



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 4
Heritage Advisory Committee
December 12, 2018

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: *-Original Signed-*

Kelly Denty, Director, Planning and Development

Includes *-Original Signed-*

Jacques Dubé, Chief Administrative Officer

DATE: November 9, 2018

SUBJECT: **Case H00456: Substantial Alterations to municipally registered heritage properties at 5969 College Street and 1452 & 1456 Carlton Street, Halifax**

ORIGIN

An application by Kassner Goodspeed Architects Ltd., on behalf of the property owner, to substantially alter three registered municipal heritage properties located at 5969 College Street, 1452 Carlton Street, and 1456 Carlton Street, Halifax.

LEGISLATIVE AUTHORITY

Heritage Property Act, R.S.N.S. 1989, c. 199

- 17 (1) Municipal heritage property shall not be substantially altered in exterior or public-building interior appearance or demolished without the approval of the municipality.
- (2) An application for permission to substantially alter the exterior or public-building interior appearance of or demolish municipal heritage property shall be made in writing to the municipality.
- (3) Upon receipt of the application, the municipality shall refer the application to the heritage advisory committee for its recommendation.
- (4) Within thirty days after the application is referred by the municipality, the heritage advisory committee shall submit a written report and recommendation to the municipality respecting the municipal heritage property.

- (5) The municipality may grant the application either with or without conditions or may refuse it.
- (6) The municipality shall advise the applicant of its determination.

By-law H-200, the *Heritage Property By-Law*

4. The Committee shall, within the time limits prescribed by Council or the Act, advise the Region respecting:

- (c) applications to substantially alter the external appearance of or demolish a municipal heritage property;

12. Applications for alteration of a registered heritage property shall be evaluated in accordance with the Standards for the Conservation of Historic Places in Canada, 2nd Edition as set forth in Schedule 'B-1'. The Guidelines for the Conservation of Historic Places in Canada, 2nd Edition shall be used to interpret and apply the Standards.

RECOMMENDATION

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

1. Approve the substantial alteration of 5969 College Street, known as the Gold Cure Institute building, as proposed in this report and its attachments with the following conditions:
 - a. The property owner agrees to register the buildings, currently located at 5969 College Street, and 5963 College Street, as municipal heritage properties after these buildings are relocated to a new property; and
 - b. The Municipality will consider the deregistration of the property at 5969 College Street after the building (the Gold Cure Institute Building) is relocated to a new lot on the same street and an application is submitted for its registration as a new municipal heritage property.
2. Approve the substantial alteration of 1452 Carlton Street, Early Victorian Streetscape, as proposed in this report and its attachments; and
3. Approve the substantial alteration of 1456 Carlton Street, Early Victorian Streetscape, as proposed in this report and its attachments.

BACKGROUND

On August 1st, 2017, Regional Council approved a motion to direct staff to continue processing twenty-two site-specific secondary municipal planning strategy amendments on the condition that these applications generally align with the June 2017 draft Centre Plan document relative to urban structure, height, and floor area ratio. Two of these site-specific plan amendment applications will affect the Carlton Street Early Victorian Streetscape, and both are requesting approval for substantial alterations to registered heritage properties (case #20218 and case #20761) as shown on Map 1.

Kassner Goodspeed Architects Ltd. has applied to amend the Halifax Secondary Municipal Planning Strategy to allow a large mixed-use development on the southern portion of the block bounded by Spring Garden Road, Robie Street, College Street, and Carlton Street known as “The Promenade on Robie South” (HRM Planning Case # 20761). As part of this development, changes are proposed to several registered heritage properties along Carlton and College Streets which are owned by the developer. Some of these changes are considered substantial because they impact the character defining elements of the properties.

The properties seeking approval for Substantial Alterations under the *Nova Scotia Heritage Property Act*, and the focus of this report include the Gold Cure Institute building at 5969 College Street and two buildings within the Early Victorian Streetscape at 1452 Carlton Street and 1456 Carlton Street. The Heritage Advisory Committee will also have an opportunity in the future to consider the impacts of the overall development (Case #20761) on the Carlton heritage streetscape under Policy CH-16 of the Regional Municipal Planning Strategy. That policy speaks to appropriate transition and design for developments abutting registered heritage properties.

Early Victorian Streetscape

The Carlton Street Early Victorian Streetscape is an area comprised of seventeen registered heritage buildings constructed between 1860 and 1906 that include examples of a variety of Victorian styles. This area lies on what was once part of the South Common which was subdivided in 1818 into lease holds, and subsequently sold as smaller lots for residential development in 1871. The streetscape is located on Carlton Street between Spring Garden Road and College Street. The heritage value of the Streetscape is summarized in Attachment F.

