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Item No. 9.1.2
Heritage Advisory Committee
May 25, 2022

TO: Chair and Members of the Heritage Advisory Committee

-Original Signed-

SUBMITTED BY:

Jacques Dubé, Chief Administrative Officer

DATE: May 6, 2022

SUBJECT: **Case H00527: Substantial Alteration to the Contributing Heritage Resource at 5185-89 South Street, Halifax**

ORIGIN

An application by ZZap Consulting Inc., on behalf of Galaxy Properties Limited, to substantially alter the contributing heritage resource located at 5185-89 South Street, Halifax.

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 5185-89 South Street, Halifax (the Elmwood) 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 5185-89 South Street, Halifax (the Elmwood) 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 at 5185-89 South Street, known as the “Elmwood”, is identified as a contributing heritage resource located within the Old South Suburb Heritage Conservation District (Old South Suburb HCD). A contributing heritage resource is defined in the Old South Suburb HCD By-Law as a property that contributes to the heritage value of the District, and includes municipal and provincial heritage properties. The Elmwood is not registered as a heritage property but it is protected through conservation measures in the HCD By-Law, as a contributing heritage resource.

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 HCD is valued for its associations with the early settlement of Nova Scotia and architecture from the Late Georgian and Victorian Eras (Attachment A).

ZZap, on behalf of Galaxy Properties Limited, has applied to redevelop the subject property. The planning application (Case 23429) 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 Elmwood, integrating the structure into a modern 9-storey multi-unit residential development. The proposed alterations constitute a substantial alteration and require Regional Council approval and a Certificate of Appropriateness in accordance with the Old South Suburb HCD By-law (By-law H-800).

Existing Site Context

The subject property is located on the northeast corner lot at the intersection of South Street and Barrington Street (Map 1). The property contains a three storey building originally constructed as a one-and-a-half storey residence for Charles Wallace, possibly as early as 1826. Captain James Farquhar purchased the property in 1896 and converted the small Georgian dwelling into a large Victorian Stick style hotel, adding two additional storeys, an east side wing, and a wrap around porch. The building is identified as a contributing heritage resource within the Old South Suburb HCD due to its rare architectural style, a transition between the Georgian and Victorian periods, and its association with previous owner, Captain James Farquhar (Attachment B).

The Victorian Stick style additions to the building from 1896 included a wrap around porch, which extended along both the south and west walls, facing both South Street and Barrington Street. The porch included a shed roof with stickwork under the eaves and wrought iron railing as a parapet. The existing three-storey rear wing does not appear to be part of the 1896 additions, but rather built sometime later, prior to 1911 (Attachment C).

The property’s surroundings are defined by historic residential buildings, modern office buildings, and multi-unit residential buildings with commercial uses at grade. Six contributing heritage resources are located near the property along Barrington Street, including the Henry House National Historic Site. The subject property frames the two-acre Peace and Friendship Park to the north alongside a 7-storey multi-unit building. The historic park is framed to the east by the classically inspired Beaux Arts architecture of the

Westin Hotel and Via Rail Station, the large Superstore parking lot to the south, and four-storey office and residential buildings to the west.

HRM Planning Case 23429

The applicant submitted a site plan approval application, in accordance with the Downtown Halifax Municipal Planning Strategy and Land Use By-law, to add a multi-unit building behind the historic Elmwood building. The proposal seeks to move the Elmwood on to a new foundation, closer to both South Street and Barrington Street, and to remove the existing rear wing. These measures will provide enough space to construct a 9-storey addition, which would expand existing capacity from 12 to approximately 79 residential units. The modern addition will be setback from South Street and Barrington Street. The parking entrance to the addition will be accessed via the underground parking entrance of the abutting multi-unit building to the east at 1212 Hollis Street.

Requested Substantial Alterations

The applicant is proposing to undertake several substantial alterations, with the most significant being the construction of a 9-storey modern addition to the rear and to the east side of the existing Elmwood 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:

- Moving the Elmwood 4 metres southwest from its current location within the existing property boundaries;
- Replacing the existing ashlar and stone foundation with a new masonry foundation, installed on top of an underground parking garage;
- Rehabilitating the wrap around porch along the south and west walls of the building to include a shed roof, wrought iron parapet, and stickwork under the eaves;
- Installing aluminum windows within the original window openings on the north and east walls, as required by the National Building Code; and
- Installing cementitious fireboard (or non-combustible) siding on the north and east walls, 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 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 of Appropriateness from the municipality, along with the associated review procedures.

HRM's Old South Suburb HCD Plan and By-law provide 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 be referred to Regional Council for a public hearing. If Regional Council approves the request after the 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 the 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 then 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 Elmwood 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 integral to the other work being proposed on the property. The additional alterations include:

- Consolidating the heritage property with the abutting property to the north of the Elmwood property, at 1221 Barrington Street (PID #00092742), and demolishing the existing modern office building on this abutting lot;
- Removing the Elmwood's existing rear wing;
- Raising the height of the Elmwood, at its foundation, by no more than 1 metre above its existing height;
- Repairing or replacing wood windows and doors (within existing openings); and
- Repairing or replacing architectural details, such as brackets, dentils, and 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 that the proposed alterations are consistent with the heritage values and character of the 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 impact on the District's heritage value and character defining elements (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 Elmwood itself embodies the heritage value of the District because it was originally a Georgian building that was altered into a Victorian style (Attachment B).

Staff note that the District's character defining elements will be maintained through the preservation and rehabilitation of the Elmwood structure. Further, the proposed addition includes massing and design elements to limit impacts on the District's character defining elements. For example, the modern addition is setback from the streetline and the Elmwood's front (south) and side (west) walls maintain the prominence

of the historic building, and the modern addition uses 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 indicate where non-combustible materials may be 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 Elmwood appears to be in fair condition, with the exception of the second-storey terrace, which was removed in 2021 due to safety concerns.

Repair and Continued Use of the Building

Staff advise that the proposal involves the repair of the original building and continuation of the Elmwood's residential 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, which has existed for the last 196 years, will be conserved.

Standards and Guidelines

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.

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. Staff have 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.

Staff advise that the proposed rehabilitation efforts meet the *Standards and Guidelines*. The Elmwood structure will be maintained and the exterior will be rehabilitated. The applicant proposes to move the Elmwood structure 4 metres southwest of its current location to provide more space to build the new addition behind the historic building. The current location of the Elmwood is a character defining element, framing a portion of the north side of Peace and Friendship Park, on a corner lot at the intersection of South Street and Barrington Street. The new location will make the Elmwood more visually prominent on the corner lot, closer to the intersection, and it will continue to frame the north side of the historic park.

Rehabilitation of Wrap Around Porch

The applicant proposes to reinstate the wrap around porch on the front and west side of the building based on historic photographs. The porch will include a shed roof with stickwork under the eaves and a wrought iron parapet. The rehabilitation of this character defining element improves the architectural integrity of the historic building.

Subordinate New Addition

The new addition is subordinate in relation to the Elmwood in terms of its location, massing and façades. The mass of the new addition is directed away from the streetline, which minimizes impacts on the heritage resource while drawing visual attention to it. The nine storey mass of the new addition will be setback 18 metres from South Street, behind a three storey podium and the Elmwood building. It will be setback nine metres from Barrington Street, in behind a three storey podium adjacent to the Elmwood's west (side) wall. The three storey streetwalls facing South Street and Barrington Street will both be setback 3 metres more than the walls of the historic building to provide visual interest to the Elmwood. The façades of the new

addition are plain and less ornate than the Elmwood's façades, preserving the visual interest of the historic building.

The new addition is designed to respect the Elmwood's overall heritage value and character defining elements. The development proposal limits the overall impact on the Elmwood. The applicant proposes to remove the rear wing of the Elmwood. This wing is not original to the Georgian building nor was it constructed as part of Victorian Stick style additions in 1896. It was likely added in 1910 by Elmwood Hotel Ltd. who purchased the property to expand the hotel operation. The rear wing is of a more utilitarian design, which does not include any classical or ornate Victorian detailing. The new addition will connect to the rear portion of the Elmwood and it will encompass only the first storey of the rear wall. Seven metres of the Elmwood's rear wall, nearest to Barrington Street, will be entirely rehabilitated and visible from Barrington Street.

Compatible and Distinguishable New Addition

The modern design of the addition and its building materials provide contrast with the heritage resource and delineate construction periods. The new addition uses vertical portions and bay windows, inspired by the proportions of the Elmwood's bay windows, to provide compatibility. The new addition will include a masonry material to distinguish it from the wooden historic building. The foundation of the Elmwood will include a masonry material that is slightly different in appearance from the masonry material used on the new addition to distinguish the old from the new, while retaining a sense of compatibility.

Modern Materials to Meet Code

The applicant wishes to integrate a historic structure with modern construction. The National Building Code will provide if and where modern building materials are required on the heritage resource. It appears that the east side and rear walls may require non-combustible siding and aluminium windows due to the narrow distance between the old and new structures. The applicant prefers to use wood materials throughout, though they will use non-combustible materials that maintain a traditional appearance where necessary.

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 planner and the application planner assigned to planning case 23429 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 the overall massing of the new addition, types of building materials, and the rehabilitation of architectural details of the Elmwood including the wrap around porch and foundation. 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

Staff advise that the proposed substantial alterations to the contributing heritage resource at 5185-89 South Street, the Elmwood, meets the *Standards and Guidelines* and the Downtown Halifax Design Manual. The District's heritage value and the Elmwood's character defining elements will not be adversely impacted. While some modern building materials will be introduced to the Elmwood's north and east exterior walls, the proposal also features the reinstatement and restoration of lost architectural elements, including the wrap around porch. Staff advise that the proposal will conserve the property's historic use and heritage value.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing Case H00527 can be accommodated within the approved 2022-2023 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 5185-89 South Street, Halifax (the Elmwood) as proposed in this report and its attachments, and approve with conditions, the proposed substantial alteration in accordance with the Old South Suburb Heritage Conservation District By-law (H-800). 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 5185-89 South Street, Halifax (the Elmwood) 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.

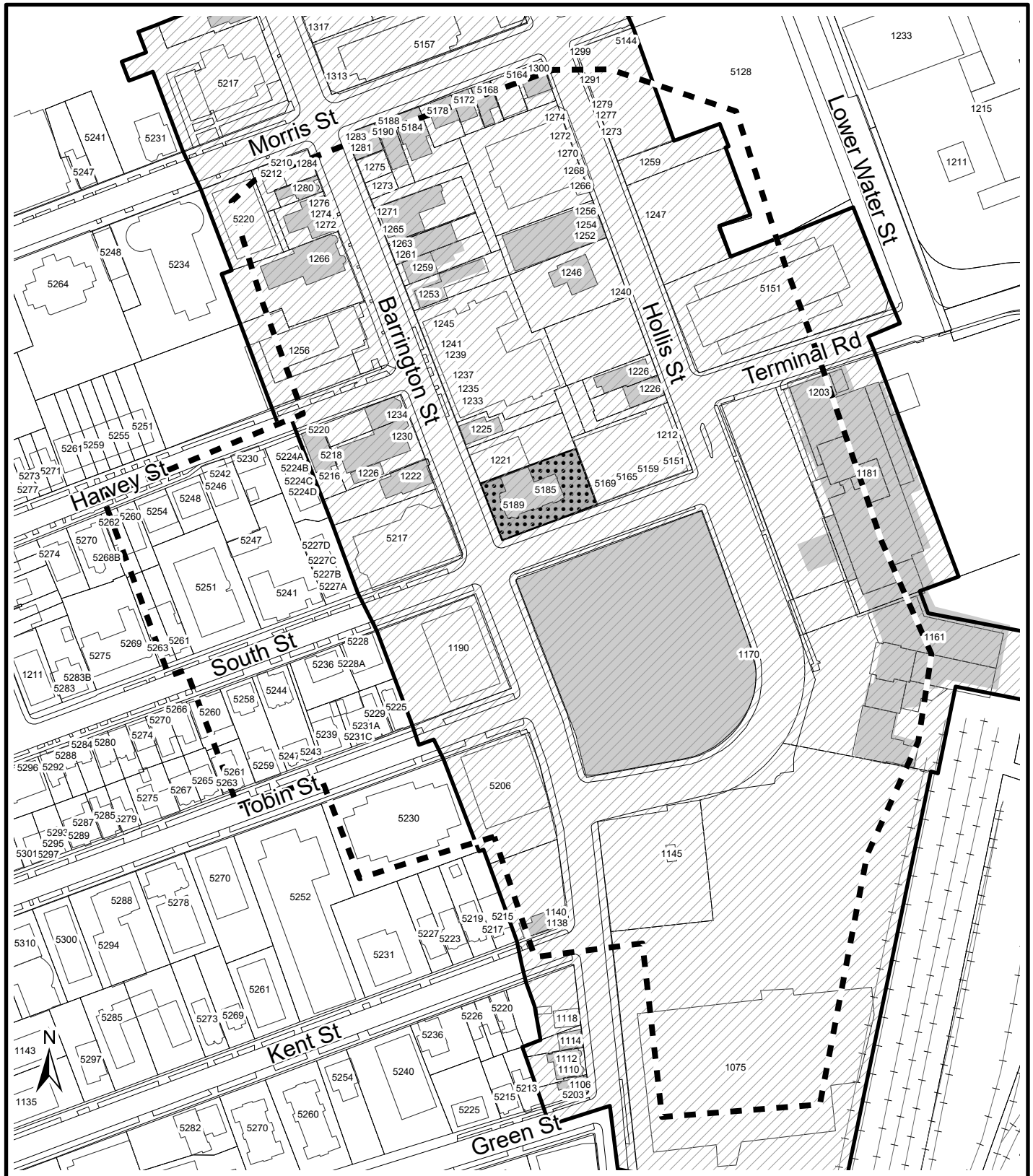
ATTACHMENTS

Map 1 Location Map

Attachment A Heritage Value Summary – Old South Suburb Heritage Conservation District
Attachment B Heritage Resource Summary – The Elmwood
Attachment C Heritage Impact Statement
Attachment D Site Plan, Renderings, and Elevation Drawings
Attachment E Heritage Value Evaluation – Old South Suburb Heritage Conservation District
Attachment F 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.



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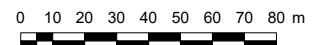
Map 1 - Location Map

5185-89 South Street, Halifax

HALIFAX

-  Subject Property
-  Notification Boundary

-  Contributing Heritage Resources
-  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 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;
- 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 Peace and Friendship Park from all streets and from along Hollis Street;
- d) Unobstructed views of Peace and Friendship Park from the public space in front of the railway station and hotel;
- e) All elements within the open space of Peace and Friendship Park including grassed areas, trees, shrubs and formal path layout; and
- f) Monumental public art at the centre of Peace and Friendship Park.

Attachment B
Heritage Resource Summary – The Elmwood

5185-89 South Street, Halifax



Architecture:

Transition from Georgian to Victorian Stick Style

Construction Date:

Constructed prior to 1878 (possibly as early as 1826); Expanded in 1896 and prior to 1911

Original Owner:

Charles H. Wallace

Hotel Opened:

1896

Original Hotel Owner:

Captain James A. Farquhar

Architectural Merit:

This building was originally constructed as a one-and-a-half storey Georgian residence, like the buildings in Schmidville. In 1896, Captain James Farquhar purchased the property, expanded the building by adding two extra storeys and an east side wing, and converted it into a fashionable Victorian Stick style hotel. The Stick style is characterized by the open stickwork porch, projecting square bays, and vertical emphasis in the tower forms extending through the roof. This style of architecture is rare in the Old South Suburb neighbourhood and in the Halifax region, especially as a transition from an earlier style.

The Elmwood building has both squared and three-sided bay windows, heavy brackets supporting an entablature with dentils under the roof eaves. Some of the windows on the second storey have overhanging roofs. The two main entrances on South Street have side lights and transoms.

