



Barrington Street Perspective – Espace

STARFISH properties

The Roy Building, 1657 Barrington Street, Suite 430, Halifax, Nova Scotia, B3J 2A1
E-mail: rob@starfishproperties.ca, ph: (902) 423-2544 fax: (902) 423-0902

David F. Garrett • Architects

St. Paul's Building, 1684 Barrington Street, 5th Floor, Halifax, Nova Scotia, B3J 2A2
E-mail: garrett.arch@sympatico.ca, ph: (902) 425-0182 fax: (902) 420-0180

Barrington [★]Space

Application: HRM Site Plan Approval/ Development Agreement

Project Description:

The project proposes a rejuvenation and re-use of 3 urban buildings by way of improvements to existing storefronts, selected restoration of facade heritage components, and an addition to the rooftop of the 3 existing buildings at 1652, 1656, and 1662 Barrington Street, (the former Sam the Record Man buildings and the former Granite Brewery building). The improvements also include for the interiors of the three buildings which will be completely renovated.

Retail uses are proposed for the Barrington St. level of all three buildings and office uses for the upper two floors of the existing buildings and the additions. The three buildings will be interconnected on all levels and a corridor through 1668 Barrington Street, (adjacent building to the north of the project site), will connect the project to Argyle Street. Light wells will provide natural light to the rear office spaces on each level. Decks on the flat roofs of the existing buildings will be accessible from the additions and will include selected landscaping materials.

Overall, the project integrates the individuality of all three existing heritage facades while unifying them within a single formal composition. The historic character of the buildings is conserved and maintained by respecting and retaining the three existing heritage facades. New storefronts at ground level, and a two-level addition achieve the qualitative objectives envisioned by HRM by Design as expressions of high-quality contemporary architecture.



Existing Buildings, 1652, 1656 & 1662 Barrington Street, Halifax, NS

Storefronts (ground floor):

For 1652 and 1662 Barrington St., the portions of the ground level storefront that are defined as “base building” areas, (ie pilasters and piers), are to be cleaned and restored to a heritage-consistent level. The portion of the ground level storefront that is within the “tenant” area is to be fitted with a high-quality, contemporary, minimally-framed commercial storefront glazing atop a stone base.

Tenant signage occurs at the top of this area as a contemporary, perforated, narrow metal band in front of the glass. This heightened glass storefront area is consistent with heritage photos of the buildings. Entrances will be protected with awnings. For 1656 Barrington St. (the granite façade building) a new, second entrance is proposed which would match the existing entrance and would be located symmetrically opposite the existing entrance.

Existing Facades (upper floors):

Masonry areas of the the existing heritage facades are to be cleaned and repaired and wood areas re-painted. Windows will be replaced with heritage-consistent high-quality windows. A variance will be required to allow a clear glass rail at the top of at least one façade (1652) to enclose a deck behind. Architectural building lighting will be added.

New Addition (fourth floor plus mezzanine):

