |
| 2 | HIGH TRANSPARENCY PRISMATIC GLAZING |
| 3 | SPANDREL GLASS PANEL |
| 4 | COPPER TABS (ILLUMINATED) |
| 5 | CERAMIC CLADDING |
| 6 | STAINING SEAM COPPER CLADDING |
| 7 | PREFINISHED ENGINEERED METAL CLADDING |
| 8 | ALUMINUM FRAMED GLASS GUARD |
| 9 | STONE PLANTER RW |

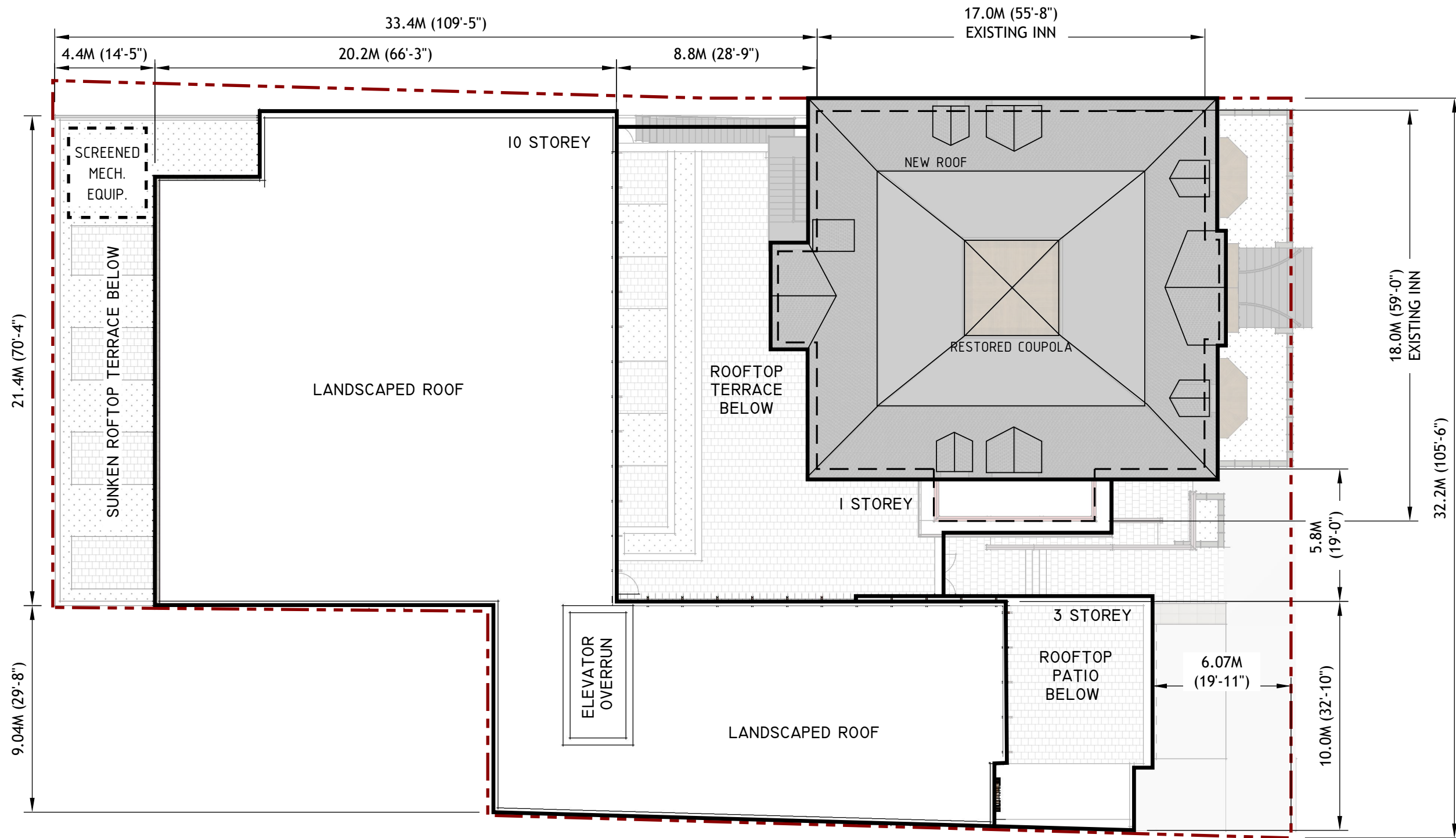












ATTACHMENT E:
Nighttime Rendering



Zwicker
Zareski
architecture +
planning

1 Canal Street, Dartmouth, NS B2Y 2W1 | Zzap.ca



WAVERLEY INN
Renovation & Addition
Barrington Street, Halifax NS

BARRINGTON ST PERSPECTIVE
NIGHTTIME

PROJECT NO. 18-005
DRAWN BY: NVC
ISSUED FOR REVIEW
DATE: October 20,

A14

**ATTACHMENT F:
Heritage Value Evaluation - Old South Suburb Heritage Conservation District**

| Old South Suburb Heritage Conservation District Plan Policy 14 | |
|---|--|
| <i>Public Hearing Required for Demolition, Removal or Substantial Alteration of a Contributing Heritage Resource</i> <i>Where an application is made for demolition, removal, or substantial alteration of a contributing heritage resource, as identified in Map 1, the application shall be considered at a public hearing to ensure that significant changes to the character of the District do not occur without consideration of its impact on the heritage value and character of the District. In determining whether to grant or refuse permission, Council shall consider:</i> | |
| Criteria | Discussion |
| <i>a) the heritage value of the building or structure as articulated in the architectural and historical associations sections of Appendix A of this Plan;</i> | See Attachment G |
| <i>b) the significance of the building or structure to the heritage value and character-defining elements of the District;</i> | <p>The District's heritage value will be preserved through the retention of the original (or front) portion of the Waverley Inn, which represents the Italianate style and displays Victorian detailing. The rear addition does not contribute to the District's heritage value.</p> <p>The District's character defining elements are also confined to the original construction, primarily the façade, which will be repaired and rehabilitated in accordance with the Standards and Guidelines. The applicant will also reinstate missing features from the Victorian Era.</p> <p>The modern addition is designed to minimize impacts on the contributing heritage resource, such as directing new building mass to the rear and maintaining the historic streetwall height. The applicant prefers to use wood siding and wood windows in rehabilitation work; however, non-combustible materials will likely be needed in some areas in-keeping with building code requirements.</p> |
| <i>c) the structural condition of the building or structure if the application proposes to remove a building or a portion of a building;</i> | No structural assessment was provided. The existing building, including the rear wing, appears to be in good condition. The original structure will be maintained. The applicant explored retaining the rear addition but determined this option creates Building Code issues and barriers to the Inn's long-term viability. |
| <i>d) the potential for repair and continued use of the building or structure;</i> | The original structure and the traditional use will be maintained. Several architectural elements (including roof shingles, wood windows on the façade, and façade details) will be repaired or replaced as per the Standards and Guidelines. |
| <i>e) the compliance or lack of compliance of the proposed development with the HRM Conservation Standards and Heritage Design Guidelines if the application proposes to make substantial alterations to a building; and</i> | See Attachment G |

f) the written advice of Heritage Staff and the Heritage Advisory Committee.

Staff have provided a positive recommendation on the proposal to the HAC, which will in-turn provide a written recommendation to Regional Council based on the information provided in the attached staff report.

ATTACHMENT G: Heritage Resource Evaluation - Standards & Guidelines

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 heritage value of a contributing heritage resource within the Old South Suburb Heritage Conservation District is connected to the resource’s architectural and historical associations. These values should not be compromised when undertaking a project on individual character defining elements of an historic place.