Historical Associations:

Little is known about the original building owner, Charles Wallace. James Farquhar was a sea captain, known for his seafaring life and his financial success with wreck salvaging, sealing, and steamship lines. A statue of him is housed in the Nova Scotia Maritime Museum of the Atlantic. He was born in 1842 and lived on Sable Island for twelve years as a child, throughout the 1850s, where his father worked at the rescue station. Here he discovered shipwrecks and the sea faring life. He joined several voyages, on various sailing ships, around the world in his early 20s. Farquhar began diving while working with a salvage crew on a ship called *Thistle* and later became its master. He then started his own salvage company. He left salvaging to become a trader to better support his new family. He became the captain of a steamship called the *Alhambra* and, in 1884, started a steamship line transporting passengers and goods between Nova Scotia and Newfoundland. Farquhar also harvested seals, and their products, namely pelts using his ship *Newfoundland*. He began trading with the Chicago Board of Trade under the name J.A. Farquhar & Co. and became very wealthy.

Farquhar sold this building to hotel operators, Elmwood Hotel Ltd, in 1910. He bought a yacht, called *Christine*, and sailed around the world with his wife for years to come. They were especially fond of Monte Carlo. Farquhar died at the age of 87 on June 4, 1930, from arteriosclerosis.

Contextual Building Comments:

The building is a transition from an earlier Georgian building. It is the only Victorian Stick style building in the Old South Suburb, a largely Georgian-style district. At three storeys, it stands out as one of the larger historic buildings in the district. It is in a prominent location on a corner lot and frames the north side of Peace and Friendship Park.

Attachment C
Heritage Impact Statement



Heritage Impact Statement

Elmwood Hotel – 5185-5189 South Street, Halifax

December 2021





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1. INTRODUCTION

Address: 5185-5189 South Street, Halifax

Neighbourhood: Old South Suburb

Zoning: DH-1 (Downtown Halifax 1)

Type of Resource: Building; Residential; Multi-Family Dwelling (Apartment)

Historic Names: Elmwood Hotel; Elmwood Apartment Building

Original Owner: Charles H. Wallace/James Farquhar

Date of Construction: 1896, c. 1900 addition

Architect: Not known

Builder: Not known

Heritage Status: “Contributing Heritage Resource” (Old South Suburb Heritage Conservation District Plan)

The Elmwood Hotel, located at 5185-5189 South Street in the Old South Suburb Heritage Conservation District (Figure 1), is noted as a building of historical interest by the Halifax Regional Municipality, specifically a “**contributing heritage resource**”. In its current form, it dates to the Late Victorian Period (1885-1900), constructed in 1896 and incorporating much of what was a simple Georgian house dating from around 1826. The remains of this earlier building are not evident, and the context of this Heritage Impact Statement is based on the 1896 building and subsequent additions and alterations.

The Elmwood Hotel is in the Downtown Halifax Plan Area. Planning proposals for this area are governed by the 2006 Regional Plan (amended 2014). The Downtown Halifax Plan provides more specific policy direction. Further detail on land use and conservation is under the Old South Suburb Heritage Conservation District Plan and the Old South Suburb Heritage Conservation District Bylaw (H-800) (see **Section 2.3** of this Heritage Impact Statement). The site is zoned DH-1.

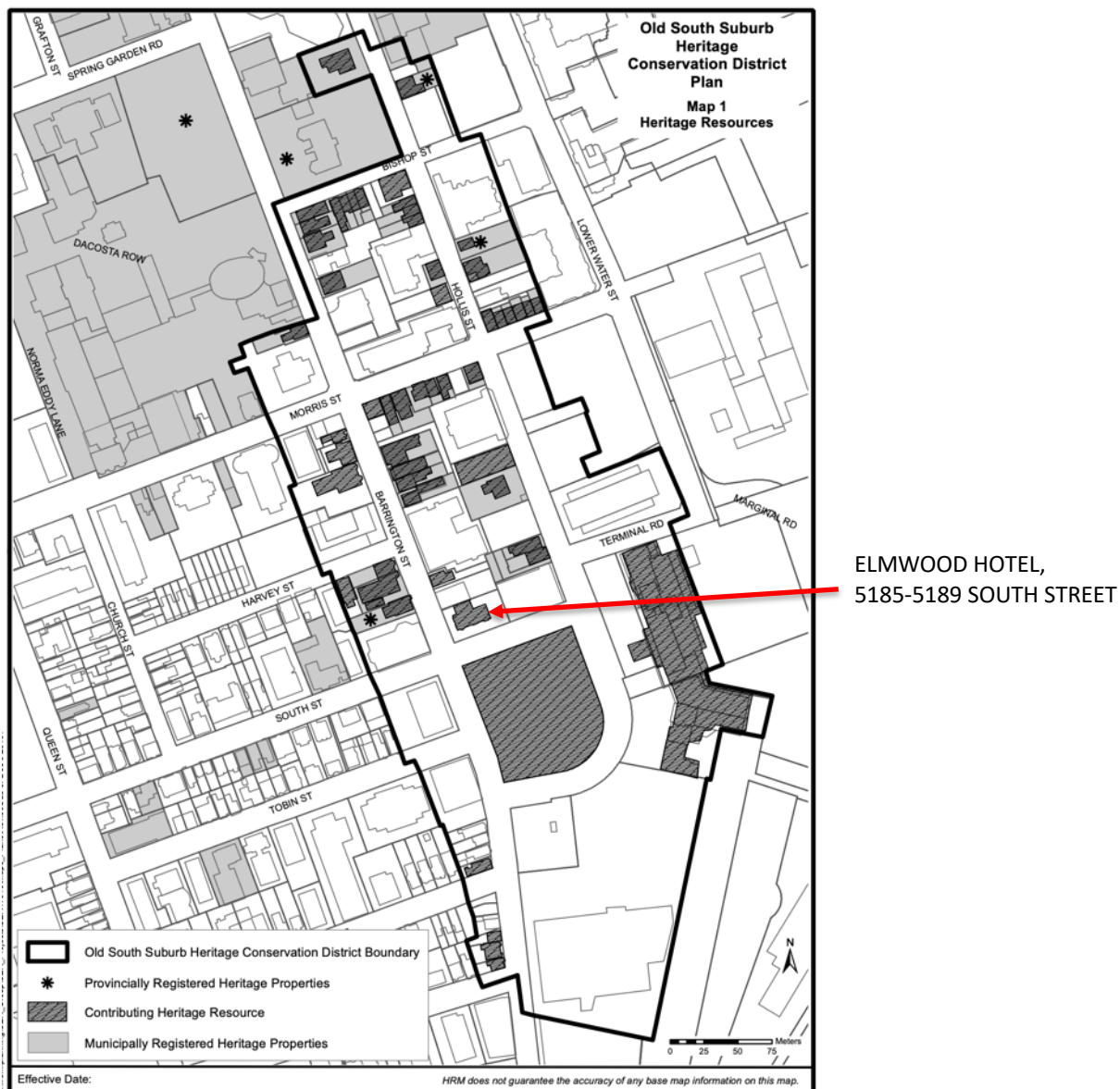


Figure 1: Location Map, 5185-5189 South Street

Source: Halifax Regional Municipality

This Heritage Impact Statement and the proposed conservation strategy is based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, in conjunction with *Schedule S-1: Design Manual* of the *Downtown Halifax Land Use By-law*. It outlines the preservation, rehabilitation and restoration that will occur as part of the proposed development initiative.

2. OVERVIEW AND POLICY REVIEW – OLD SOUTH NEIGHBOURHOOD

2.1. HISTORIC CONTEXT AND HERITAGE VALUES

In the early 1800s, the “Old South Suburb” formed the southerly fringe of what was then the Town of Halifax. It extended roughly as far as today’s aptly named South Street (Figure 2).



Figure 2: 1830 Map of Town of Halifax

Source: Nova Scotia Archives.

However, the broader development of Halifax’s commercial core through the mid-to-late-1800s set the stage for the subject site on South Street to be redeveloped. In the early 1800s, Barrington Street (then named Pleasant Street) was not the commercial focus: for example, in 1822 a list of taxpayers included owners of residential properties along with a small number of businesses – a saddlery, a soap chandlery, a butcher and a tinsmith. Rather, it was primarily a residential street.

Even by the late 1870s, Barrington Street comprised mostly residences on large lots. South Street formed the southern end of what was at that time Ward 1, also the location of the c. 1826 Georgian residence situated on the site of the Elmwood Hotel (Figure 3).

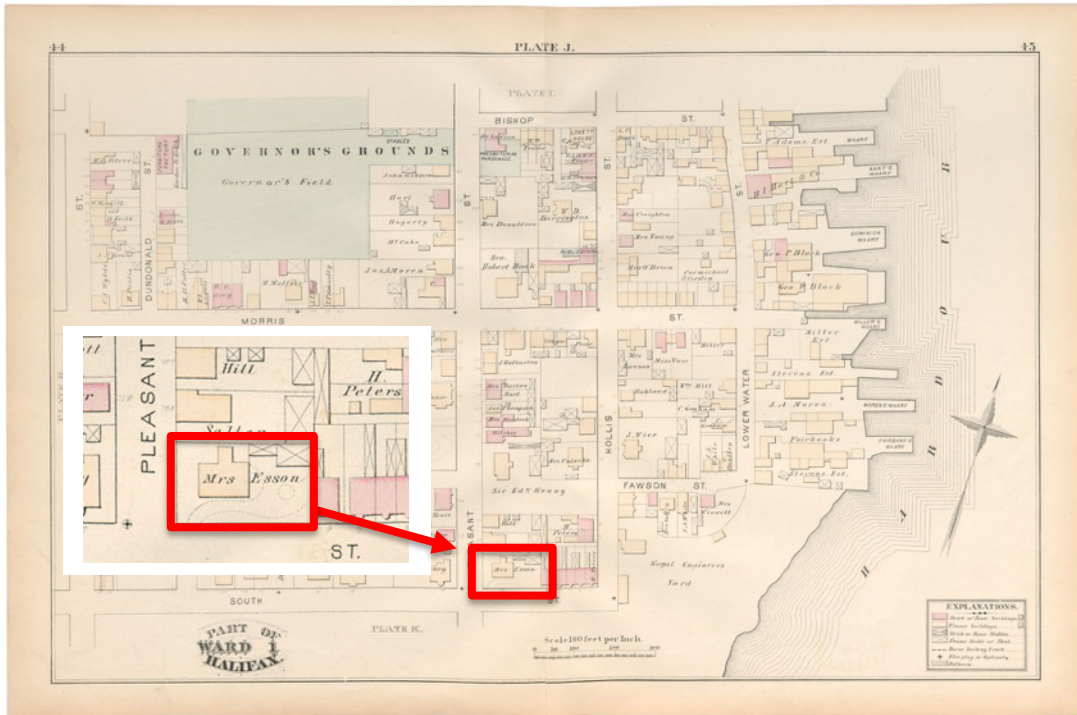


Figure 3: 1878 Hopkins Atlas - Subject Site Outlined and Enlarged

As the commercial focus shifted from Water and Hollis Streets to Barrington Street, transportation improvements were made accordingly. In 1870, the first horse-drawn streetcar running on rails appeared on Barrington Street, leading to the zenith of the city's "high street" in the late 1890s and through the early years of the 20th century, when South Street marked the southern end of the streetcar system (Figure 4).

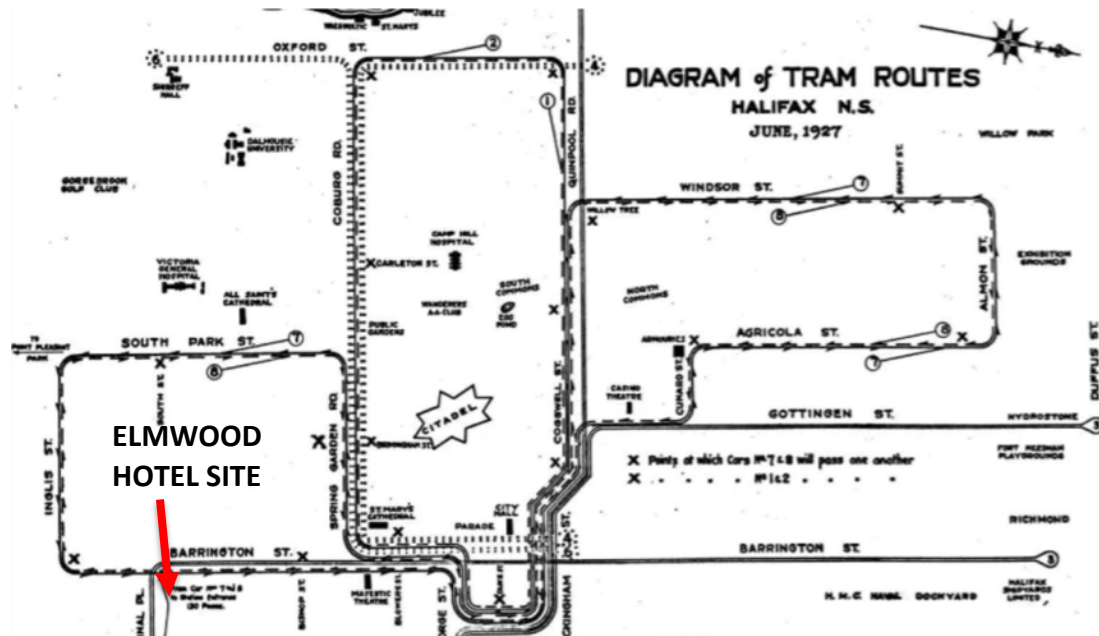


Figure 4: Halifax Tram Map, 1927. Nova Scotia Archives.

The heritage value of the Old South Suburb Heritage Conservation District lies in

“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 1930s.”

Source: Old South Suburb Heritage Conservation District Plan, page 8.

The area is valued for its initial and on-going development on larger parcels of land south of the original town by settlers in the late 18th century and into the 19th century. This was the result of the general prosperity brought on by port and marine activity. A testament to this is the Georgian and Victorian periods of architecture that remain to this day. In particular, the Scottish Georgian architectural style features the five-sided dormers on pitched or truncated roofs in the form of a two-and-a-half storey, three bay townhouse. The Georgian styles were commonly in the form of large square mansions with hipped roofs and the Palladian style displaying a triangular pediment. The cohesive character of this area is the result of the gradual evolution of styles, from Georgian into mid-Victorian that continued to use the mansard roof as a defining form, well into the late Victorian period.

The heritage value tied to the social and economic life of the waterfront is exemplified by dockyard labourers, many of Irish decent, who made this area their home particularly between 1860 and 1890. Accordingly, the form and uses in the area around South Street changed to accommodate those changes.

By the 1930s, the southerly end of the Old South Suburb was developed as a result of the continuing importance of rail transportation. This exemplifies its value as a destination and transfer point for many travelers as illustrated by the Canadian National Railway station, the Hotel Nova Scotian and the surrounding public realm.

2.2. SURROUNDING CURRENT CONTEXT

There are several sites in proximity to the Elmwood Hotel that are presently listed as Municipally Registered Heritage Properties and Contributing Heritage (Figure 5).

This illustrates the context of the historical significance of the surrounding area. Notably, the site to the northwest, fronting Barrington Street, is a grouping of two buildings that are Municipally Registered: Henry House at 1222 Barrington Street (built 1834-1835), which is also Provincially Registered and designated as a National Historic Site, and Gerrard Lodge at 1230 Barrington Street (built c. 1865). The

Elmwood Hotel site also borders a contributing heritage resource to the north, the Forrest House at 1225 Barrington Street (built sometime between 1858 and 1864).

There is another Registered Heritage Property to the north-east, The Honourable William Annand House at 1226 Hollis Street (1870-1871), and immediately to the south and east, a cultural landscape, the recently renamed Peace and Friendship Park (former Cornwallis Park) (1920-1931) and the Hotel Nova Scotian and Canadian National Railway Station (1927-1930).