Existing Site Context

The proposed development area comprises nearly 5100s/m (55,500 s/f) and includes 8 separate properties as shown on Map 1. Many of the existing buildings are either mixed-use or multi-unit residential buildings and many are historic, but not registered. Three of the properties included in the development site are municipally registered and two of these are included in the Carlton Early Victorian Streetscape. There are an additional 17 registered heritage properties nearby or adjacent to the site.

While many of the properties within the development site and in the surrounding area contain two or three-storey residential or mixed-use buildings in the Victorian or Edwardian architectural style, there are also several large highrise buildings nearby including the Spring Garden Professional Centre, Dalhousie Tupper Building, Spring Garden Terrace, Summer Gardens and Embassy Towers, all of between 10 and 20 storeys in height. The area has a mix of residential apartment, single-family homes, commercial and institutional uses at varying scales.

“The Promenade on Robie South” (HRM Planning Case # 20761)

The development proposed under Case #20761 covers the area as shown on Map1 and consists of:

- a mixed-use (commercial and residential) facility containing two towers measuring 20-storeys and 26-storeys in height with a 4-storey podium, called The Promenade;
- demolishing four buildings within the development area to make way for the new construction;
- conserving four historic buildings including the Gold Cure Institute building, the two buildings within the Early Victorian Streetscape, and the building at 5963 College Street (tentatively called the

McCoy Building) which is a Late Victorian style building constructed in 1897 but it is not currently registered as a municipal heritage property; and

- moving the Gold Cure Institute building from its current location on College Street to a new location on the same street in the rear yards of the two Early Victorian Streetscape buildings that front Carlton Street (refer to Attachments A and B for an illustration of the proposed development within the heritage impact statements).

Under Policy CH-16 of the Halifax Regional Planning Strategy, HAC will have the opportunity to consider the relationship of the overall development to the registered heritage properties, including consideration of the proposed transition, massing and materials. The proposal for Case #20761 will be presented to HAC during the development approval stage of the application. The purpose of this report is to address the Substantial Alteration applications only, which must be decided upon by Regional Council before the larger development proposal can be considered.

Requested Alterations

The applicant is proposing to alter two properties within the Carlton Street Early Victorian Streetscape, as well as Gold Cure Institute building. Some of the proposed alterations are considered substantial, thus requiring consideration by HAC and approval by Regional Council.

There are also several non-substantive alterations requested which would be subject to approval by staff through the permit process, and not subject to consideration by HAC or Regional Council. The non-substantial alterations to these properties include restoration or rehabilitation of cladding, trim, roofing and windows. In-keeping with the *Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines)*, the proponent is planning to repair existing elements where possible and replace when necessary. Repainting and the restoration of period architectural elements is proposed to be based on documentary evidence. There will also be other changes to the buildings which will address building code and life-safety issues, as well as internal renovations.

The substantial alterations which are the subject of this report include the following:

- Moving the Gold Cure Institute building from its current foundation and relocating it to a new foundation at the rear of 1452-56 Carlton Street;
- Removing an addition to 1452 Carlton Street and the rear ell of 1456 Carlton Street, and rehabilitating the rear walls and connecting the buildings by a glass stairway;
- Removing a 1990's addition to the Gold Cure Institute building, and rehabilitating its rear wall; and
- Moving the McCoy Building onto a foundation with sunken terraces within the rear yard of 1452-56 Carlton Street and connecting the building to the Gold Cure Institute building in the form of a glass stairway.

Registration and Deregistration

The lots at 1452 Carlton Street and 1456 Carlton Street will be consolidated with land at the rear which will include the relocated Gold Cure Institute building and the relocated McCoy building. The applicant has agreed to register the new lot containing the Gold Cure Institute building and the McCoy building as a municipal heritage property after their relocation. The registration of the consolidated lot will ensure that appropriate notices of registration are recorded on title for both the Gold Cure Institute building and the McCoy building.

Upon the relocation of the Gold Cure Institute building, the municipality will then consider the deregistration of the lot at 5969 College Street and a registration application for the Gold Cure Institute building and the unregistered McCoy Building as a municipal heritage property at its new location.

Substantial Alteration Legislation

In accordance with Section 17 of the *Heritage Property Act (HPA)*, a substantial alteration to a municipal heritage property requires Regional Council approval. The HPA defines a substantial alteration as “*any action that affects or alters the character-defining elements of a property*”. The character-defining elements of a property are defined as “*the materials, forms, location, spatial configurations, uses and cultural*

associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value.”

Heritage value is defined as “*the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations and embodied in character-defining materials, forms, locations, spatial configurations, uses and cultural associations or meanings.*” Therefore, a determination on the appropriateness of a substantial alteration lies in its effect on the property’s unique heritage value and character defining elements.

