

The background features a large graphic of the Halifax logo, which is a stylized 'H' shape. The top right portion of the 'H' is a dark blue triangle containing the word 'HALIFAX' in white, bold, sans-serif capital letters. The bottom right portion is a lighter blue triangle. The left side of the 'H' is a white triangle pointing towards the center.

**HALIFAX**

## **H00519 - 1266 Barrington**

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

Regional Council  
March 22, 2022

# Application

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

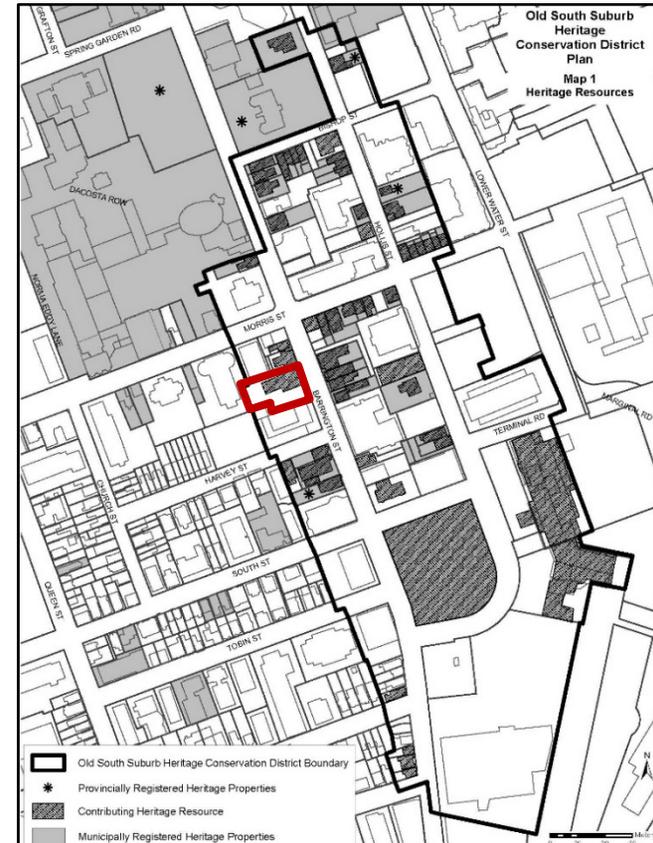
Location: 1266 Barrington Street, Halifax  
*(a contributing heritage resource within the Old South Suburb HCD)*

Proposal: Substantially alter the subject property by rehabilitating the original Inn structure and building a 10-storey rear-yard addition (Planning 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

# 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

# Proposal

The applicant is proposing to:

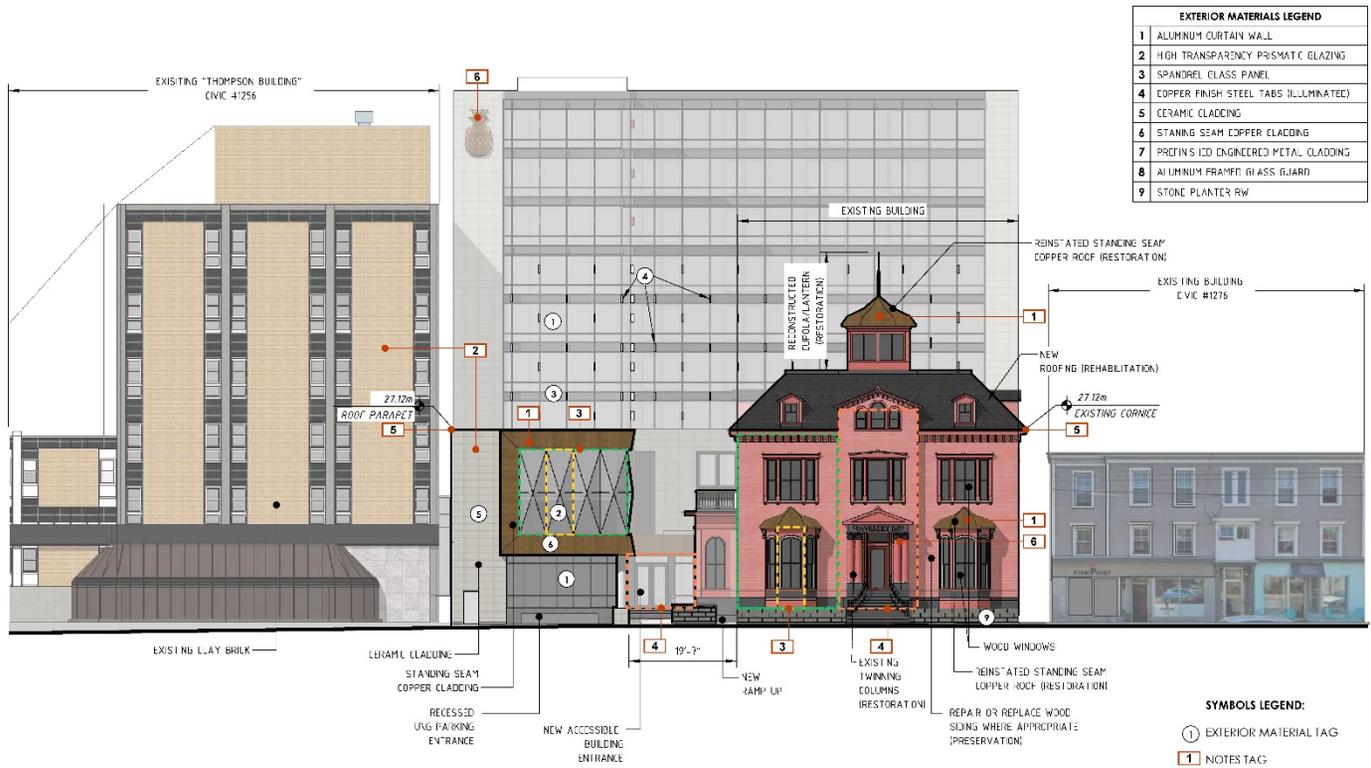
- Remove the Waverley's Inn's rear wing
- Rehabilitate the original Inn structure
- Construct a 10-storey addition to the rear of the original Inn structure