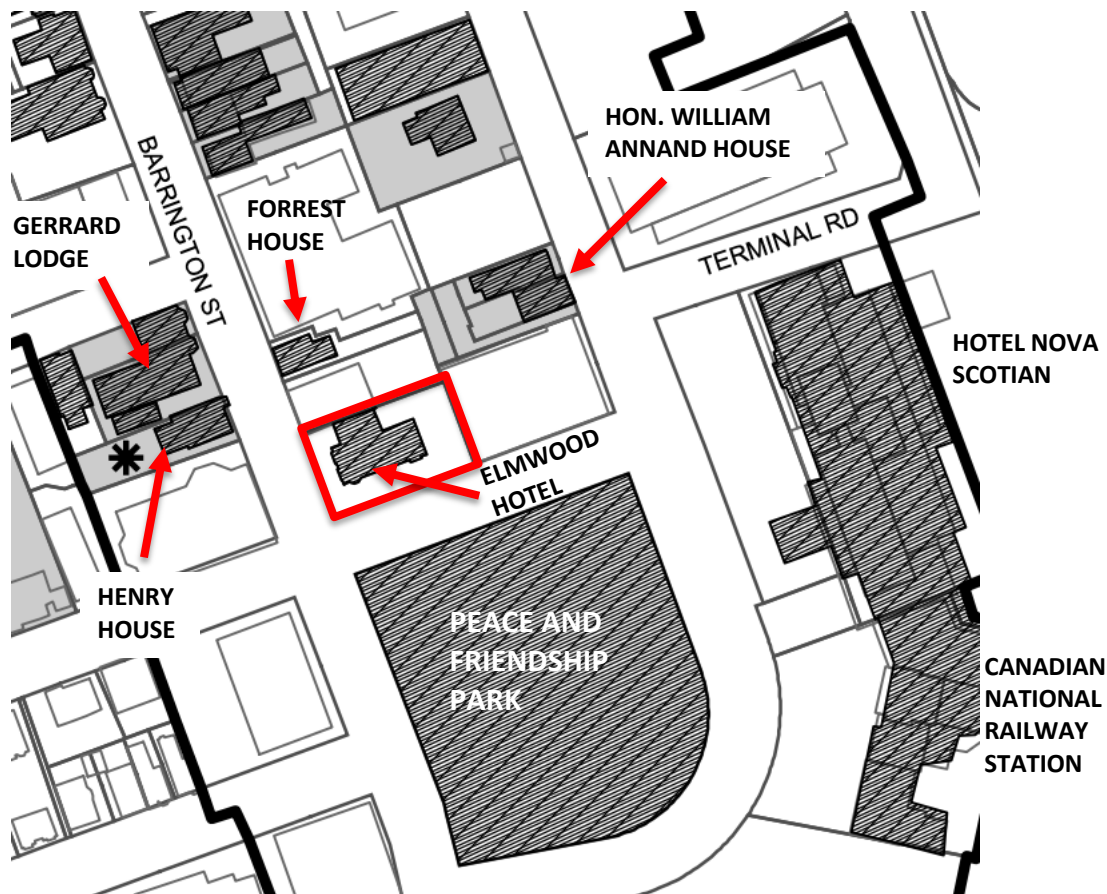


Figure 5: Historic Sites in Proximity to Elmwood Hotel Site

Collectively and individually, these buildings and their sites contribute to the historic character of these blocks of Barrington Street and Hollis Street in the Old South Suburb Heritage Conservation District.

2.3. PLANNING POLICY

The overall policy is guided by the *Regional Municipal Planning Strategy*, Section 7.3.

The *Old South Suburb Heritage Conservation District Plan*, the boundaries of which are illustrated in Figure 6, specifies a number of policies that are directly relevant to the proposed development of the Elmwood Hotel site.

- Policy 3 - District Boundaries and Contributing Heritage Resources: identify contributing heritage resources, with application of the Heritage Conservation District Plan and By-law and include heritage conservation measures to protect and conserve contributing properties.
- Policy 5 - Heritage Conservation Measures: develop heritage conservation measures other applicable municipal planning strategies and land use bylaws to further support these measures.
- Policy 10 - Certificate of Appropriateness Required: for exterior alterations demolition or removal of contributing heritage resources, construction of new buildings, awnings and canopies etc., right-of-way and Cornwallis Park improvements; and subdivision.
- Policy 11 - Preference for Retention of Heritage Resources: priority on retention, preservation, rehabilitation, and restoration of resources identified as having heritage value.
- Policy 12 - Demolition Rationale: requirement for Certificate of Appropriateness for demolition or removal of a building or structure, identified as a contributing heritage resource, shall include a rationale for the reasons why the proposed demolition or removal is necessary and cannot be avoided, and the alternatives to demolition or removal that may be available.
- Policy 14 and 15 - Public Hearing Required for Demolition, Removal or Substantial Alteration of a Contributing Heritage Resource: public hearing to ensure that significant changes to the area character must be considered in context of its impact on the area's heritage value and character, and Council approval for a Certificate of Appropriateness.
- Policy 20 - Conservation Standards and Guidelines
Addresses the use of *Standards and Guidelines for the Conservation of Historic Places in Canada* as the basis for reviewing alterations and conservation measures.
- Policy 21 - Height and Massing for Heritage Resources: enable height and massing to allow for conservation of contributing heritage resources
- Policy 24 - Requirement for Heritage Impact Statement
- Policy 26 and 27 - Design Guidelines Supplementing Conservation Standards: streetwall and setbacks for development around Peace and Friendship (Cornwallis) Park.



Figure 6: Boundaries of Old South Suburb Heritage Conservation District Plan

3. RESEARCH AND ANALYSIS – ELMWOOD HOTEL

3.1. SITE HISTORY

The property on which the Elmwood Hotel is located, at 5185-5189 South Street, originally comprised a single house fronting South Street. The boundaries of the parcel are those that exist today: while the property was generous in size, it did not resemble a larger “estate-type” site that was later subdivided.

Records indicate that the original house was a 1½ Georgian storey residence built as early as 1826. It was rectangular in form and widest along South Street, with a narrow single-storey rear extension (Figure 7).

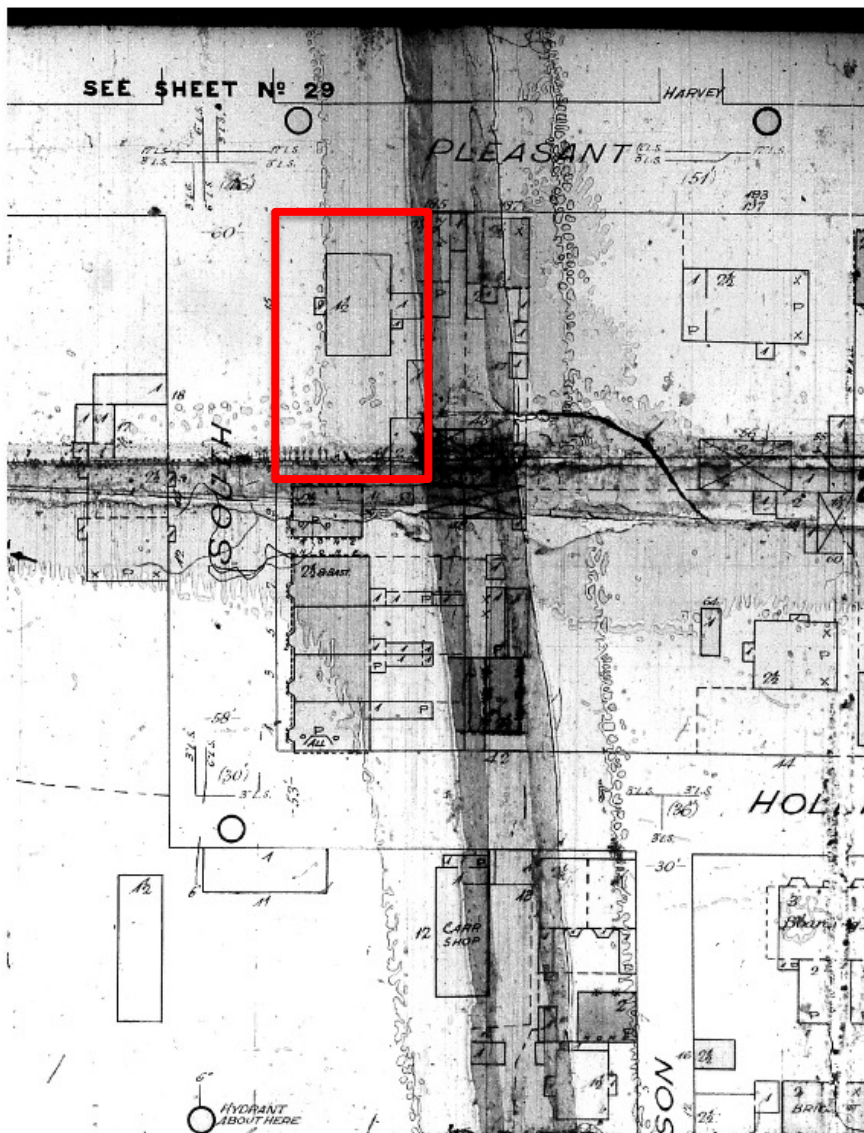


Figure 7a: 1895 Fire Insurance Plan. Elmwood Hotel site outlined with c. 1826 Georgian house

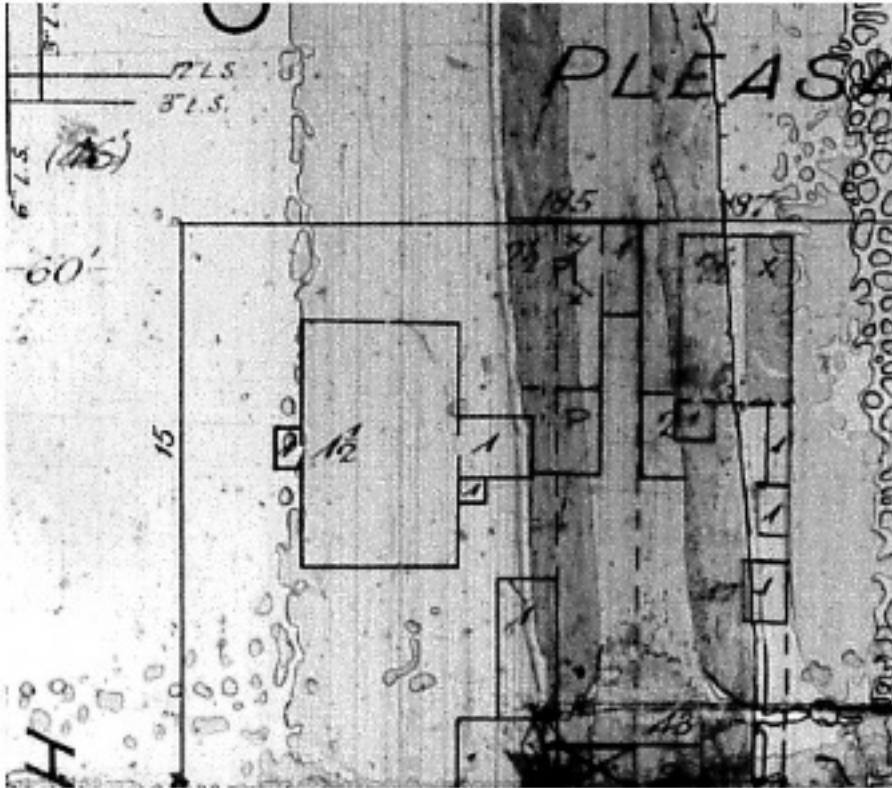


Figure 7b: 1895 Fire Insurance Plan (magnified to show earlier Georgian house)

This corresponds with the period in which the Old South neighbourhood was beginning to develop with housing for the middle and upper class. The property was owned by Charles H. Wallace between 1826 and 1849 and followed by Harriet Esson, widow of J. Esson. In 1896, James A. Farquhar acquired title and shortly afterwards, deconstructed the c. 1826 Georgian residence, and, with what remained of it, constructed the Elmwood Hotel (Figure 8).

Notably, the building had a strong street presence through the use of massing, tower protrusions through the traditional mansard roof, and a porch accessed from both the main and second floor that spanned the full width of the South Street frontage and along the Barrington Street side.

In the early decades of the 20th century, it served as a fashionable hotel, but by mid-century it had been converted to apartments (Figure 9). Sometime prior to that, the wrap-around main floor porch on the Barrington Street side, and the second-floor porch had been removed, and fire escapes were added from the third floor. Otherwise, the building remained reasonably intact through the 20th century.



Figure 8: Elmwood Hotel, photo by J.A. Irvine, c. 1900
Nova Scotia Archives, Album 37 photo 109



Figure 9: Elmwood Hotel, photo by E.G.L. Wetmore, c. 1950. Nova Scotia Archives

The footprint, or foundation, of the 1826 Georgian house corresponds with markings on subsequent Fire Insurance Plans of the Elmwood Hotel as illustrated in the 1911 Fire Insurance Plan (Figure 10). It shows lines inside the building corresponding to what would have been the east and north exterior walls of the Georgian house. Similarly, the north exterior wall of the Georgian house, inside the Elmwood Hotel illustrates an opening that appears to align with the access that would have been into the rear single storey extension of the original 1826 house.

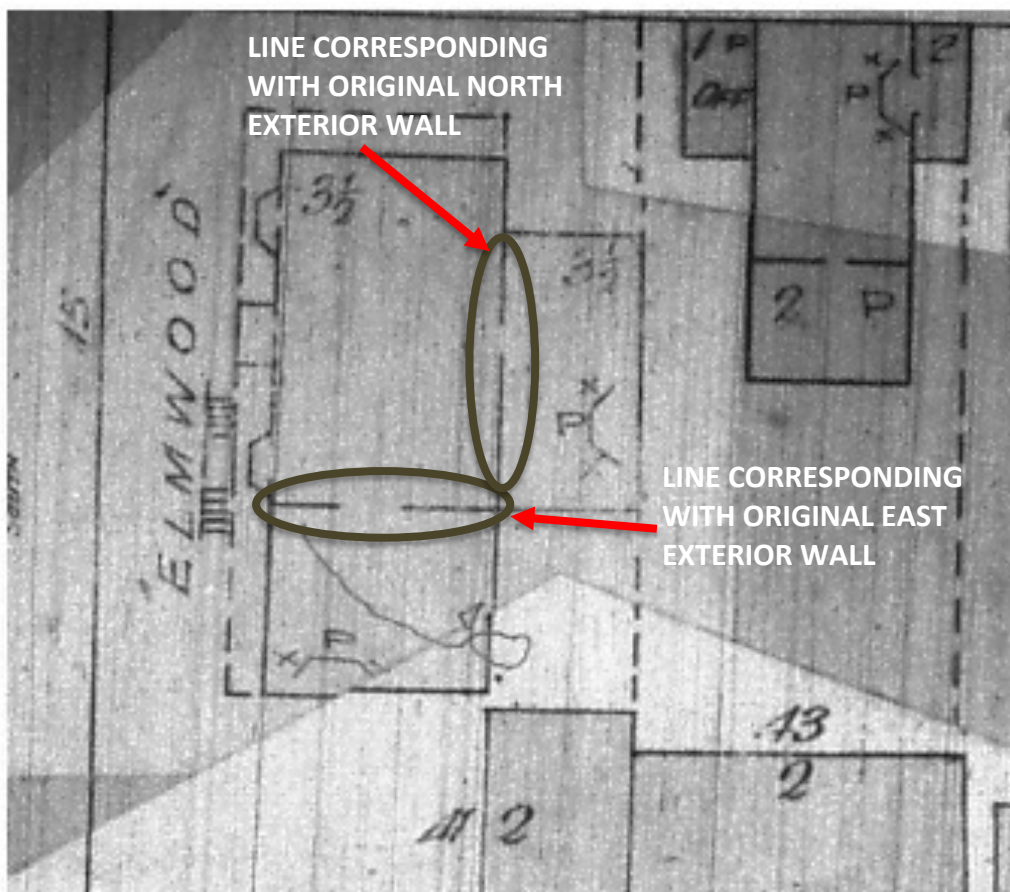


Figure 10: 1911 Fire Insurance Plan (magnified to show Elmwood Hotel)

These clues strongly suggest that the main body of the 1826 house was not completely demolished, and that the perimeter of the house is embedded in the current building, excluding its rear addition. It is not known whether that includes a portion of, or all of, the main floor. Notably, however, there is no evidence that any of the original rear extension remains: the pre-1911 rear addition bears no resemblance to the original rear of the Georgian house, either in form, footprint or fenestration. The door and window configuration of the pre-1911 rear addition would have been tailored to suit the entirely new room configuration.