Heritage Value & Character-Defining Elements

To determine the appropriateness of a substantial alteration, a full understanding of the building’s heritage values and character defining elements is needed. As a point of reference, staff have prepared a heritage building summary which outlines the heritage values and character defining elements for the subject properties (refer to heritage building summaries in Attachments F and G). These summaries were created using the historical information contained in HRM’s heritage property files. The proponent has also provided a heritage impact statement which includes a detailed summary of the history of these properties (Attachments A and B).

The *Standards and Guidelines* are used to analyze of the appropriateness of a substantial alteration’s impact on a property’s heritage value and character defining elements. The *Standards and Guidelines* help to ensure that careful consideration is given to how the proposed alteration may affect the heritage values and character defining elements of the building.

Regulatory Context and Approval Process

The proposal is also subject to the Halifax Peninsula Land Use By-law. Development proposals must conform to the land use and building envelope requirements of the Land Use By-law, or of a development agreement approved for the property to receive a development permit.

If Council refuses the requested substantial alteration to the heritage properties, the owners may choose to make the alteration to the heritage property three years from the date of the application, but not more than four years after the date of the application, in accordance with Section 18 of the *Heritage Property Act*. Should the plans for the alteration require revision, a new substantial alteration application will be required, which will start a new three year waiting period.

DISCUSSION

The overarching term for protecting historic places in Canada is conservation, which is described by the *Standards and Guidelines for the Conservation of Historic Places in Canada* 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. Applying the Standards and Guidelines to the development proposal requires an understanding of the approach to the project, and the character defining elements and heritage values for the property. The primary approaches for this proposal are rehabilitation and preservation but there is also a secondary restoration approach to the building at 1456 Carlton Street.

Rehabilitation involves the sensitive adaptation of an historic place providing a continuing or compatible contemporary use, while protecting heritage value. Rehabilitation can include the replacement of elements or components of the building with an accurate replica or a new design compatible with the style, era and character of the historic place. Rehabilitation projects can revitalize historical relationships and settings. Rehabilitation projects are evaluated using general standards 1 through 9 of the *Standards and Guidelines* and three additional standards (10 through 12), which relate specifically to rehabilitation.

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

Restoration may include removing features which are not character-defining from other periods in its history and recreating missing features from the restoration period. Restoration must be based on clear evidence and detailed knowledge of the earlier forms and materials being recovered. In addition to the nine general standards, two additional standards (13 and 14) relate to restoration.

Staff have completed an evaluation of the proposal using the *Standards and Guidelines* which is summarized in Attachments H and I.

5969 College Street – Gold Cure Institute

Moving the Building

The development for Case #20761 cannot be realized as proposed with the Gold Cure Institute in its current location. Therefore, the Gold Cure Institute building will be moved from its existing foundation and relocated a maximum distance of 30 metres on the same block to the east of its existing location. It will continue to face the north side of College Street. A large rear addition, built in the 1990s, will be removed and its rear wall will be rehabilitated. The relocation of the building will have a minimal impact on the building as the applicant intends to conserve heritage values and character-defining elements of the heritage building.

As a result of moving the building, it is necessary to register the newly consolidated lot as a municipal heritage property to ensure that the Notice of Recommendation and Notice of Registration for the heritage building are recorded on title for the new property. The registration of the new property will be forwarded to Heritage Advisory Committee for consideration after the heritage building is installed on the lands.

Sunken Terrace

The Gold Cure Institute building will be consolidated within a new lot with three other historic buildings and share a common foundation with the McCoy building. All four buildings will be accessible through a "sunken terrace" meaning that the basement of the new concrete foundation will be accessible below grade as "walk-ups" from the street. The Gold Cure Institute building already includes a sunken terrace along its front wall but portions of its sidewall will be accessible below grade after the buildings is moved. All four historic buildings will have their appearance preserved as detached dwellings, separate from each other at grade.

Enclosed Glass Stairway

A glass stairway addition will be located between the Gold Cure Institute building and 1452 Carlton Street to the east to provide egress. The stairway will be setback considerably from the street to preserve a significant portion of the building's side yard. It connects to the side of the building but behind the side bay window so as not to obscure this character defining element.

Staff advise that these proposed alterations are acceptable since the structure will be moved a short distance and remain on the same block. It will be rehabilitated appropriately and preserved at its new location. The Gold Cure Institute building will be consolidated within a new lot with three other historic buildings and share a common foundation with the McCoy building, currently located at 5963 College Street.

The property owner will register the property containing the Gold Cure Institute building and the McCoy building as a municipal heritage property after these buildings are relocated to ensure that their heritage value and character defining elements are considered in future conservation projects. A detailed evaluation of the proposal under the *Standards and Guidelines* can be found in Attachment H.

1452-56 Carlton Street

As mentioned above, The Gold Cure Institute and McCoy buildings will be moved into the rear yards of 1452-56 Carlton Street. A new consolidated lot will encompass the four historic buildings. A minimum separation distance of eight feet will be maintained between 1452-56 Carlton Street buildings and the side wall of the building in the rear yard.