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





# Proposal



# Concurrent Applications

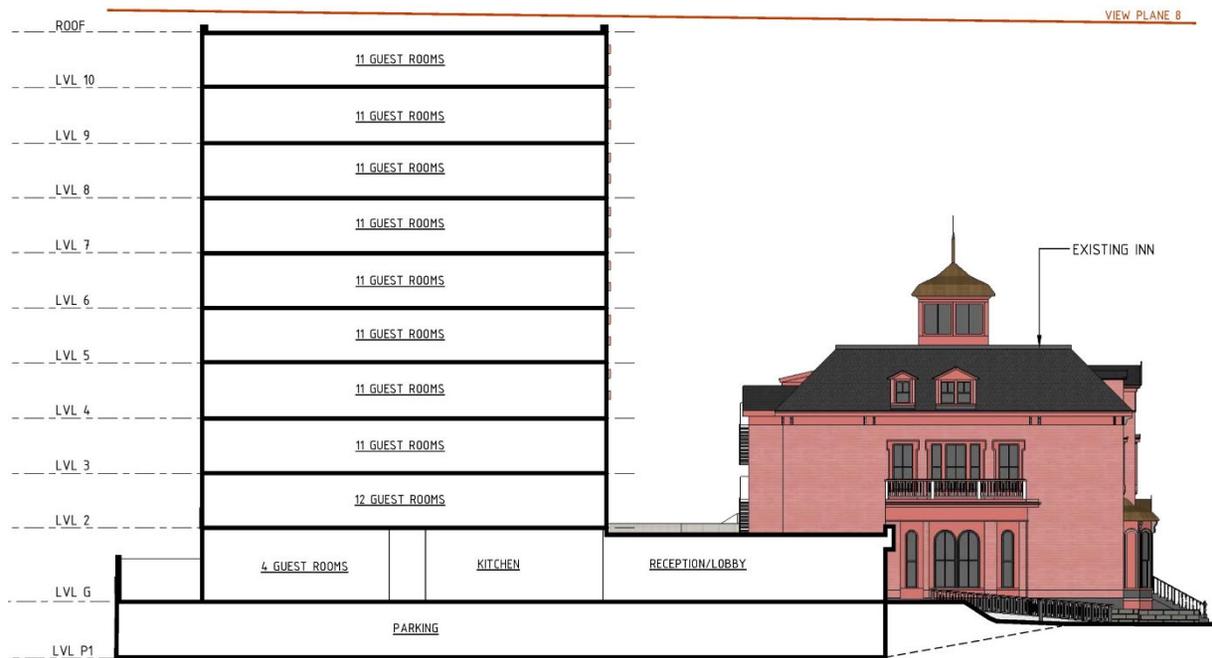
## Site Plan Approval (Case 21380)

- Land Uses
- Land Use Impacts
- Setbacks & Building Placement
- Building Materials & Articulation
- Vehicular Access & Parking