3.2. CULTURAL HISTORY

The construction of the Elmwood Hotel in 1896 is tied to James Farquhar, the first owner. Farquhar was a sea captain who was successful in seafaring, steamship lines, wreck salvaging and sealing. The area's earliest phase of development between the late 18th century and early to mid-19th century brought in owners with money and social status who built elaborate houses. The area underwent a transition in the mid to late-19th century. While many of the elaborate houses remained, more dockyard labourers and particularly those of Irish descent were attracted to the area. The Elmwood Hotel, then, is a physical manifestation of this transition. It was first a hotel, then a larger rental building, and a testament to successful businessmen developing new forms of housing as a revenue generator to house visitors, and later those who worked at the docks or had easy and convenient access to clerical and other retail and service jobs within walking distance in the downtown area. **It is this intangible value** – a development pattern of the socio-economic transition of the neighbourhood – found in the historic use, of the Elmwood Hotel, inextricably tied to the form and design detail of the main body of the building, **that is its first and strongest heritage value** (see **Section 4, Statement of Significance**).

3.3. ARCHITECTURAL ASSESSMENT

The construction of the Elmwood Hotel also corresponds with a transition in architectural styles a shift toward the Stick Style in an area that is valued for its traditional architecture (see **Section 4, Statement of Significance**). Rather than using stone, the owner opted for wood, which provided the opportunity for a more elaborate design that could be achieved more economically, and in a shorter timeframe, than buildings made of stone and brick.

As indicated in **Section 3.1, Site History**, the earlier 1826 Georgian house was, to some degree, retained and expanded on the east side, with floors added, to become the Elmwood Hotel. However, the original rear extension on that Georgian house does not appear to have been retained: while the footprint of the earlier single storey extension shows it extending to the rear, as it does today, its original width (i.e. spanning its connection to the rear of the Elmwood Hotel) is much shorter than today. This suggests a complete removal of the rear room and an entirely new construction of a 3-storey rear extension sometime prior to 1911.

Therefore, the present rear extension does not appear to be part of the 1896 construction, but rather built sometime prior to 1911. Figure 11 illustrates the points that it was a subsequent addition:

- Lack of architectural detailing found on the main part of the building, including corner boards, bellyboard, window trim, brackets and lintels;
- Rear extension with simpler and variable window layout contrasting to the rhythmic pattern on the 1896 building;
- Awkward placement of a window at the rear of the 1896 building with its frame encroaching into interior corner of the extension;
- Differing appearance of the foundation on the main building and the rear (consisting of rougher rubble);
- Misalignment of floors – those in the addition are noticeably lower than those in the main building;
- Awkward connection of main building and rear extension rooflines at the rear, with the latter set noticeably lower with no continuity of design.
- Modification of east side to accommodate entry door to retail unit.



Figure 11a: Components of rear extension that suggest a post-1896 construction date



Figure 11b: Components of rear extension that suggest a post-1896 construction date

As such, the rear extension is not noted as a character-defining element in the Statement of Significance.

4. STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

The Elmwood Hotel is a 3½ storey, plus basement, wood frame Stick Style apartment building situated on the northeast corner of South Street and Barrington Street, in the Old South Suburb neighbourhood of Halifax, NS. This ornate apartment is notable for its mansard-roof form, a stacked full-width front porch and variety of bay windows.

HERITAGE VALUE

Built in 1896, and expanded at the rear before 1911, the Elmwood Hotel is valued as an example of the pattern of residential redevelopment occurring during a time of relative prosperity with the provision of rental accommodation; for its association with its developer and first owner; and for its Stick Style and design.

The Elmwood Hotel is significant as it illustrates the evolving pattern of development of housing constructed in the late Victorian era in the Old South neighbourhood of Halifax. As a purpose-built hotel converted from a single-family residence, it is a manifestation of a transition that began several decades prior: residential properties were converted to commercial uses or acquired for rental purposes. While the building served its first few decades as a hotel, the gradual and on-going loss of the area's upper middle class, replaced by working class and immigrant households, is evidenced by the later conversion of the Elmwood Hotel to apartments. As a large rental building, it is a testament to new forms of rental housing for those who either worked at the docks or had easy and convenient access to clerical and other retail jobs within walking distance in the downtown area.

The Elmwood Hotel is valued for its association with its developer and first owner, James Augustus Farquhar. Farquhar was a sea captain who was successful in seafaring, steamship lines, wreck salvaging and sealing. His early upbringing on Sable Island led to a love of ships. By the time he was a young adult, he had traversed the world by sea. His acquisition of this property and construction of the Elmwood Hotel, at that time of a scale not seen in the neighbourhood, is a testament to his success and wealth achieved by many, which was brought about by a variety of marine-related businesses in the 1880s and 1890s, including a steam line, salvage and tug boat work.

The Elmwood Hotel is additionally valued as a long-term neighbourhood landmark designed in the Stick Style. It is prominent and highly visible from the surrounding area, particularly the adjacent Peace and Friendship Park. Its three-storey form is capped by a prominent mansard roof, common to late Victorian architecture. The

setting of its main floor, notably above grade, with extensive full width balconies and many decorative elements on the street-facing sides, was achievable through the use of wood. This was readily available and easily mass-produced for a highly-decorative building of this scale. This made it more economically viable than if it were made of stone or brick, the prevailing historic materials in the immediate area.

CHARACTER DEFINING ELEMENTS

The elements that define the heritage character of the Elmwood Hotel are its:

- Location at the corner of South Street and Barrington Street in the Old South Suburb Neighbourhood of Halifax;
- Continuous residential use;
- Main floor set a half-storey above grade;
- Wood-frame construction set on a stone foundation;
- Stick Style residential form, scale and massing as expressed by its 3½ storeys with full basement, rectangular plan with mansard roof, within which tower forms extend through the roof as a central-set peak roof and a single turret roof;
- Inset gable and dentils around the base of the turret roof; protruding gables set above square bays, one on the front and with two on the west side;
- Modest mansard roof overhang with closed soffit with dentil pattern;
- Curved brackets set at the top of the corner boards serving as capitals;
- at the top of the paired windows of the top floor and above the single-set windows and doors on the second floor;
- Full-width covered porch on the front with squared posts, decorative curved inset brackets and a simple wood balustrade, above which is set an open verandah with squared posts and the same simple balustrade;
- Fenestration including tripartite, paired and single punched window openings, featuring a stacked bay window and a centrally-set bay window with a stacked square bay above; paired square bay window openings on the upper two floors; single-set entry doors on the second floor to access the porch, with transoms; all front and east side upper windows and doors featuring fluted-faced trim with curved brackets serving as capitals above and either a pronounced lintel or small half-hipped roof spanning the top with dentil pattern; two main floor entry doors from the main porch with inset glazing, each with sidelights and transoms;
- Ornamental wood work including sunburst pattern in the two side-set gables;
- Shingle cladding with belly boards; and
- External brick chimney on the east side.

5. DEVELOPMENT FRAMEWORK

This Heritage Impact Study is to determine the appropriateness of the proposed interventions to, and degree of conservation for, the Elmwood Hotel, in the context of the proposed development of the larger site.

The proposed work entails the preservation, restoration and rehabilitation of the Elmwood Hotel. The following conservation resources should be referenced to assess the appropriate level of conservation and intervention:

- *Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada*
- *Schedule S-1: Design Manual, Downtown Halifax Land Use By-law*

A series of Technical Preservation Briefs is also available through the National Park Service. These include energy efficiency, roofing, abrasive cleaning and identification of visual aspects to aid in preserving character. While not outlined in this Heritage Impact Statement, these may serve as a helpful reference and supplement the two primary sources noted above.

5.1. STANDARDS AND GUIDELINES – PARKS CANADA

The Elmwood Hotel is a historic resource located in the Old South Suburb historic area of the City of Halifax. Under Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, the work proposed for the Elmwood Hotel includes aspects of preservation, restoration and rehabilitation.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form and integrity of a historic place or of an individual component, while protecting its heritage value.

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

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Interventions to the historic building should be based upon these Standards, which are conservation principles of best practice. The following General Standards should be followed when carrying out any work to a historic property.

STANDARDS

Standards Relating to All Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
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 same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
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.
8. Maintain character-defining elements on an on-going basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

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.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the

new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

5.2. DESIGN CRITERIA – HALIFAX REGIONAL DISTRICT

The proposed development is further guided by the *Schedule S-1 (Design Manual)* that forms part of *Downtown Halifax Land Use By-law*.

As the subject site is a “contributing resource” in the Old South Suburb Heritage Conservation District, conservation guidelines, particularly those found in Section 4, are the basis by which further evaluation of the conservation standards are applied. Section 4.4 is the most relevant, as it applies *Guidelines for Integrated Developments and Additions*, which includes the conservation of the Elmwood Hotel and a new integrated mixed-use development. This includes direction on:

- Setbacks and related new building connections, massing and materials;
- Cornice lines and the stepback of upper floors; and
- Façade articulation through use of materials, rhythm and order.

5.3. ELMWOOD HOTEL REHABILITATION AND EXPANSION

The development site includes two parcels: 1217-1221 Barrington Street, and 5185-5189 South Street, the latter southerly parcel fronting South Street, on which is situated a *contributing heritage resource*: the Elmwood Hotel. The two properties comprise a total area of 20,160 sq.ft..

5.3.1. RATIONALE AND PURPOSE

The rationale for the rehabilitation of the Elmwood Hotel is as part of an *integrated development* on the site (as per *Schedule S-1: Design Manual - Section 4.1. Heritage Design Guidelines*) which includes parcel consolidation and the development of a larger building connected to the heritage building on the north and east sides, complementing the surrounding area.

The purpose of the development is threefold:

- to achieve the zoning potential for the site through an integrated development;
- to preserve, restore and rehabilitate the existing on-site historic resources while respecting the abutting heritage resources to the north and east; and,
- to achieve a high quality of urban design through the use of setback, form, materials, connectivity and streetscape presentation that is both compatible with, and distinguishable from, the conserved and contributing heritage resource.

Furthermore, the rehabilitation of the Elmwood Hotel proposes retention of the existing rental units to achieve a mix of housing types.

5.3.2. PROPOSED WORKS – GRAPHICAL LAYOUT

The proposed works include the relocation of the Elmwood Hotel to the south and a mixed-use development of varying heights along the rear and east side, to a maximum of 9-storeys at the north side and stepped back at the west (Barrington Street) and south (South Street) sides. It is primarily a residential building with ground floor commercial along Barrington Street. The addition is proposed to be connected to the Elmwood Hotel at both the rear, by way of a tall atrium lobby to access the new building, and at the east side with a similar light and transparent connection as a secondary access (Figures 12 to 15).

The objectives of the proposed works include the following:

1. Develop a new residential building that, while connected to the Elmwood Hotel, respects the form, scale and character of the heritage building, and surrounding streetscape, by way of spatial separation, setback of upper floors. The connection is proposed to be a single-storey, thereby retaining maximum exposure of the restored rear wall of the Elmwood Hotel.

2. Maintain transparency at the connections to the heritage building at the rear and east side. This includes a respectful degree of open space to define and contrast the old and the new.
3. Materials that are highly distinguishable from the heritage building and yet complement the surrounding area.
4. Restoration of the rear face of the Elmwood Hotel with wood cladding to match existing while leaving the option for fenestration that is of compatible material yet distinguishable.
5. Colour scheme that reflects historic appearance (See Section 6.2.1 of this Heritage Impact Statement).
6. Ground level street-oriented retail units to activate the pedestrian realm (*Schedule S-1: Design Manual - Section 3.1.3*).
7. Retain the Elmwood Hotel with the same number of market rental units (12).

The building will include a total of 79 residential units, three street-oriented retail units facing Barrington Street, and underground parking accessed through a right-of-way through the property immediately to the east, at 5151-5169 South Street.

The proposed conservation strategy for the Elmwood Hotel includes the preservation, rehabilitation and restoration of the character defining elements along each elevation, with an upgrade of its structure and services to increase its functionality for continued residential use. It also includes the placement on a new foundation and any necessary structural upgrades that will not impact the character-defining elements.

As part of the scope of work, exterior character-defining elements will be preserved, while missing or deteriorated elements will be restored; inappropriate alterations that detract from the overall heritage character will be removed. The rear 3-storey addition, which, as previously noted, was done at a later date and not in the style of the original 1896 section of the building, will be removed. The rear will be restored back to an appearance to match the original design of the building, with shingle cladding, window trim and opening proportions to match existing. Windows are proposed to be subtly distinguishable through the use of an alternate window sash profile.



Figure 12: Proposed West Elevation (Barrington Street)



Figure 13: Proposed South Elevation (South Street)

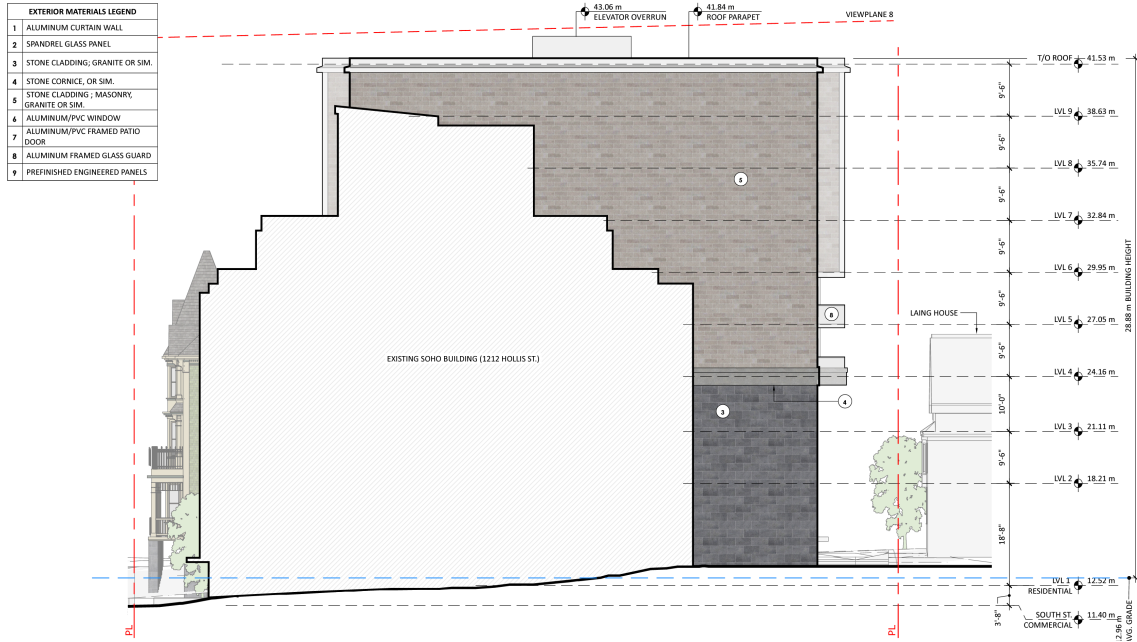


Figure 14: Proposed East Elevation



Figure 15: Proposed North Elevation

5.3.3. DEVELOPMENT – PLANNING OBJECTIVES

The proposed development of the Elmwood Hotel site, including its conservation, rehabilitation and restoration, is guided by the following:

- *Downtown Halifax Secondary Municipal Planning Strategy (Amended to October 2014)*
 - *Downtown Halifax Land Use By-law (Amended to May 2015) and its related Design Manual (Schedule S-1)*
 - *Old South Suburb Heritage Conservation District Plan (not dated)*
 - *By-law H-800: Heritage Conservation District (Old South Suburb) By-law (January 2020)*
1. *Downtown Halifax Secondary Municipal Planning Strategy*

The proposed development is consistent with the **Vision for Precinct 2: Barrington Street South**. This stipulates that the area:

“will serve as a renewed community focus for the surrounding neighbourhoods, while providing for a transition in scale and intensity between the downtown and the established low-rise residential areas to the south and west.”