Rear Additions

A 1960s one-storey brick addition on the building at 1452 Carlton Street and a one-storey historic rear ell (a small protruding addition at the rear of the property), dating back to before 1878, on the building at 1456 Carlton Street will be removed to accommodate the displaced buildings in the rear yards. These additions are not character-defining elements of the Early Victorian Streetscape along Carlton Street.

Enclosed Glass Stairway

A glass stairway addition will be located between the two buildings at 1452 -1456 Carlton Street to allow egress to the new foundation. The stairway enclosure will be setback considerably from the street to preserve a significant portion of the buildings' side yards and shingled side walls. It will replace an existing one-storey enclosed structure in the side yard which provides egress but does not contribute to the heritage character. It will stand as a subordinate structure and provide direct access from the historic buildings into the foundation of the new development.

1452 Carlton Street Walls and Roof

Three façades of the building at 1452 Carlton Street will be altered to include two dormers on the front and two dormers on the rear of the steep mansard roof. The dormers will be visually compatible with, yet distinguishable from the streetscape. Openings will be altered and created on the rear and south side of the building that will complement the existing fenestration pattern. The rear foundation of the building will be exposed to allow walk-up access to a new doorway, below grade.

1456 Carlton Street Walls and Roof

Window openings and dormers will also be altered and created on the rear, north and south façades of the building at 1456 Carlton Street that will complement the existing fenestration pattern. The front façade of this building will be restored to its 19th century appearance, prior to the construction of the existing enclosed verandah. The new bay window and covered front entrance porch on 1456 Carlton Street will be restored based on documentary evidence in the 1918 Pickings Assessment Sheet, refer to Attachment J. For further reference, the twin buildings within the same streetscape at 1480-84 Carlton Street are of similar age and include single-storey bay windows alongside covered front porches.

Staff advised that these proposed alterations are acceptable. Most of the alterations are to the rear of the streetscape and rehabilitate the buildings to enhance their existing residential use. The buildings will be restored based on historic evidence to enhance their historic character and integrity. An evaluation of the proposal under the *Standards and Guidelines* can be found in Attachment I.

Carlton Early Victorian Streetscape

The applicant is proposing to alter four of the properties in the Carlton Street Early Victorian Streetscape. Additional information on the heritage value of the streetscape can be found within Attachment G. This streetscape is one of the finest examples of contiguous Victorian architecture in HRM and consideration should be given to the overall affects of the proposed alterations on the streetscape as a whole, as well as on each individual property. It should also be noted that the HAC will have a future opportunity to review the affects of the overall development (case #20218) on the heritage streetscape under policy CH-16 of the Halifax Regional Municipal Planning Strategy.

Conclusion

Staff advise that the proposed alterations to the registered properties are acceptable. The Gold Cure Institute building is proposed to be moved a short distance and remain on the same block where it will be rehabilitated alongside its existing neighbouring building, the McCoy building. Both structures will be registered to encourage their long-term conservation as part of the new development. Most of the alterations to the Early Victorian Streetscape at 1452-1456 Carlton Street are to the rear of the buildings and not directly visible from the street.

All four properties will be restored based on documentary evidence, and their existing residential use will be enhanced through building upgrades and rehabilitation.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing Case H00456 can be accommodated within the approved 2018/19 operating budget for Cost Centre C002, Urban Design. HRM is not responsible for any related construction or renovation costs.

COMMUNITY ENGAGEMENT

The community engagement process for a substantial alteration application is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public accessibility to the required Heritage Advisory Committee meeting.

ENVIRONMENTAL IMPLICATIONS

No environmental implications are identified.

ALTERNATIVE

1. The Heritage Advisory Committee may recommend that Regional Council refuse the proposed substantial alteration of 5969 College Street (the Gold Cure Institute) and 1452-1456 Carlton Street, Early Victorian Streetscape as proposed in this report and its attachments. The *Heritage Property Act* does not include appeal provisions for decisions of Council regarding substantial alterations, however, if the substantial alteration application is refused, section 18(3) of the *Heritage Property Act* provides that the owners would be permitted to proceed with their proposal three years from the date of the application. This is not recommended as staff advise that the proposed substantial alteration be approved for reasons outlined in this report.
2. The Heritage Advisory Committee may recommend that Regional Council approve the proposed substantial alteration of 5969 College Street (the Gold Cure Institute) and 1452-1456 Carlton Street, Early Victorian Streetscape as proposed in this report and its attachments without conditions or with additional conditions based on applicable conservation standards. This may require additional advice from staff in the form of a supplementary staff report.