## Substantial Alteration (Case H00519)

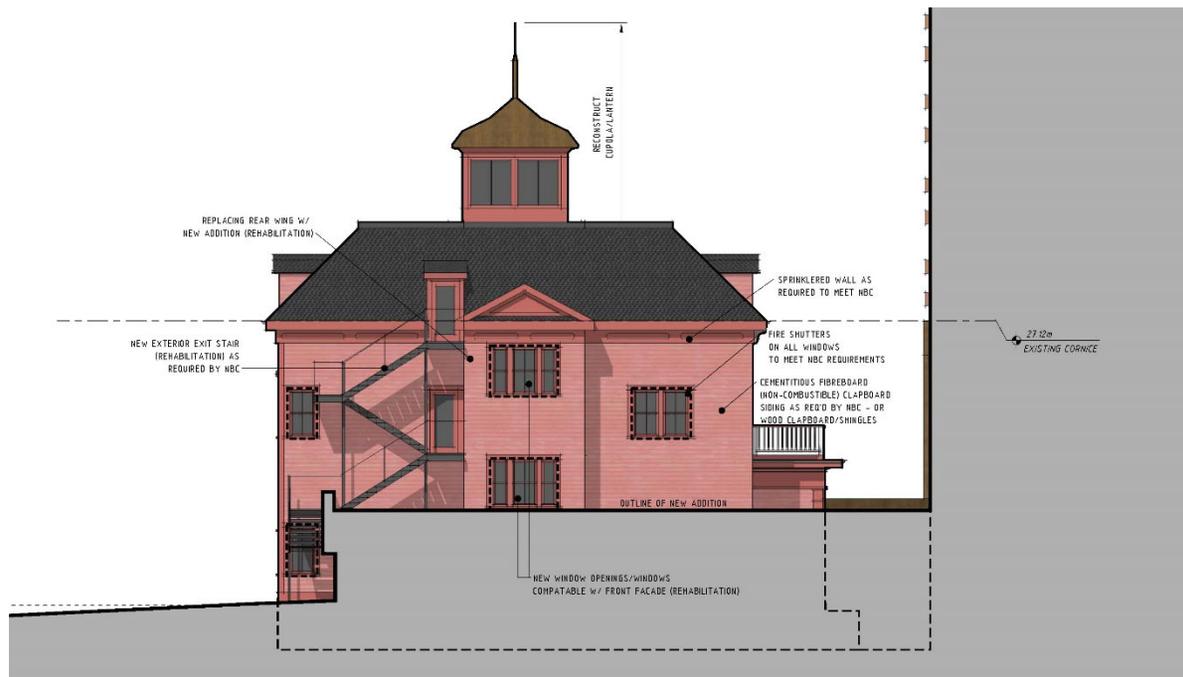
- Impacts on Old South HCD
- Impacts on Contributing Heritage Resource
- Conservation Standards & Guidelines