Furthermore, the Vision stipulates that improvements to the streetscapes, such as the Elmwood Hotel site, that frame Peace and Friendship Park (former Conwallis Park):

“will enhance the image and prestige of the park and serve as a catalyst for revitalizing the area.”

Sections 3.2.2. Pedestrian-Oriented Commercial Streetscapes and 3.3.4.

Streetwall Character: As Barrington Street is a designated primary pedestrian-oriented commercial streetscape, this development will provide an added benefit of its street-oriented ground level retail configuration facing Barrington Street, consistent with.

Section 3.2.3. Mix of Housing Types: Additional downtown housing opportunities are afforded by the mix of unit types proposed as part of this development, comprising rental and strata units.

Section 3.3.5. - Building Height and Massing – Heritage Character: As it pertains to heritage character, this requires historic areas to be reinforced with compatibly scaled and designed developments.

2. Old South Suburb Heritage Conservation District Plan

Section 4.2 Protecting and Conserving Traditional Character: As one of the buildings that define the southern approach to the Old South Suburb Heritage Conservation District, the retention of the Elmwood Hotel strengthens the heritage value, its cohesive character of Victorian buildings, particularly along Barrington Street. It furthers the goal of heritage conservation through the retention and rehabilitation, along with investment in the community through new development. The restoration of a neighbourhood landmark will serve to protect the traditional character of the area and prevent inappropriate exterior alterations.

3. By-law H-800: Heritage Conservation District (Old South Suburb) By-law and Schedule S-1 (Design Manual)

The proposed development is governed by the procedures, uses, siting and other regulatory measures of *By-law H-800: Heritage Conservation District (Old South Suburb) By-law and Schedule S-1 (Design Manual)* of the *Downtown Halifax Land Use By-law*.

As an integrated development, the proposal meets both the *General Design Guidelines (Section 3)* and the *Heritage Design Guidelines (Section 4.4)* of the *Schedule S-1 (Design Manual)* through the following:

- Pedestrian-oriented commercial on the Barrington Street frontage, a traditional placement with no setback (Sections 3.1.1 and 3.1.2);
- Streetwall height that complements the other commercial buildings while set lower than the Elmwood Hotel (Section 3.1.3), with the massing of the upper floors set back significantly from the retail face.
- Meets the objectives of a pedestrian streetscape through articulation, quality and type of materials, and orientation (Sections 3.2.1, 3.2.2 and 3.3.1)
- Retail use supported through large and transparent store frontages (Section 3.2.3).
- Residential uses are accessed separately through a well-defined yet transparent atrium, a common entrance that also provides the respectful connection to the heritage building (Section 3.2.4 and 3.3.3).
- Materials complement, and do not attempt to mimic, the heritage building (Section 3.3.2).
- Roof lines remain simple, so as to not overwhelm the heritage building (Section 3.3.4).

- Retention of all sides of the heritage building integrated with the development through a prominent yet respectfully low-set atrium along the north and east sides (Section 4.4.1).
- The heritage building is the focal point of the site, with its prominent frontage along South Street through the use of spatial separation and upper-level setbacks (Section 4.4.2).

6. HERITAGE IMPACT

The development proposal, as described above, retains the original section Elmwood Hotel, dating from 1896, in its entirety, and integrates a new multi-use building on the north and east sides of the heritage building. The Elmwood Hotel is to be moved slightly to the south, and is to be connected by an atrium on those two sides.

6.1. OVERALL DEVELOPMENT AND SITE ALTERATION

The addition of a 9-storey mixed use development, situated fronting Barrington Street – at the rear of the property – and wrapping around the east side, uses the site in the most appropriate manner in the context of zoning and guidelines for this historic area to minimize the impact on the heritage building. The placement of the new development maximizes the spatial separation, with further setbacks of upper floors to soften the massing, and maximizes the transparency of the restored rear side of the heritage building by way of an atrium connection. It also ensures that the east side of the heritage building remains fully visible and accessible.

The atrium along the rear of the heritage building achieves the purpose of a visual connection to the heritage building from the “high street” through the principal access to the residential component of the new building, situated immediately adjacent to the ground-oriented retail units. Additionally, it highlights the restored rear face, brought back to its original (1896) appearance. With the atrium set at a significantly lower height than the mansard roof, it ensures that the heritage building remains the focal point of the development. It also provides the opportunity for small-scale public gathering, and further appreciation of the heritage building.

6.2. COMPLIANCE WITH STANDARDS AND GUIDELINES AND DESIGN CRITERIA

The Elmwood Hotel is a historic resource located in the Old South Suburb historic area and as such is subject to conservation criteria specified under Parks Canada’s *Standards and Guidelines for the Conservation of Historic Places in Canada*, and the related design guidelines prescribed by the Regional Municipality of Halifax.

As the work proposed for the Elmwood Hotel includes aspects of preservation, restoration and rehabilitation. This is drawn from the *Standards and Guidelines*, and

notwithstanding the removal of the pre-1911 addition, each standard is being met as outlined in the following table.

General Standards for Preservation, Rehabilitation and Restoration

Standard	Description
1	<p>Its intact and repairable character-defining elements are not to be substantially altered, removed or replaced.</p> <p><i>Comment: All elements will be carefully examined for condition and are to be replaced only where it is demonstrated that it is beyond repair.</i></p> <p>Location, as one of its character-defining elements, is to be retained.</p> <p><i>Comment: The building will keep its orientation facing South Street.</i></p>
2	<p>Minimal changes have occurred over time, and where they have become character-defining elements, will be retained.</p> <p><i>Comment: The top floor integrated into the mansard roof is to be retained.</i></p>
3	<p>Adopt an approach calling for minimal intervention.</p> <p><i>Comment: This is the overall standard expected of this development. Only where materials have reached a point beyond repair shall they be restored through replication. Where materials are in good condition, removal (and reinstatement) should only be done where cleaning, repair or other measures necessitate removal from the building.</i></p>
4	<p>Recognize a resource as a physical record of its time, place and use and do not create a false sense of history by adding other elements</p> <p><i>Comment: The physical record of the original 1896 building is to be retained, no other elements from other historic places are to be incorporated, and no features from this property that previously did not co-exist are to be combined.</i></p>
5	<p>Find a use requiring minimal or no change.</p> <p><i>Comment: The historic residential use, a character-defining element, is to be retained. Any minor changes (i.e. interior reconfiguration or other improvements) will not affect the exterior.</i></p>
6	<p>Protect and stabilize if necessary.</p> <p><i>Comment: The building will be protected for the duration of the work and stabilized prior to, and as part of, its placement on a new foundation.</i></p>
7	<p>Evaluate the condition of character-defining elements to determine level of intervention required.</p> <p><i>Comment: As part of the proposed development, the condition of each character-defining element is to be inventoried and assessed, with priority placed on repair, and replacement only if deteriorated.</i></p>

8	<p>Maintain character-defining elements on an on-going basis. <i>Comment: The conservation and rehabilitation consisting of both repair and restoration will ensure that character-defining elements are retained and maintained under approved standards.</i></p>
9	<p>Make any intervention to preserve character-defining elements physically and visually compatible with the existing. Document all interventions. <i>Comment: Any intervention, such as the reconstruction of the full-width porch and the wrap-around component, should comprise material to match while achieving a certain degree of subtle distinguishability, through design details. Documentation of the entire project shall be a key part of the works for future reference and on-going maintenance (see Section 6.5 of this Impact Statement).</i></p>

Additional Standards Relating to Rehabilitation

Standard	Description
10	<p>Repair rather than replace character-defining elements. <i>Comment: All elements will be carefully examined for condition and where repair is not possible due to the condition, identical elements on the building will be used as a means to replicate to achieve an exact match.</i></p>
11	<p>Conserve heritage value and character-defining elements when making any new additions, with the addition physically and visually compatible with, subordinate to and distinguishable from the historic place. <i>Comment: The new building, while larger than the heritage building, will be compatible, subordinate and distinguishable by way of its placement and separation, stepped upper floors and materials that complement the surrounding historic area while remaining highly distinguishable through colour, texture, and pattern of solid to transparent.</i> NOTE: FURTHER ELABORATION ON THE DESIGN ASPECTS OF THIS DEVELOPMENT AS THEY PERTAIN TO STANDARD 11 ARE OUTLINED IN SECTION 6.2.1 OF THIS HERITAGE IMPACT STATEMENT.</p>
12	<p>Create any new additions so that the form/integrity of an historic place is not impaired if the new work is removed later. <i>Comment: The additions are designed to be light and with connections placed so that any removal in the future will allow the heritage building to be repaired and not show evidence of that connection. Furthermore, the original rear wall is to be exposed and restored as part of the atrium design which restores the true earliest (c. 1896) appearance of the Elmwood Hotel.</i></p>

As previously noted, the character is contained in the original (1896) section, while the rear extension does not display any character-defining elements. In addition, it does not present any additional information or context regarding the historic use (i.e. it is not associated with the earlier house on the site) or the on-going use of the site as rental accommodation. Therefore, despite the removal of the rear extension, **Section 11** is being met: the heritage value of the Elmwood Hotel, both tangible and intangible, and its character-defining elements are being conserved in the context of the new addition.

The planning objectives of the proposed development meet the objectives as outlined in guidelines for **integrated developments and additions** (*Schedule S-1: Design Manual - Section 4.4.*).

Similarly, the development goes beyond the retention of a street façade: the proposal aligns with *Schedule S-1* by retaining all original sides with a sensitive connection from the heritage building to the new development, with the restoration of the rear wall: where wood cladding was removed it will be restored to match existing, and if original cladding is uncovered, it will be repaired unless it has deteriorated beyond repair, and in that case, restored to match existing. As it is not known where the windows on the heritage building were situated, any new windows on the uncovered section of the rear will be of a similar proportion and material while displaying a slightly different form, thereby making them compatible yet distinguishable.

6.2.1. STANDARD 11 - COMPLIANCE

Among the many requirements to be met, integrating the new development into the retention scheme for the heritage resource, covered by Standard 11 of the *Standards and Guidelines for the Conservation of Historic Places in Canada*. This is the one of the most critical standards. It is elaborated on in this section due to the overall proposal which seeks to combine new development with retention and rehabilitation. Standard 11 specifies that the new development must successfully integrate into the retained heritage resource by being respectful and visually compatible with, subordinate to, and complementary yet distinguishable from the heritage resource.

For each of the following components, a corresponding note tag is provided on the south and west elevation drawings below.

Parapet (roof cap of the vertical bays)

The top of the vertical bays on both the south and west elevations of the new building feature a “parapet” at the top. This takes its cue from certain roof caps on the vertical squared bays of the heritage building. The “parapet” on the

protruding bays of new building has similar proportions to that on the heritage building, again making it highly compatible, yet distinguishable from the heritage building in that it is set at the top, whereas it is situated between the second and third floors of the protruding vertical bays of the heritage building.

Reference: Tag #1 (red), south and west elevations.

Conclusion: Visually compatible, subordinate and distinguishable.

Window Bays

The top four floors of the new building, on both the south and west elevations, feature a vertical squared bay, which while not a window bay but rather a balcony, speaks to the vertical squared bays on the top two floors of the heritage building. In their squared form, and their placement on upper floors, they are similar to the heritage building in terms of proportions but distinguishable since they are presented as balconies.

Reference: Tag #2 (orange), south and west elevations.

Conclusion: Visually compatible, subordinate and distinguishable.

Cornice Lines

The cornice line that distinguishes the lower section of the new building from the upper sections that are notably set back is closely aligned with the cornice of the heritage building – the definitive horizontal roof line dividing the wood-clad main body from the mansard roof, one of its key character-defining elements. While the alignment of the cornice is similar, the material is highly distinguishable from the heritage building – on the new building it is proposed as granite to complement the remainder of the cladding.

Reference: Tag #3 (green), south and west elevations.

Conclusion: Visually compatible, subordinate and distinguishable.

Vertical Rhythm

The overall alignment – expressed through window placement, bays, parapets and other roof elements on the heritage building – is carried over into the new development and similarly expressed in a vertical form, particularly on the west elevation, to complement the heritage building. The height of the new development, its placement well behind the heritage building with a low form connection, along with the setback of the upper floors, makes it clearly distinguishable.

Reference: Tag #4 (blue), south and west elevations.

Conclusion: Complementary yet distinguishable.

Cladding - Materials and Texture

The cladding presented on the streetwall façade of the new building is made up of various materials and textures. It is similar to the granite that makes up the foundation of the heritage building. However, it is distinguishable by way of its texture, which is smooth, whereas on the heritage building it is coarser. The streetwall façade aligns with the main body of the heritage building so that the similarity in materials does not overwhelm the visual experience of the entire site and particularly the heritage building (see also Cornice Lines above). The remainder of the new building features a lighter granite cladding, so that it remains entirely distinct (i.e. highly distinguishable) from the heritage building.

**Tag #5 (yellow), south and west elevations.
Conclusion: Compatible yet distinguishable.**

Windows – Placement, Alignment and Pattern, Proportions and Materials

The windows on the new building are placed in a manner similar to those found on the heritage building, namely in primarily a paired vertical pattern.

Beginning on the third floor of the new building all windows are aligned and paired to match those on the floors above, a pattern identical to those on the heritage building. On the lowest level of the new building, the windows are set as singles (or on the south side, paired as outer placements) and distributed with equally proportioned divisions to align with the retail units below.

The proportions of the window openings on the new building (with the exception of the retail units) feature the same dimensions as those on the heritage building. The window sashes on the streetwall façade of the new building retain similar horizontal divisions, creating the appearance of two sashes that match the double-hung windows of the heritage building, while the windows situated above the new building's streetwall façade do not have the horizontal divisions in order to make them distinguishable yet complementary.

Furthermore, the windows on the new building are distinguishable as a result of their material – aluminum/pvc contrasting with and complementing the wood windows on the heritage building.

**Reference: Tag #6 (purple), south elevation.
Conclusion: Compatible (lower level streetwall) while distinguishable (upper level).**

Colours

The colours proposed for the heritage building are based on examination of the material and specifically layers of paint and stain applied over time. They are presented in a medium hue (i.e. esp. the cladding) in order to be highly

distinguishable with the new building, for which colours are softer, primarily neutral and lighter, with the exception of the lower-level dark granite which is darker. That darker granite on the lower level is intended to complement, yet still be distinguishable from, the heritage building and is limited to the section that horizontally aligns with the heritage building.

The proposed colour for the cladding of the heritage building is Benjamin Moore VC-17 “Victorian Peridot”, derived from the *True Colours* program developed by the Vancouver Heritage Foundation.

Reference: Colour scheme on the south and west elevations.

Conclusion: Colour on heritage building reflects a historical scheme and contrasts with new building’s softer and generally neutral and lighter colours.