ATTACHMENTS

Map 1	Location Map
Attachment A	Heritage Impact Statement – 5969 College Street
Attachment B	Heritage Impact Statement – 1452-56 Carlton Street
Attachment C	Heritage Building Conservation Plan - 5969 College Street
Attachment D	Heritage Building Conservation Plans – 1452-56 Carlton Street
Attachment E	Plan and Elevation Drawings
Attachment F	Heritage Building Summary – 5969 College Street
Attachment G	Heritage Streetscape Summary – 1452-56 Carlton Street
Attachment H	Standards & Guidelines Evaluation – 5969 College Street
Attachment I	Standards & Guidelines Evaluation – 1452-56 Carlton Street
Attachment J	Documentary Evidence for Restoration – 1456 Carlton Street

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Seamus McGreal, Planner III, 902.490.4663

-Original Signed-

Report Approved by: _____
Eric Lucic, Manager Regional Planning, 902.430.3954

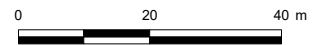


Map 1 - Location Map

5969 College Street and 1452 & 1456 Carlton Street, Halifax

- Subject Properties
- Subject Area Case 20218
- Registered Heritage Properties
- Subject Area Case 20761

HALIFAX



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

ATTACHMENT A

Heritage Impact Statement – 5969 College Street



The Promenade Robie South

Heritage Impact Statement: 5969 College Street



Figure 1. Gold Cure Institute, 5969 College St., photos by Architect.

5969 College Street is a municipally registered heritage property dating from the late 1800's and constructed in the Queen Anne style. Known as the Gold Cure Institute, it may have been used by Father LW Murphy to house an addiction treatment program, an inpatient regime based on the administration of proprietary gold chloride solutions.

The building at 5969 College St. is situated in the center of a large land assembly that is being considered for redevelopment by the owners. It is the intention of the owners to conserve and rehabilitate the heritage building by relocating it approximately 60 feet to the east along College Street. Combining the move with the larger re-development plan will provide the resources to relocate the building, renovate the interior to highlight its heritage qualities and refurbish the exterior envelope and details. The applicants believe the relocation to a nearby site adjacent to similar historic properties is the optimal approach to retaining and improving the existing heritage asset in a meaningful context.

Heritage Value/Character Defining Elements

Father LW Murphy, a Catholic Priest from Buffalo NY, devoted his time to the study of the pathology of inebriety. This study led to the development of an inpatient regime to treat addiction which in turned spurred the creation of multiple Institutes built solely for the purpose of administering his treatment. These institutions opened in towns and cities across Canada and the eastern United States. The Halifax chapter of the Gold Cure Institute was originally constructed in 1896, and its original use is still evident from the building layout, though it has long since been converted to rental residential use. This spatial configuration incorporated ground floor consulting and treatment rooms and upper floor dormitories accessible through a separate side entrance and stairwell. The unique program and the resulting style of the built forms highlight the heritage value of the building and allow one to recognize it as a historic place.

The two and a half storey wood frame late Victorian structure exhibits character-defining elements typical of the Queen Anne style (Figure 2):

- Brick and stone foundation
- Steeply pitched and complex hipped roof structure with multiple small gabled dormers with a projected pediment.
- Ornamentation is present at all gables, as well large and small elaborate brackets are used to frame both the main façade and the principle College St. window respectively.
- The eight-sided bell tower at the Southeast corner of the building with a dormered roof.
- Bay windows present at both the East and West side of the building
- Gabled roof porch entry with a center transom entrance and sidelights.



Figure 2. West, South, and East façades Gold Cure Institute, 5969 College St., photos by Architect.

Proposed Site Alterations Design Rationale

The Promenade land assembly encompasses a large portion of the block bounded by Carlton, College and Robie Streets. The assembly includes a variety of multi unit residential buildings of varying ages, including The Gold Cure Institute and three un-registered Victorian era buildings as well as two registered properties at the west end of the Carlton Victorian Streetscape (Figure 3).