# Substantial Alterations *10-Storey Addition*

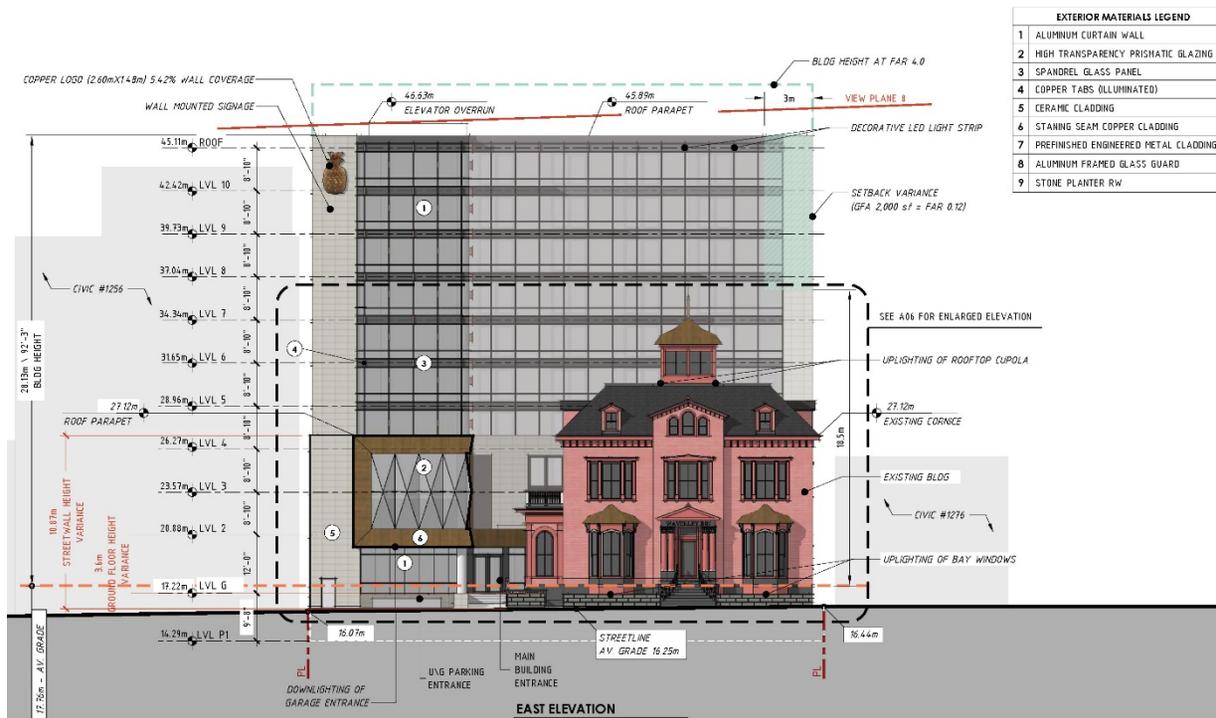


- Mass to the property's rear
- One-storey connection
- Does not disrupt character defining elements

# Substantial Alterations *10-Storey Addition*



# Substantial Alterations *10-Storey Addition*



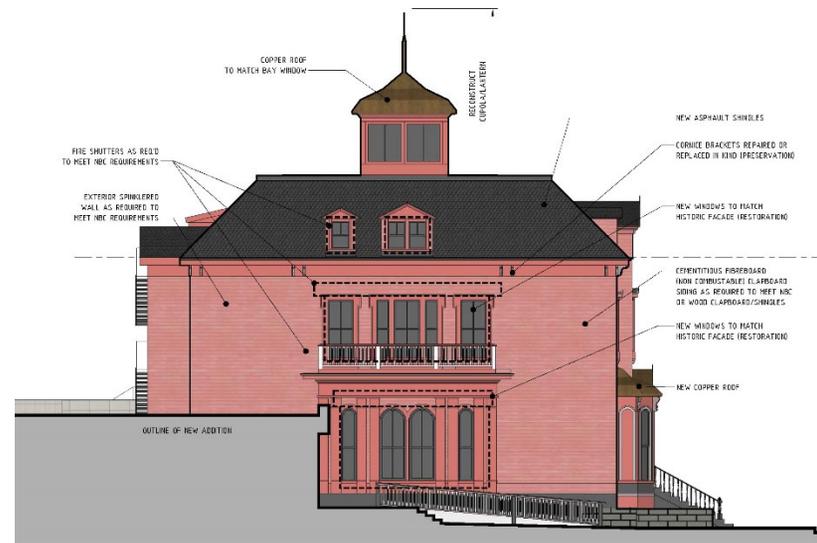
- Contemporary Design
- Modern building materials
- Includes copper cladding