South Elevation – Refer to Standard 11 Compliance as Noted Above

EXTERIOR MATERIALS LEGEND	
1	ALUMINUM CURTAIN WALL
2	SPANDREL GLASS PANEL
3	STONE CLADDING; GRANITE OR SIM.
4	STONE CORNICE
5	STONE CLADDING; MASONRY GRANITE OR SIM.
6	ALUMINUM/PVC WINDOW
7	ALUMINUM/PVC FRAMED PATIO DOOR
8	ALUMINUM FRAMED GLASS GUARD
9	PREFINISHED ENGINEERED PANELS

SYMBOLS LEGEND	
①	EXTERIOR MATERIALS TAG
Ⓜ	NOTES TAG



West Elevation - Refer to Standard 11 Compliance as Noted Above

6.3. MITIGATIVE MEASURES

Mitigative measures include the subtle distinguishing of the restored rear wall spanning the removed rear post-1896 extension, restoration of the original porch on both the South Street and Barrington Street sides, and an interpretive plan.

For the rear wall, the work includes restoration of wood cladding, with dimensions of window openings to match those on west side and front, and restoration of window trim. If the cladding spanning the extent of the post-1896 addition is revealed as extant, then it should be retained in place and repaired provided it has not deteriorated. Alternatively, if the cladding is not revealed, then complementary cladding may be used to distinguish the restored section of wall from the original (1896) section.

Similarly, if window openings are revealed upon removal of the extension, then those openings should be retained as an alternative to creating new ones at other locations. This may require subsequent amendment to the approved drawings as part of the development permit.

Other strategies may be implemented to acknowledge the post-1896 extension. Installation of flooring of an alternate colour or material that identifies the extent of the pre-1911 extension may also be used. An interpretive plan should be set in the atrium, to be the public space serving as the entrance to the new building, as a permanent display to using graphics and explanatory text.

The original porch on the main floor that wrapped around the south and west sides provided one of the strongest elements defining the streetscape and the building's historic orientation. Documentation of the latter may serve as an example of the detailed design elements to incorporate in this full porch restoration.

6.4. REPAIR AND REPLACEMENT OF COMPROMISED MATERIALS

Repair and replacement of material on the heritage building must conform with those established under the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The heritage building's character-defining elements, those characteristics that contribute to the tangible heritage value, such as materials, form and configuration, must be conserved. This draws from the following principles:

- Minimal intervention must be a goal, and any intervention must be the least intrusive and gentle means possible;
- Character-defining elements must be repaired, rather than replaced, wherever possible;

- Repair may involve anything from the removal and cleaning or simple refinishing to extracting extensively deteriorated, decayed or missing material and reinstalling the same but with in-kind material to match existing, and using recognized conservation methods;
- Repaired or replaced material must be physically and visually compatible with the historic place.

6.5. IMPLEMENTATION AND MONITORING

6.5.1. INSPECTIONS

Inspections are a key element as part of the implementation of conservation measures, and should be carried out by a qualified person or firm, preferably with experience in both phases of construction and in the assessment of heritage buildings. Heritage buildings can “disguise” certain conditions which only become apparent early in, or sometimes well into, the rehabilitation exercise. From this inspection, a report should be compiled that will include notes, sketches, and observations and to mark areas of concern: for example, conditions that were not apparent at the time of permit issuance, and mitigative measures.

The report need not be overly complicated, but must be thorough, clear and concise and address the component(s) of work that are underway for that reporting period (see Schedule below). Issues of concern, from the report, should be entered in a log book so that corrective action can be documented and tracked, and the heritage consultant in charge of the work must be duly informed and act upon any reports or recommendations.

6.5.2. SCHEDULE

These inspections should be conducted on a regular and timely schedule, addressing all stages of the exterior and site rehabilitation. An appropriate schedule for regular inspections and reports during the rehabilitation process would be a weekly reporting period, with a separate summary report for each of the major phases of work:

1. Initial assessment.
2. Relocation of heritage building.
3. Repair or replication of character-defining elements.
4. Reinstatement of all elements – repaired and replicated.

Inspections may also occur more frequently on an “as-need” basis should an issue arise that needs more immediate attention, so as to not inadvertently delay the broader rehabilitation work.

6.5.3. REPORTING STRUCTURE

The architect, project manager or construction manager will report the weekly progress of, and issues related to, the rehabilitation work, in the form of an electronic or hard copy report to the heritage consultant. This will include a list of completed tasks and pending work divided into the major phases noted in Section 6.5.2..

The heritage consultant will submit a final report to the planning staff as part of the phased work and at the completion of work as a requirement of any necessary final clearance(s) on permit(s). The report will summarize how the work performed in conjunction with those permits corresponds to the direction given in this Heritage Impact Statement and whether there are any deficiencies still to be addressed.

6.5.4. ONGOING MONITORING

The most potentially damaging element to heritage buildings is water, including frost, freezing and thawing, and rain water runoff including pipes and ground water. Animal infestation is a secondary concern.

The most vulnerable part of any building is the roof, where water can enter in without warning. Roof repair and renewal is one of the more cost-effective strategies. Any leak, however minor it might be, needs to be taken seriously and may be a sign that other areas are experiencing the same, or that a more significant leak or water entry is imminent

The following contains a range of potential problems specific to a wood-frame and wood-clad structure such as the Elmwood Hotel: water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

Exterior Inspection

Site and Foundation

- Does water drain away from the foundation?
- Is there back-splash occurring?
- Is there movement or settlement of the foundation as illustrated by cracks or an uneven surface?
- Is there any evidence of rising damp?

Wooden Elements

- Are there moisture problems present?

- Is any wood in direct contact, or extremely close to, the ground?
- Is there any evidence of insect infestation?
- Is there any evidence of fungal spread or any other type of biological attack?
- Does any wood appear warped or cupped?
- Does any wood display splits or loose knots?
- Are nails visible, pulling loose or rusted?
- Do any wood elements show staining?

Exterior Painted Materials

- Is the paint blistering, peeling or wrinkling?
- Does the paint show any stains such as rust, mildew or bleeding through?

Windows

- Is any glass cracked or missing?
- Does the putty show any sign of brittleness or cracking, or has any fallen out?
- Does paint show damage by condensation or water?
- Do the sashes operate easily or if hinged do they swing freely?
- Does the frame exhibit any distortion?
- Do the sills show any deterioration?
- Is the flashing properly shedding water?
- Is the caulking connection between the frame and cladding in good shape?

Doors

- Are the hinges sprung or in need of lubrication?
- Are the latches and locks working freely?
- Is the sill in good shape?
- Is the caulking connection between the door frame and cladding in good shape?
- Is the glazing in good shape and held securely in place?
- Is the seal of the door in good shape?

Gutters and Downspouts

- Are any downspouts leaking or plugged?
- Do the gutters show signs of corrosion?
- Are there any missing sections of downspouts and are they securely connected to the gutters?
- Is the water being redirected away from the building to either in-ground drainage or rainwater catchment?

Roof

- Are there water blockage points?
- Is the leading edge of the roof wet?
- Is there any sign of fungus, moss, birds, vermin, insects, etc.?

- Are the shingles showing any advanced sign of weathering such as curling or exposure of sub-surface?
- Are any shingles loose or missing?
- Are the flashings well set?
- Are any metal joints or seams sound?
- Is there any water ponding present?

The owner(s) should retain an information file where inspection reports can be filed. This should also contain the Log Book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available to the owner(s), which will aid in determining appropriate interventions when needed. This information file should be passed along to any subsequent owner(s).

The file would include a list outlining the finishes and materials used. The building owner should keep on hand a stock of spare materials for minor repairs.

The maintenance Log Book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past, and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

A full record will help to plan for future repairs and provide valuable information in the overall maintenance of the building and will provide essential information for the longer-term and serve as a reminder to amend the maintenance and inspection activities on an as-needed basis.

6.6. SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

6.6.1. HERITAGE VALUE, CHARACTER-DEFINING ELEMENTS AND IMPACT

The heritage value of the Elmwood Hotel lies in the evolving pattern of development of housing constructed in the late Victorian era in the Old South neighbourhood of Halifax. As a purpose-built hotel converted from a single-family residence, and subsequently converted to an apartment, it is a manifestation of the evolution of the neighbourhood to a more working-class area housing those employed at the waterfront or downtown. It is additionally valued for its association with its developer and first owner, James Augustus Farquhar, a mariner and businessman. The Elmwood Hotel is a testament to his

success and wealth. The Elmwood Hotel is additionally for its Stick Style and design elements, including a prominent mansard roof, balconies and many decorative elements on the street-facing sides.

Its character-defining elements include its location, its continued residential use, mansard roof, prominent roof towers, balconies and bays, rhythmic window pattern, and extensive detailed woodwork on the street-facing sides.

The impact of the proposed development includes the removal of the rear (pre-1911) extension, which is a secondary component to the building and is not a character-defining element.

6.6.2. CONSERVATION AND MITIGATIVE MEASURES

The conservation approach to the Elmwood Hotel includes full retention of the original (1896) portion, which comprises all of the exterior character-defining elements. The priority approach to conservation of all elements is:

1. Retention, repair where necessary, and reinstatement.
2. Replication where it is determined that the condition of any particular element has deteriorated to the point where it must be copied. Replication must use existing elements as copies to ensure that the measurements, profile, appearance and materials match what would have been original to the building.
3. The restoration of lost or previously obscured elements including the wrap-around porch on the main floor and the rear wall that was covered by the pre-1911 addition.

Mitigative measures include the subtle distinguishing of the restored rear wall spanning the removed rear post-1896 extension, restoration of the original porch on both the South Street and Barrington Street sides, and an interpretive plan.

The treatment of the rear wall should be through the use of cladding, distinguishing lines (e.g. corner boards and alternate flooring) to outline the extent of the rear (pre-1911) extension, and new windows with profiles that are complementary to those elsewhere on the building. The treatment of cladding at the rear will depend on whether it is found to be extant when the rear extension is removed. An interpretive plan should also be put in place to explain the history of the building and site, on display in the atrium connection accessed from Barrington Street.

7. PHOTOGRAPH CATALOGUE



Site overview: west and south sides as seen from Barrington Street.



Site overview: south side as seen from South Street.

SOUTH AND EAST SIDE ROOF LINES



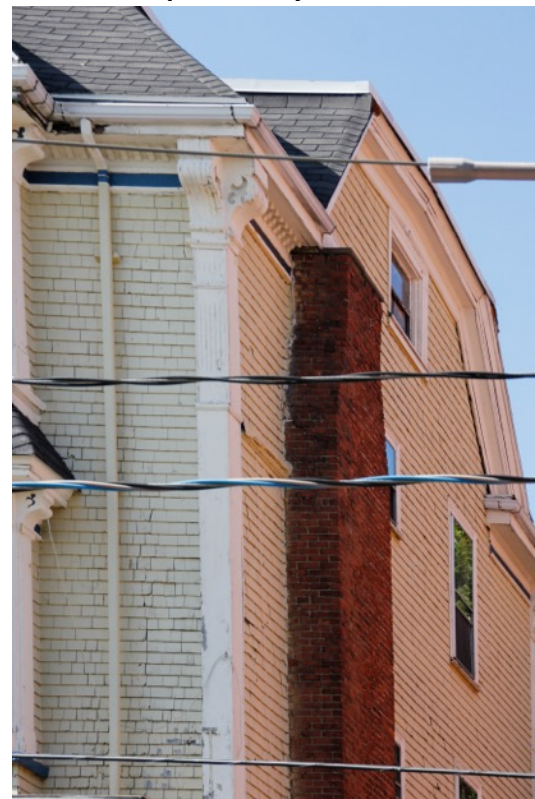
Central roof tower and squared bay



Gable and squared bay window



Turret and angled bay



East side roof line

SOUTH SIDE WALL ELEMENTS



Corner board, top brackets and dentils



Window and upper door placement, trim and pronounced lintels



Entry door with sidelights and transom

PORCH DETAILING



Porch posts and balustrade



Upper and lower porch

WEST SIDE



Gable roof with sunburst pattern



Corner boards, brackets and roof line



Stacked bay windows



Paired gables and bays



Courtenay Office:

6091 Ledingham Road, Courtenay, BC V9J 1M5

Vancouver Office:

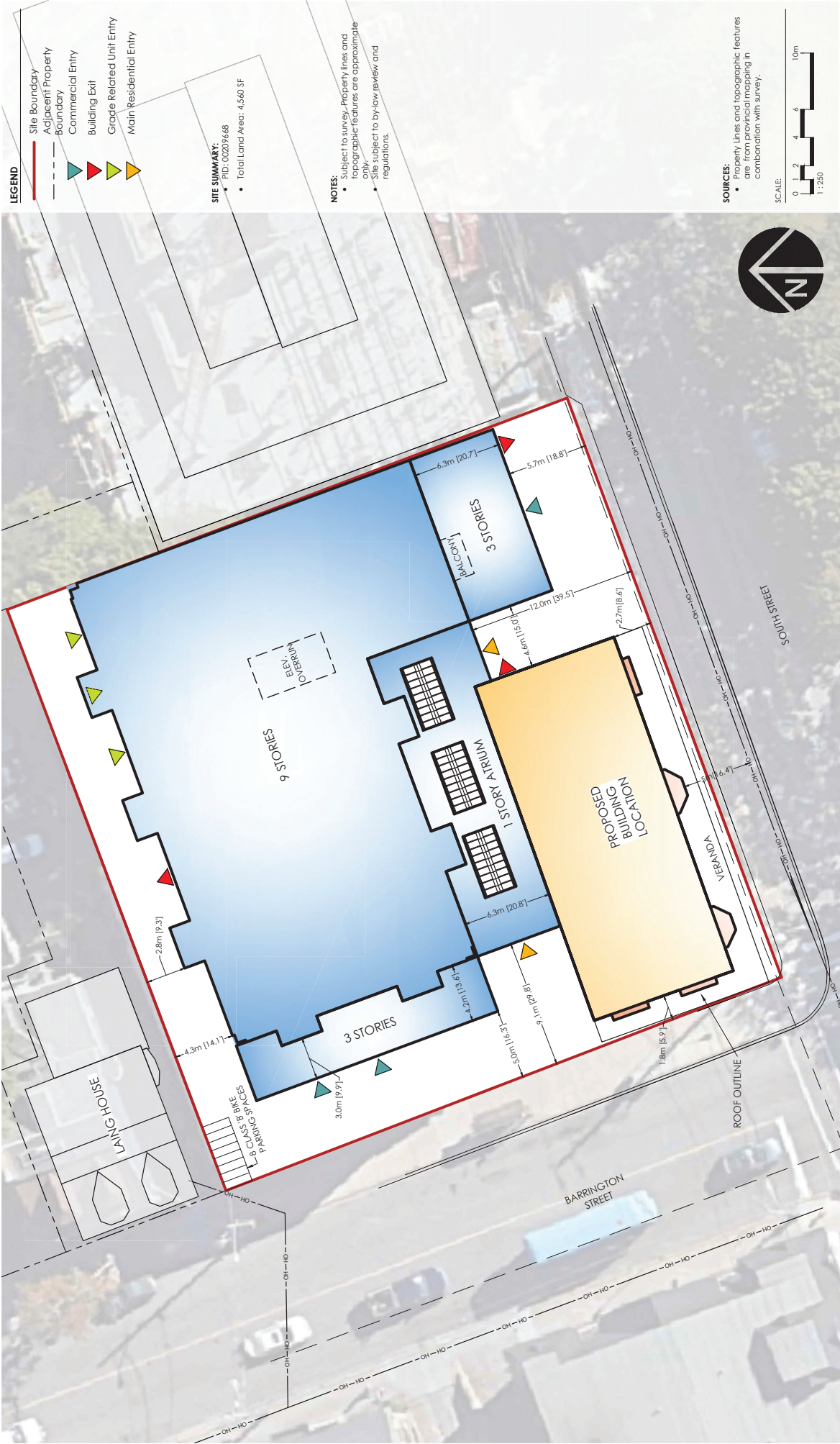
57-3436 Terra Vita Place, Vancouver, BC V5K 5H6