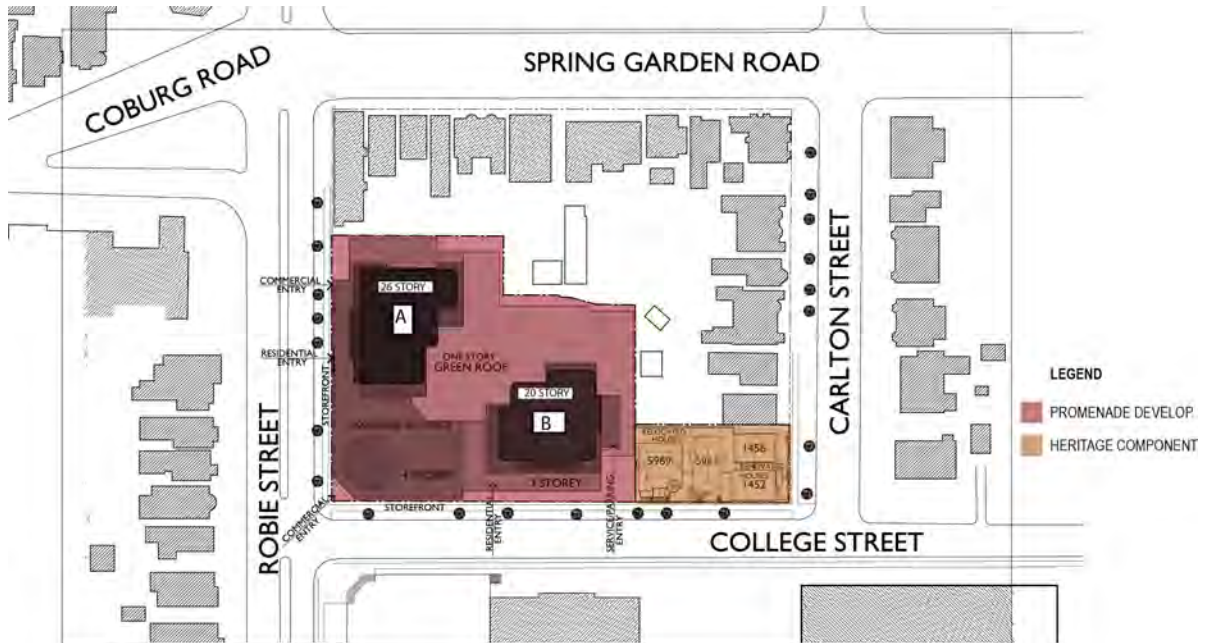


Figure 3. Development concept of The Promenade project depicting both the new development and the heritage component, by Architect.

Generally, the existing buildings on the Promenade lands are to be dismantled to make way for the new construction. As a means of preserving the heritage value, it is proposed to relocate the Gold Cure Institute (5969 College) and one other Victorian era structure (5963 College) to new locations on College Street. This grouping of Victorian era structures is intended to complement and anchor the south west end of the Carlton Streetscape by carrying the scale and rhythm around the corner onto the College Street frontage and providing a transition from the heritage streetscape to the new development to the west (Figure 4).



Figure 4. Proposed modification to 5969 College St., 5963 College St., 1452 & 1456 Carlton St. at ground floor, Artistic Render by Architect.



Site Alteration Impact

Originally constructed in 1896, the Gold Cure Institute has long since been converted for rental residential use. In the early 1990's, through a development agreement with the City of Halifax, a large addition to the rear of the building was approved and constructed. Simultaneously, the original building was added to the municipal Registry of Heritage Properties.

The Promenade proposal includes the dismantling of the 1990's addition and the relocation of the original structure approximately 60 feet to the south, forming part of a grouping of Victorian era structures intended to complement and anchor the south end of the Carlton Streetscape. The building will be renovated to accommodate residential units. The new foundation for the relocated building will be integrated with the parking structure of the Promenade development, providing tenant access to underground parking and services. The relationship of the existing structure to College Street will be maintained in its new location, including the excavated courtyards that provide light and access to the units on the lowest level. This excavated courtyard does not impact the essential form of the properties but rather; this is intended to increase the functionality and financial feasibility of the rehabilitated structure. A new exit stairway to the rear of the building will provide the required second means of egress (*Figure 5*).



Figure 5. Proposed modification to 5659 College St., 5963 College St., 1452 & 1456 Carlton St. at basement level, by Architect.

In accordance with the *Standards for the Conservation of Historic Places in Canada*, this approach will conserve the heritage value of the recognized historic place, the Gold Cure Institute. The program for the building will remain residential, and the interiors of the building are to be renovated to create modern residential flats. This minimal shift in building use seeks to preserve the spatial configuration of the structure that helps to define the building character. An example of this is the retention of the original side entry to the dormitory levels and using it as the principal entrance to the upper level flats.





Figure 6. Proposed modification to 5659 College St., 5963 College St., 1452 & 1456 Carlton St. at ground floor, by Architect.

The exterior of the existing building has been carefully maintained and much detail has been preserved. Through the evaluation of the existing character defining elements, the exteriors are to be rebuilt to resemble their original appearance, following the *Additional Standards Relating to Rehabilitation*. As part of this proposal the exterior envelope of the building is to be repaired and renewed, with new windows, cladding, trim and roofing with the aim of preserving its original appearance to the greatest extent possible inside an efficient building envelope. These interventions will take care to conserve the heritage value of the building by making the new work as physically and visually compatible as possible. By preserving the 5969 College St. building and including it within the scope of the larger Promenade project, the owners can allocate resources for the continued maintenance of the character-defining elements of the structure on an ongoing basis.