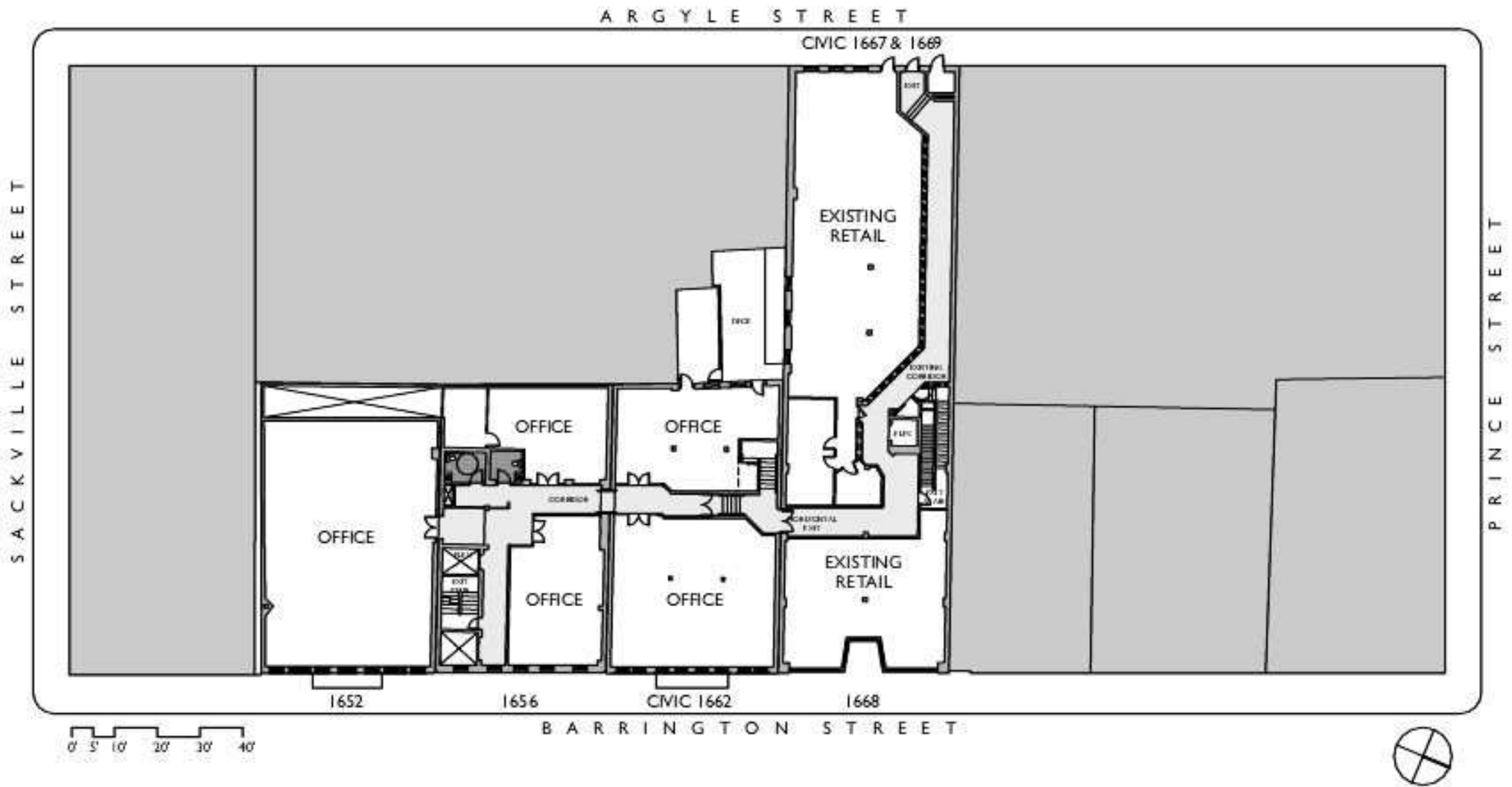
The addition is two levels high set atop the existing buildings and clad in a high-quality, contemporary glass and metal façade. It is set back 10 feet from the street face, making it formally subordinate to the existing heritage buildings. The addition’s material palette includes a combination of clear glass and translucent insulated glass panels in metal frames, intended to “float” above the existing buildings and be visually distinguishable from them. The symmetries and proportions of the existing facades are echoed in the new addition. Each section of the facade is a symmetrical 3-part composition incorporating vertical proportions for the window areas and horizontal proportions for the translucent insulated glass wall areas. The facades are similar to one another, but are distinct and separated by wide stone pillars. The addition is capped with a projecting cornice.

All uses and improvements are consistent with the objectives and requirements of the Downtown Halifax Land-Use Bylaw and Design Manual and the Barrington Street Heritage District Revitalization Plan, both recently implemented by the HRM by Design process.