(778) 308-4357

mcleanheritage@gmail.com

www.mcleanheritage.ca

Attachment D
Site Plan, Renderings, and Elevation Drawings



DRAWING	DRAWING	DRAWING	DRAWING	DRAWING	DRAWING
102					
SITE PLAN					
THE ELMWOOD 5185 South St., Halifax, NS					
GALAXY PROPERTIES LTD.					
CLIENT					
zrap architecture + planning 1 Canal St., Dartmouth NS B2Y 2W1 zrap.ca					

View from the intersection of South and Barrington Streets looking northeast



View from Barrington Street looking south



View from South Street looking west





EXTERIOR MATERIALS LEGEND

- 1 ALUMINIUM CURTAIN WALL
- 2 SPANDREL GLASS PANEL
- 3 STONE CLADDING 'A'; GRANITE OR SIM.
- 4 STONE CORNICE, OR SIM.
- 5 STONE CLADDING 'B'; MASONRY, GRANITE OR SIM.
- 6 ALUMINIUM/PVC WINDOW
- 7 ALUMINIUM/PVC FRAMED PATIO
- 8 ALUMINIUM FRAMED GLASS GUARD
- 9 PREFINISHED ENGINEERED PANELS 'A' GRANITE OR SIM.
- 10 STONE CLADDING 'C'; MASONRY, PREFINISHED ENGINEERED PANELS 'B'; COLOUR TO MATCH STONE CLADDING 'B'
- 11

SEE A07-A10 FOR HERITAGE ELEVATIONS

PROJECT NO. 21-052
 DRAWN BY: AS
 ISSUED FOR REVIEW
 DATE: March 23, 2022

WEST ELEVATION

SCALE: 1:150

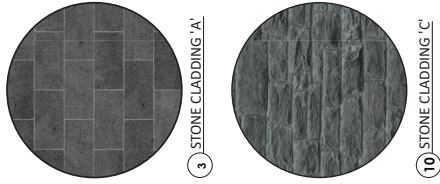
THE ELMWOOD
 5185 & 5189 South St., Halifax, NS

PROJECT

CLIENT
GALAXY PROPERTIES LIMITED

zgap
 architecture + planning
 1 Canal St. Dartmouth
 NS B2Y 2W1 | zgap.ca

EXTERIOR MATERIALS LEGEND	
1	ALUMINUM CURTAIN WALL
2	SPANDREL GLASS PANEL
3	STONE CLADDING 'A'; GRANITE OR SIM.
4	STONE CORNICE, OR SIM.
5	STONE CLADDING 'B'; MASONRY, GRANITE OR SIM.
6	ALUMINUM/PVC WINDOW
7	ALUMINUM/PVC FRAMED PATIO DOOR
8	ALUMINUM FRAMED GLASS GUARD
9	PREFINISHED ENGINEERED PANELS 'A'
10	STONE CLADDING 'C'; MASONRY, GRANITE OR SIM.
11	PREFINISHED ENGINEERED PANELS 'B'; COLOUR TO MATCH STONE CLADDING 'B'



DRAWING
A-02

PROJECT NO. 21-052
DRAWN BY: AS
ISSUED FOR REVIEW
DATE: March 23, 2022

DRAWING
SOUTH ELEVATION
SCALE: 1:150

PROJECT
THE ELMWOOD
5185 & 5189 South St., Halifax, NS

CLIENT
GALAXY PROPERTIES LIMITED

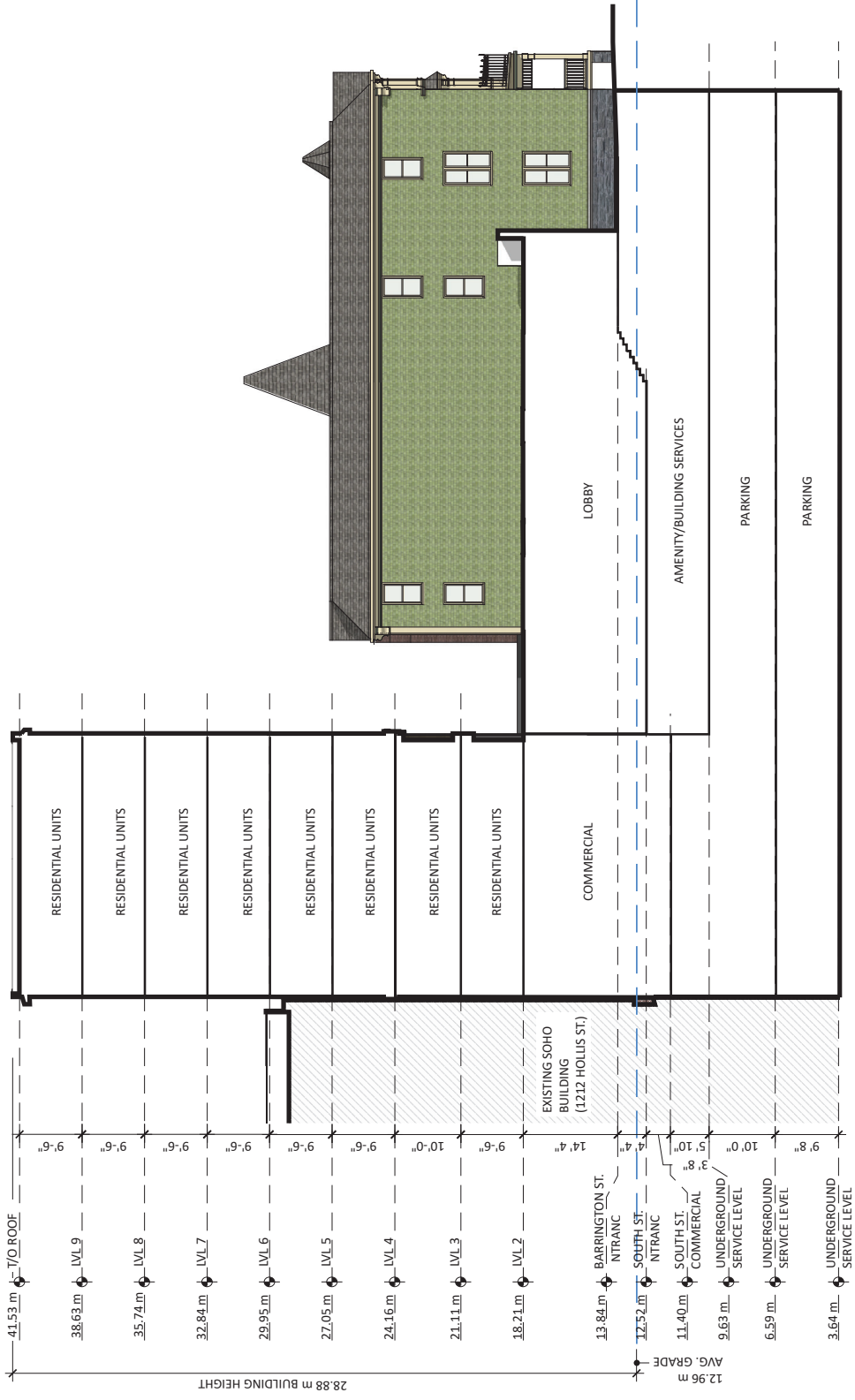
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1 Canal St., Dartmouth
NS B2Y 2W1 | zzap.ca

EXTERIOR MATERIALS LEGEND	
1	ALUMINUM CURTAIN WALL
2	SPANDREL GLASS PANEL
3	STONE CLADDING 'A'; GRANITE OR SIM.
4	STONE CORNICE, OR SIM.
5	STONE CLADDING 'B'; MASONRY, GRANITE OR SIM.
6	ALUMINUM/PVC WINDOW
7	ALUMINUM/PVC FRAMED PATIO DOOR
8	ALUMINUM FRAMED GLASS GUARD
9	PREFINISHED ENGINEERED PANELS 'A'
10	STONE CLADDING 'C'; MASONRY, GRANITE OR SIM.
11	PREFINISHED ENGINEERED PANELS 'B'; COLOUR TO MATCH STONE CLADDING 'B'



 architecture + planning	CLIENT GALAXY PROPERTIES LIMITED	PROJECT THE ELMWOOD 5185 & 5189 South St., Halifax, NS	DRAWING NORTH ELEVATION	PROJECT NO. 21-052 DRAWN BY: AS ISSUED FOR REVIEW DATE: March 23, 2022
	SCALE: 1:150			A-04

VIEWPLANES



DRAWING
A-05

PROJECT NO. 21-052
DRAWN BY: AS
ISSUED FOR REVIEW
DATE: March 23, 2022

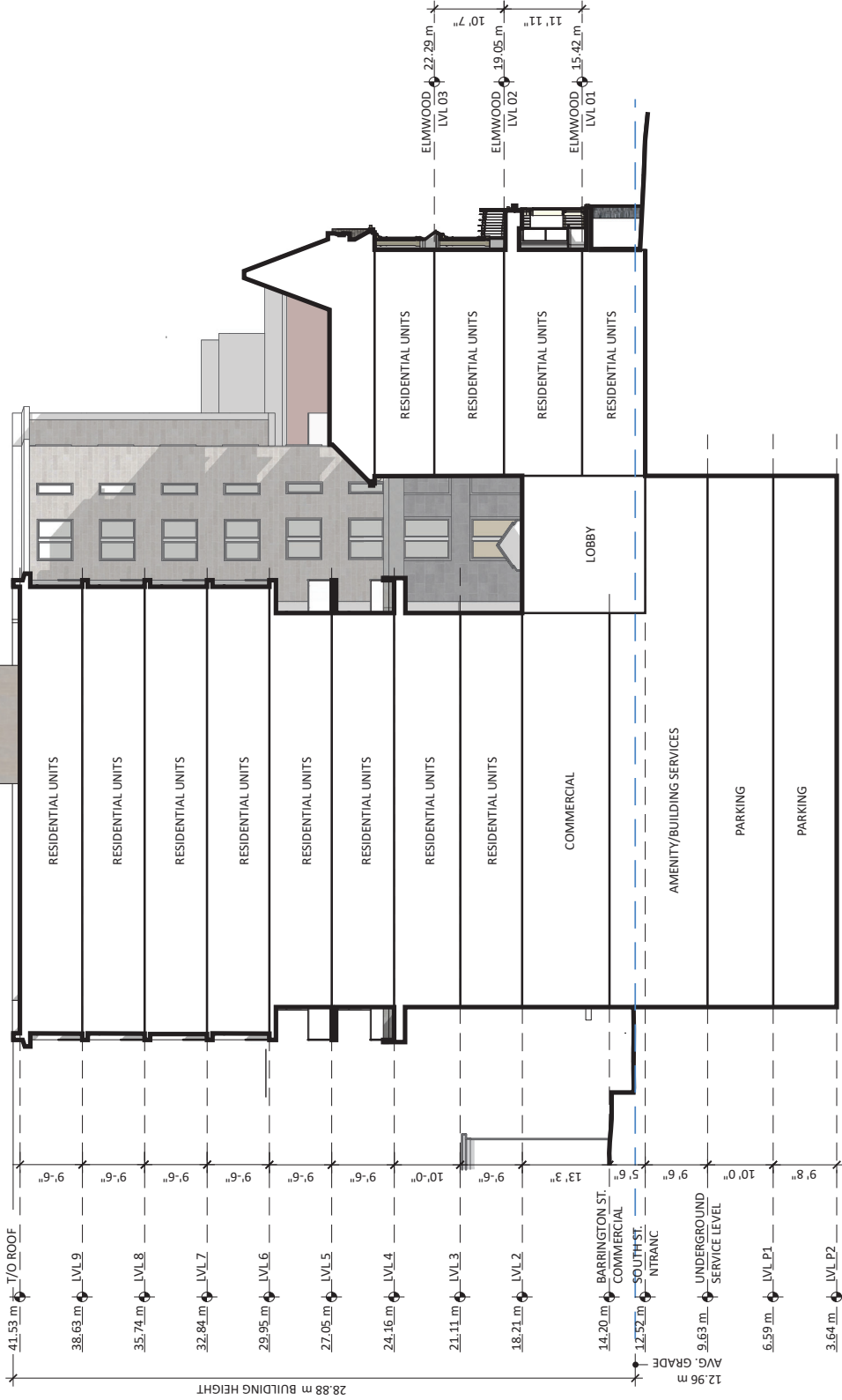
DRAWING
LONGITUDINAL SECTION
SCALE: 1:200

PROJECT
THE ELMWOOD
5185 & 5189 South St., Halifax, NS

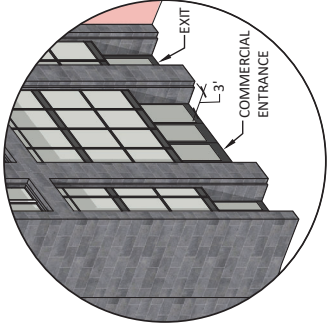
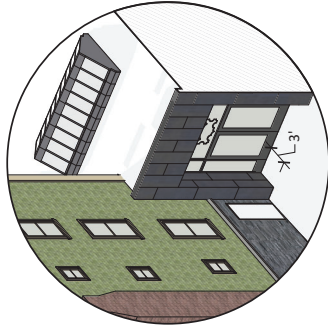
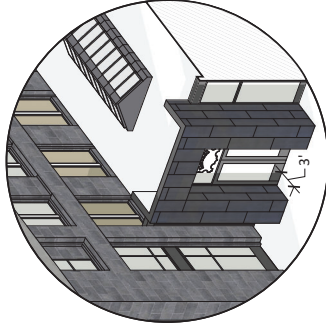
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VIEWPLANE 8



28.88 m BUILDING HEIGHT



DRAWING
A-06

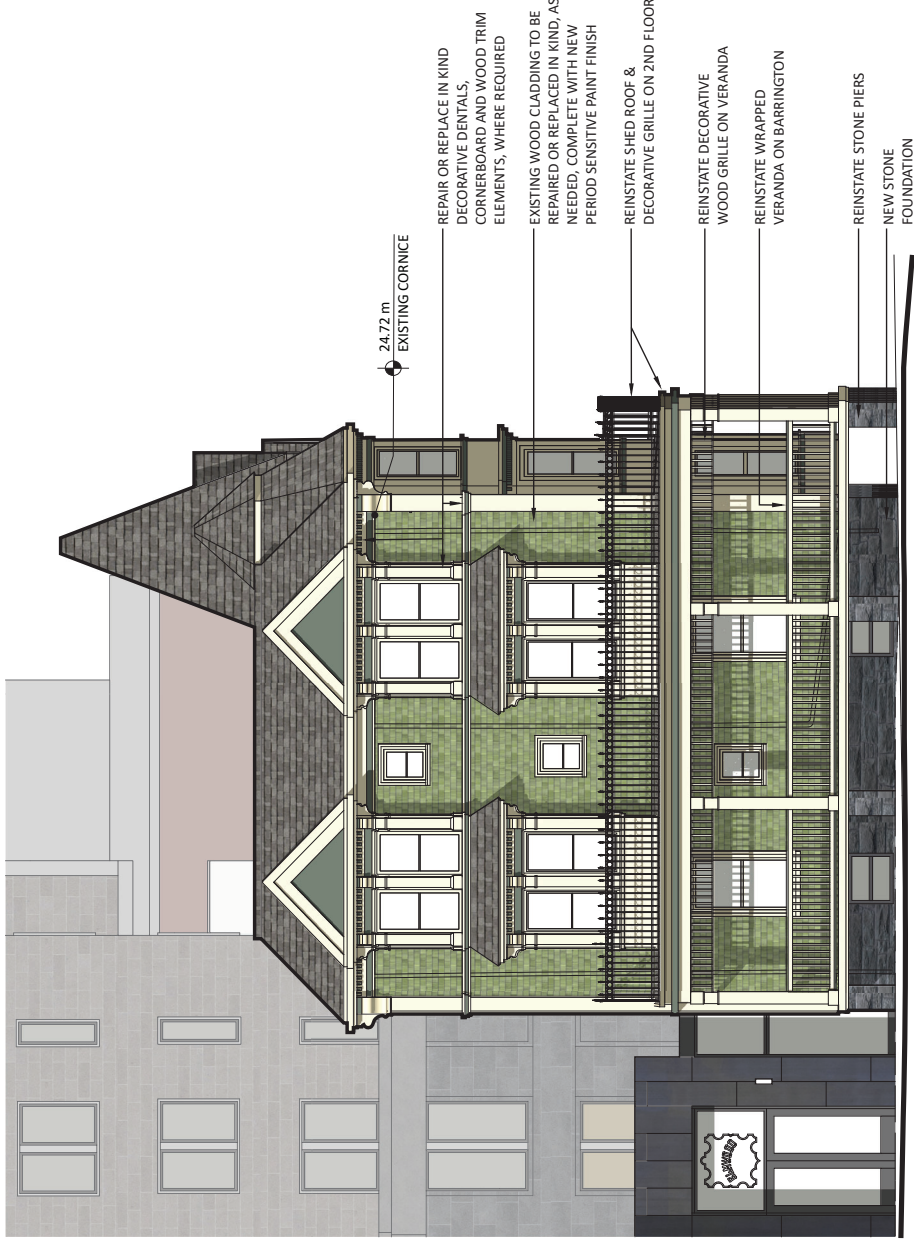
PROJECT NO. 21-052
DRAWN BY: AS
ISSUED FOR REVIEW
DATE: March 23, 2022