| TREATMENT: PRESERVATION | | | |
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| <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 | | Historical associations and character defining elements (CDEs) will be preserved by retaining the original structure (the front portion of the Inn). Deteriorated character defining elements will be repaired or replaced with in-like-and-kind materials and forms, as necessary. |
| 2. Conserve changes to historic places that, over time, have become <i>character-defining elements</i> in their own right. | Yes | | The rear wing is not a CDE. |
| 3. Conserve <i>heritage value</i> by adopting an approach calling for <i>minimal intervention</i> . | Yes | | Historic associations to past owners will be maintained. The new addition will only connect to the modern addition at the rear and a small portion of the southern wall. The façade and CDEs will be retained and rehabilitated. The National Building Code will likely require that non-combustible siding and metal windows in some areas. An alternative design may have created fewer impacts (i.e., less modern materials) on the Waverley Inn’s southern wall, but general compliance exists. |

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| 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 heritage resource will be preserved, and missing features will be reinstated using historic photos. The new 10-storey addition uses modern design features to contrast with historic features and to differentiate new from historic construction. |
| 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 continue to be used as a hotel, as it has for the past 145 years. |
| 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 heritage resource will be integrated into the modern addition. 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 | | Most character defining elements will be repaired, if possible. When a character defining element is sufficiently deteriorated, it will be replaced in-like-and-kind, in a manner consistent with the historic place. Some modern materials may be needed, as per the National Building Code. |
| 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 | | CDEs will be preserved and restored. Any modern materials on the heritage resource will resemble traditional materials (i.e., wood). All interventions will be documented through this application in-keeping with the submitted heritage impact statement, and in documents required for permitting. |

TREATMENT: REHABILITATION

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.

| STANDARDS 10-12 | Complies | N/A | Discussion |
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| 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 | Yes | | CDEs will be repaired, if possible. Where a character defining element is sufficiently deteriorated, it will be replaced with a new element that matches the form, material and detailing of the original element. Reinstated items, including the standing- |

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| <p>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>.</p> | | <p>seam roofs over bay windows and southern breakfast nook will be guided by photographic documentation.</p> <p>Some historic materials may be replaced with new materials in-keeping with building code requirements, but these materials will substantially match original materials in colour and appearance.</p> |
| <p>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.</p> | <p>Yes</p> | <p>The new addition will not displace character defining elements, though it will abut the southern breakfast nook and other character defining elements. Modern siding required by the National Building Code will resemble wood.</p> <p>The new addition is oriented away from Barrington Street and utilizes modern design features and materials to contrast with the heritage resource. The uniform materials and appearance behind the existing Hotel help achieve subordination. The proposal uses copper detailing and vertical portions (inspired by the Waverley's bays) to help provide compatibility.</p> |
| <p>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.</p> | <p>Yes</p> | <p>The new, modern addition could be removed so that the essential form of this historic place is maintained.</p> |