A required element of the proposal is the new addition of stair enclosures, necessary for means of egress from the rehabilitated properties. One such stair will be required between the Gold Cure Institute and the relocated 5963 College Street structure. This stair will be designed to not impair the essential form and integrity of the heritage property. By locating the stair as far from the street as possible and by using a minimally visible glazed design, we will seek to make the new work both subordinate to and distinguishable from the historic place as possible.

The interior of the Gold Cure Institute has been carefully maintained and much of the original detail has been preserved. Many interior stylistic details emblematic of the era such as wood flooring, oversize doors, high ceilings with embossed tin panels, ornate wood mouldings, projecting cornices and elaborate fireplace fronts are still in place (Figure 7). These details are a noteworthy part of the heritage value of the property and planned renovations will seek to conserve and celebrate these character-defining elements.



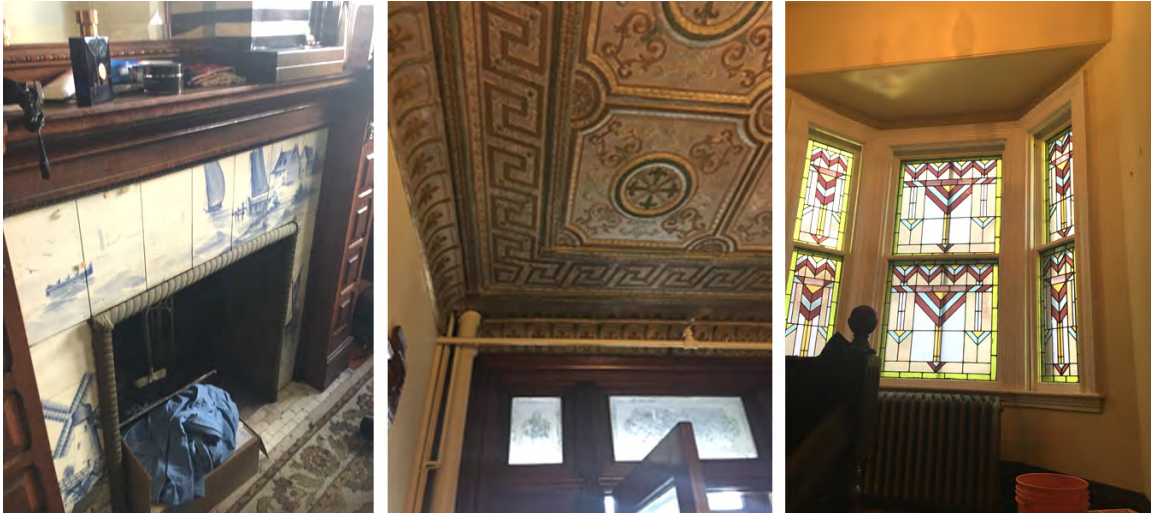


Figure 7. Interior images of Gold Cure building depicting elaborate fireplace front, embossed tin ceiling, and stained glass windows. Photos by Architect

Alternatives, Mitigation, Conservation

When approaching the impact the Promenade project will have on the subject heritage property, it became very clear the scale and location of the proposed Promenade proposal would significantly impact 5659 College St. The building was the first property purchased by the owners in their land assembly process and the current owners applied for Heritage Registration and have been diligent in maintaining the detail and good repair of the building. They are seeking an alternative to the demolition of the building to conserve it and its heritage value. Therefore, a site alteration is being proposed and the relocation of the building is being requested. Some of the alternatives considered by the owners prior to the proposed request included;

1. Demolition – As the building has both sentimental value to the owners and heritage value to the city, strategies to avoid this option were considered as the first priority. The owners believe the submitted plan provides for the optimal outcome for the 5969 College St. building.
2. Avoidance – Consideration was given to preserving 5659 College St. by encircling it by the new, modern development. This alternative was deemed undesirable because it would have maintained the existing building out of its traditional context, it would have significantly restricted the new development in terms of usable land with required setbacks and other constraints and it would have diminished the capacity of the owners to re-invest in the Carlton Street buildings and precluded the possibility of relocating the 5963 College St. Victorian era home to conserve it.

Given the large addition that was previously approved for the property, it is inferred the heritage value of the property lies in the details of the structure and previous use more so than the location. These values would be minimally impacted by relocation of the structure and the removal of the addition will restore the original structure to prominence. The relocation will maintain the existing relationship to College Street. The proximity to the Carlton Victorian Streetscape provides a context for the relocated building.



Within this site alteration approach, a larger examination was conducted of all properties within the boundaries of the Promenade project. It is being proposed that there is an opportunity to preserve another structure from within the boundary that would otherwise be demolished, thereby increasing rather than reducing the heritage value of the area. All structures within the Promenade boundary have been assessed in terms of both character-defining elements and potential heritage value, as well as feasibility for relocation. The building on 5963 College is believed to have the significant value as an example of a Victorian Era structure, is sound enough to relocate and preserves the existing order of the College streetscape.