DRAWING
**CROSS SECTION &
RECESSED ENTRANCES**
SCALE: 1:200

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24.72 m
EXISTING CORNICE

- REPAIR OR REPLACE IN KIND DECORATIVE DENTALS, CORNERBOARD AND WOOD TRIM ELEMENTS, WHERE REQUIRED
- EXISTING WOOD CLADDING TO BE REPAIRED OR REPLACED IN KIND, AS NEEDED, COMPLETE WITH NEW PERIOD SENSITIVE PAINT FINISH
- REINSTATE SHED ROOF & DECORATIVE GRILLE ON 2ND FLOOR
- REINSTATE DECORATIVE WOOD GRILLE ON VERANDA
- REINSTATE WRAPPED VERANDA ON BARRINGTON
- REINSTATE STONE PIERS
- NEW STONE FOUNDATION

DRAWING
A-07

PROJECT NO. 21-052
DRAWN BY: AS
ISSUED FOR REVIEW
DATE: March 23, 2022

DRAWING
HERITAGE RESOURCE
WEST ELEVATION
SCALE: 1:100

PROJECT
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- NEW ASPHALT SHINGLES
- 24.72 m
EXISTING CORNICE
- REPAIR OR REPLACE IN KIND DECORATIVE DENTALS, CORNERBOARD AND WOOD TRIM ELEMENTS, WHERE REQUIRED
- EXISTING WOOD CLADDING TO BE REPAIRED OR REPLACED IN KIND, AS NEEDED, COMPLETE WITH NEW PERIOD SENSITIVE PAINT FINISH
- REINSTATE SHED ROOF & DECORATIVE GRILLE ON 2ND FLOOR
- REINSTATE DECORATIVE WOOD GRILLE ON VERANDA
- REPAIR OR REPLACE IN KIND EXISTING VERANDA, AS NEEDED
- REINSTATE STONE PIERS
- NEW STONE FOUNDATION
- NEW WOOD WINDOWS @ BASEMENT LEVEL

DRAWING
A-08

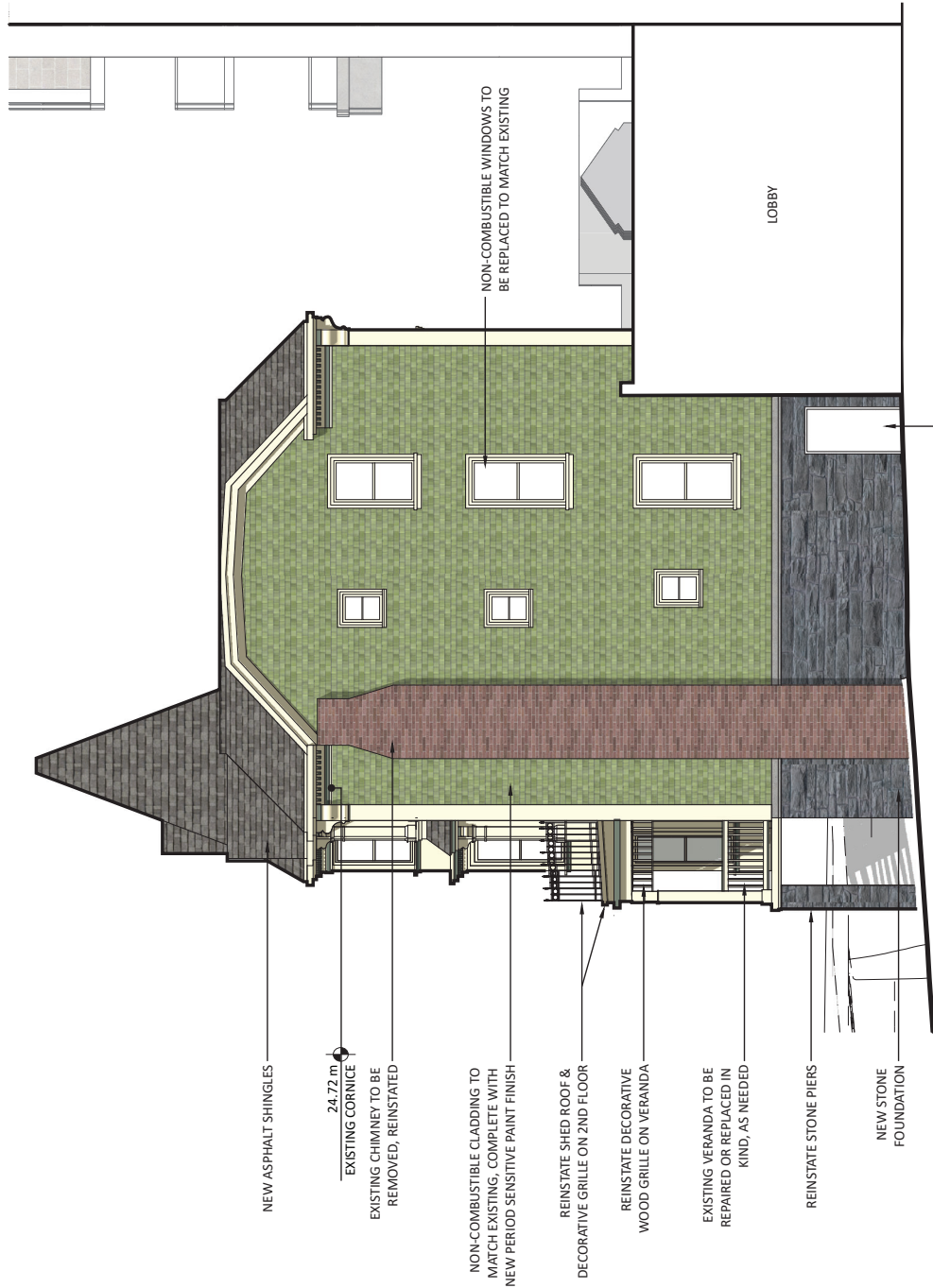
PROJECT NO. 21-052
DRAWN BY: AS
ISSUED FOR REVIEW
DATE: March 23, 2022

DRAWING
HERITAGE RESOURCE
SOUTH ELEVATION
SCALE: 1:100

PROJECT
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NEW ASPHALT SHINGLES

24.72 m
EXISTING CORNICE
EXISTING CHIMNEY TO BE
REMOVED, REINSTATED

NON-COMBUSTIBLE CLADDING TO
MATCH EXISTING, COMPLETE WITH
NEW PERIOD SENSITIVE PAINT FINISH

REINSTATE SHED ROOF &
DECORATIVE GRILLE ON 2ND FLOOR

REINSTATE DECORATIVE
WOOD GRILLE ON VERANDA

EXISTING VERANDA TO BE
REPAIRED OR REPLACED IN
KIND, AS NEEDED

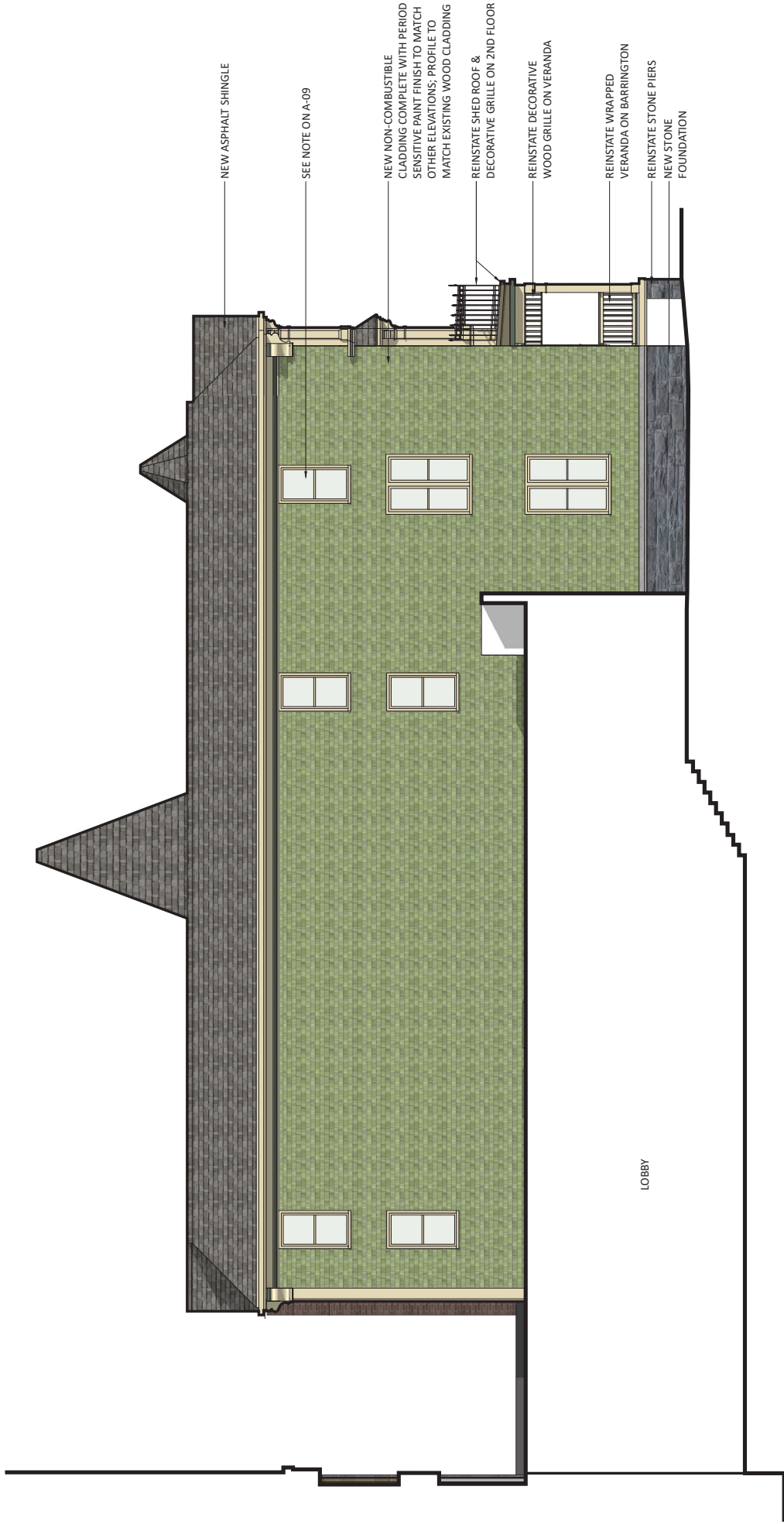
REINSTATE STONE PIERS

NEW STONE
FOUNDATION

NON-COMBUSTIBLE WINDOWS TO
BE REPLACED TO MATCH EXISTING

LOBBY

EXISTING NON-CHARACTER DEFINING
ADDITION TO BE REMOVED,
REPLACED WITH EXIT DOOR



DRAWING
A-10

PROJECT NO. 21-052
DRAWN BY: AS
ISSUED FOR REVIEW
DATE: March 23, 2022

DRAWING
HERITAGE RESOURCE
NORTH ELEVATION
SCALE: 1:100

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

Old South Suburb Heritage Conservation District Plan Policy 14	
<p><i>Public Hearing Required for Demolition, Removal or Substantial Alteration of a Contributing Heritage Resource. 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></p>	
Criteria	Discussion
<p><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></p>	<p>The heritage value of the structure will be preserved through the rehabilitation and subsequent development. See Attachment F for more details.</p>
<p><i>b) the significance of the building or structure to the heritage value and character-defining elements of the District;</i></p>	<p>The District's heritage value will be preserved through the retention of the Elmwood, a Victorian Stick style structure which transitioned from a Georgian style building. The rear addition does not contribute to the District's heritage value.</p> <p>The District's character defining elements on this property are also confined to the Elmwood building which will be repaired and rehabilitated in accordance with the <i>Standards and Guidelines</i>. The applicant will also reinstate missing features from the Victorian building.</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>
<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></p>	<p>No structural assessment was provided. The existing building, including the rear wing, appears to be in fair condition, with the exception of some degraded elements such as the front porch which will be replaced. The applicant explored retaining the rear addition but determined this option creates Building Code issues and would make the rehabilitation project unviable.</p>
<p><i>d) the potential for repair and continued use of the building or structure;</i></p>	<p>The Elmwood structure and the existing 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 <i>Standards and Guidelines</i>.</p>
<p><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></p>	<p>See Attachment F</p>

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

Staff have provided a positive recommendation on the ~~proposal-~~ substantial alteration 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 F

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			
<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 (without the addition). Deteriorated character defining elements will be repaired or replaced with in-like-and-kind materials and forms, as necessary. The building will be lifted off its original foundation and placed on a new foundation located approximately 4 metres west and 5 metres south of its current location. The historic building will remain on the corner lot, north of Peace and Friendship Park.
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 atrium of the new addition will only connect to the first storey of the historic building, at its rear wall. It will encompass 18 metres of the 25 metre width of the rear wall and a small portion of its east wall, around the northeast corner. Seven metres of the rear wall, nearest to Barrington Street will be entirely rehabilitated. The façade and CDEs will be retained and rehabilitated. The National Building Code will likely require non-combustible siding and metal windows in some areas.

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 historic building will be preserved, and missing features will be reinstated using historic photos. The new 9-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 serve residential uses, as it has since its origin.
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			
<i>Rehabilitation is the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.</i>			
STANDARDS 10-12	Complies	N/A	Discussion
10. Repair rather than replace <i>character-defining elements</i> . Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is	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 wrap-around porch will be guided by photographic documentation.

<p>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>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 historic building will remain located be set in a prominent location at the corner of South Street and Barrington Street.</p> <p>The nine storey massing of the new addition will be setback 18 metres, from South Street, behind a three storey podium and the historic three storey building. It will be setback nine metres from Barrington Street behind a three storey podium, adjacent to the historic buildings west (side) wall. The three storey podiums, on both South and Barrington, will both be setback 3 metres more from the streetline, than the walls of the historic building. The façades of the new addition are plain and less ornate than the Elmwood's façades, preserving the visual interest of the historic building.</p> <p>The new addition uses vertical portions and bay windows (inspired by the Elmwood's bay windows) to help provide compatibility. The new addition will include a uniform masonry material to distinguish it from the wooden historic building while complementing the masonry foundation of the historic building.</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 addition could be removed so that the essential form of this historic place is maintained.</p>