# Substantial Alterations *Rooftop Structure*

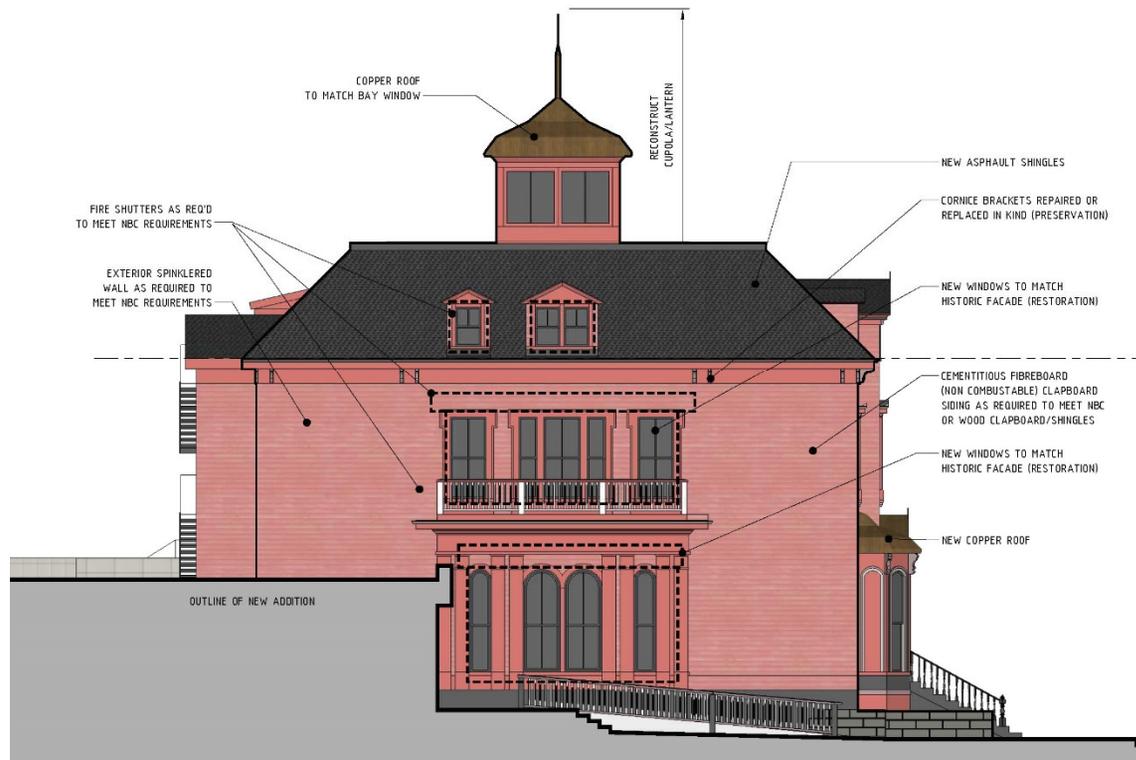


EXTERIOR MATERIALS LEGEND	
1	ALUMINUM CURTAIN WALL
2	HIGH TRANSPARENTLY THERMATIC GLAZING
3	SPANDREL GLASS PANEL
4	STEEL TABS ILLUMINATED
5	CERAMIC CLADDING
6	ALUMINUM COMPOSITE PANEL
7	FINISHED ENGINEERED METAL CLADDING
8	ALUMINUM FRAMED GLASS GARD

# Substantial Alterations *Breakfast Nook*



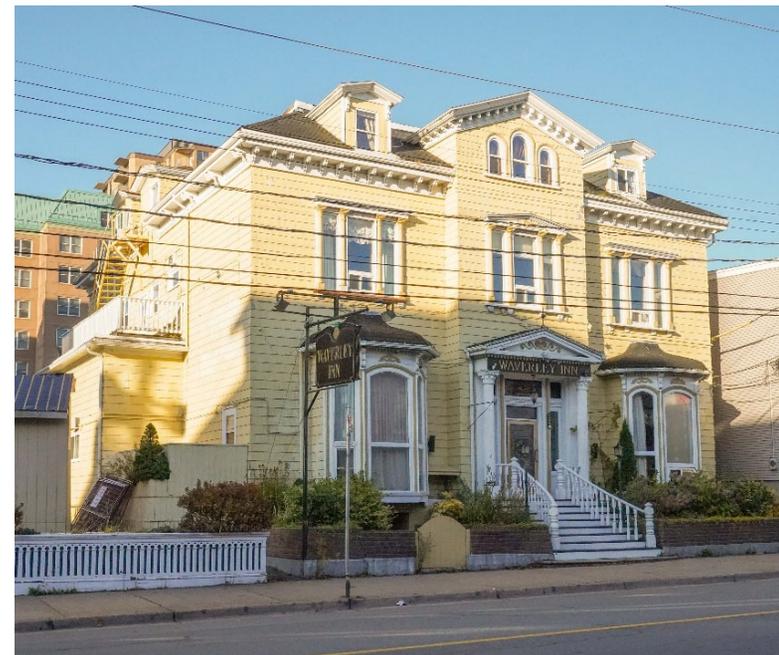
# Substantial Alterations *Metal Windows & Non-Combustible Siding*



- 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

- Create Heritage Conservation Districts



## Old South Suburb HCD

- Process to consider substantial alterations to a contributing heritage resource
- States that a Certificate is required

## Approval Process

- Receive Complete Application
- Staff Evaluation
- Staff Recommendation Report
- Heritage Advisory Committee
  - *Positive Recommendation*
- Regional Council (*1<sup>st</sup> Reading*)
- **Public Hearing**
- **Regional Council Decision**
- Appeal Period
- Issue Certificate of Appropriateness

# Recommendation

That Halifax Regional Council approve the substantial alterations to the contributing heritage resource at 1266 Barrington Street, Halifax (the Waverley Inn) as proposed in the January 14, 2022 staff report and its attachments, in accordance with By-law H-800 (the Old South Suburb Heritage Conservation District Bylaw)

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**HALIFAX**

**Thank You**

**Contact Information**

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