Comments/questions: starfish@starfishproperties.ca or 902/423-2544

Website: <http://www.starfishproperties.ca/barringtonspace/>

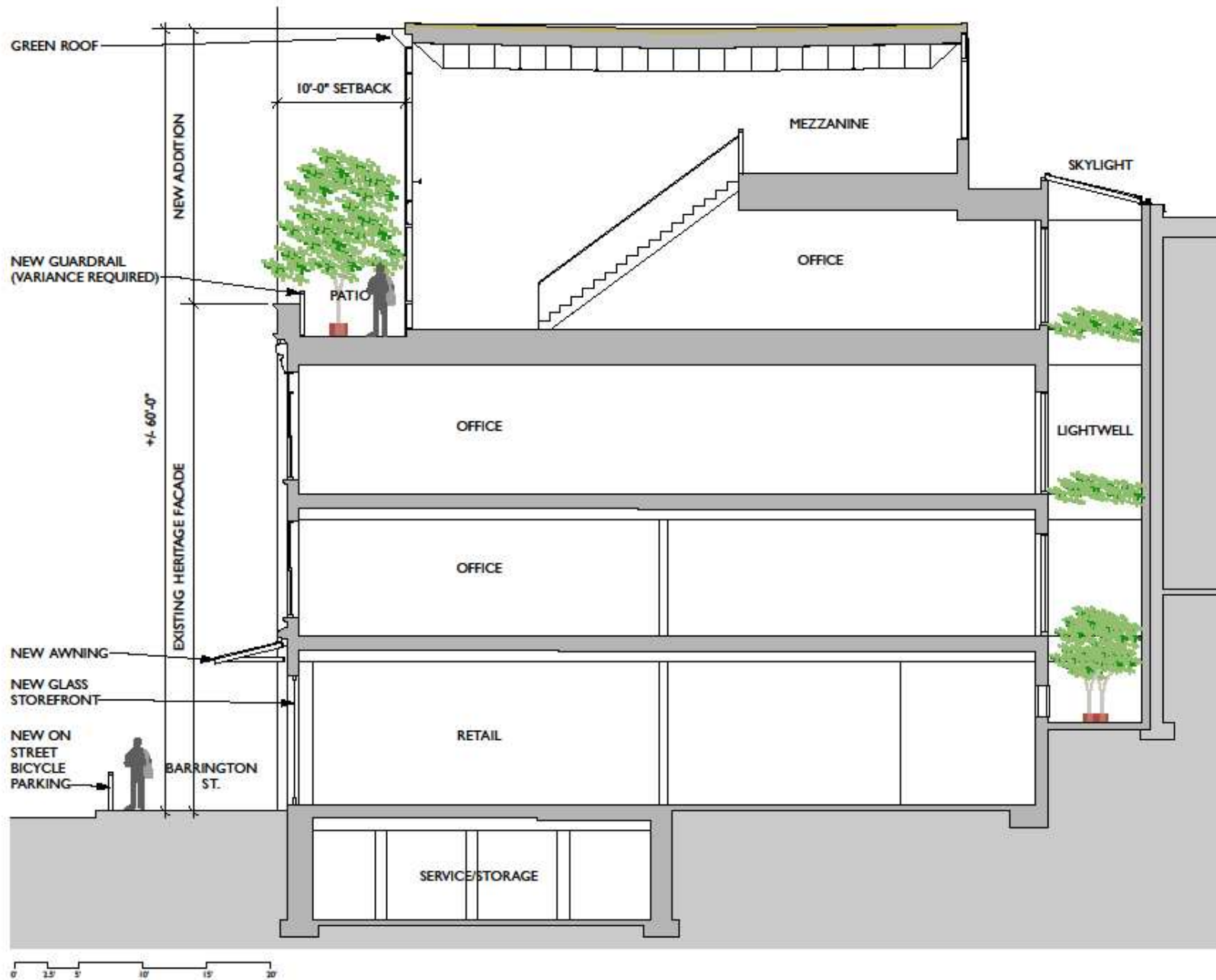
Open House: December 21, 2009, 7-9:00pm, 1668 Barrington St., Suite 200



2nd Floor Plan



Barrington Street Elevation



Section Through Building