Implementation and Monitoring

Implementation of this plan will require the deregistration of the 5969 building. The registration of the relocated structure will require approval of the substantial alteration, including the removal of the 1995 addition. The building would become part of a registered cluster of historic properties located on the consolidated property at 1452 and 1456 Carlton Street. This proposed re-development of the corner property will require a development agreement with the municipality to address lot area, yard dimensions and setback requirements in the Bylaw. Pending the approvals of these agreements, the implementation of the conservation measures and monitoring will progress as follows, with the intent to begin in May of 2018:

- An in-depth site inspection/assessment of the properties and surrounding land to verify and document the existing conditions present.
- Pending the approval of all necessary permits, site preparation will begin immediately following.
- The commercial addition on the rear of the 1452 Carlton heritage building will be dismantled. Team members from the Promenade project will be on-site to monitor the heritage resource and ensure its protection during the process.
- Preparation, shoring, and restoration of the foundations of the existing Carlton heritage structures.
- Excavation of the site, pouring of footings and foundation walls for the new common foundation for the relocated buildings in the rear of the Carlton properties.
- Dismantling of the 1995 addition at the rear of 5969 College St. Concurrently, the Heritage portion of 5969 College and the neighboring house (5963 College) will be prepared and shored for move.
- 5963 College will be relocated to the new common foundation using a crane situated internally on the property. The path of movement will take place within the property boundary.
- 5969 College will move to the south west side of the newly moved 5963 on the new common foundation using a crane situated internally on the property. The path of movement will take place within the property boundary.
- The preservation and rehabilitation measures outlined in within the Site Alteration Impact statements will be carried out on the interiors and exteriors of all properties. Team members from the Promenade project team will be on-site to monitor the heritage resources and ensure their protection during the process.

It is expected that the relocation and construction of the heritage components of the Promenade development will be completed within 12 months. Once the two heritage buildings are relocated, excavation and construction of the new components will commence. Variances to the planned schedule may occur, pending the results of the in-depth site assessment. A final schedule will be submitted to HRM when it is available.



Summary and Conservation Recommendations

As an existing municipally registered heritage property in the Queen Anne Style, 5969 College St, (the Gold Cure Institute) possesses character-defining elements within the structure and building origins which help to define the building as a heritage asset. With the primary intent being to avoid the demolition of an existing heritage building, the proposed alteration of relocating to a nearby site adjacent to historic properties of complimenting style and era, has been determined to be the optimal approach to retaining the existing heritage asset in a meaningful context. Combining the heritage building within the scope of the larger Promenade plan provides the resources to relocate the building, but more importantly it allows for the continued preservation of the historic place through interior renovations to highlight the heritage qualities and exterior rehabilitation of the envelope and details.

dbg

1411 10 Sept 2018



ATTACHMENT B

Heritage Impact Statement – 1452-56 Carlton Street



The Promenade Robie South

Heritage Impact Statement: Carlton Victorian Streetscape



Figure 1. Photo depicting the south west corner of the Carlton Victorian Streetscape, photo by Architect.

A municipally registered heritage area, the Carlton Victorian Streetscape is a heavily treed street with seventeen houses located on both sides of Carlton Street. Carlton Street is situated between College Street and Spring Garden Road. The houses depict in scale, materials, and detailing, the architectural characteristics of the late 19th century era.

The lands assembled for the proposed development “The Promenade Robie South” includes two of the houses of the Carlton Victorian Streetscape. 1452 Carlton and 1456 Carlton are three-storey wood frame houses located at the south end and west end of Carlton Street (*Figure 1*). The land assembly also encompasses several other Victorian era structures, including the municipally registered property at 5969 College Street, known as the Gold Cure Institute Building. Combining these properties along Carlton and College Street within the larger re-development plan will provide the resources to rehabilitate the properties, highlight the heritage qualities and refurbish the exterior envelope and details.

Heritage Value/Character Defining Elements

Originally part of the South Commons in Halifax, the properties on Carlton Street were first constructed in 1860 and construction continued until 1906. Due to the low costs of building materials during this time period, large and elaborate homes were constructed by those with some wealth. This lavish style of building decreased with the start of the First World War, and those properties already built struggled to be maintained with many being converted or replaced with less high-maintenance properties. The heritage value of the Carlton Victorian Streetscape lies in it being a rare example of an intact Victorian era Street, incorporating seventeen houses on a single block in Central Halifax.

The homes along the Carlton Victorian Streetscape possess character defining elements relating to its Late Victorian Eclectic Style, which blends elements from the Greek Revival, Modified Gothic, and Second Empire styles. Each home maintains unique characteristics apparent in changing roof pitches, as well as varied window and door styles and locations while also complimenting the surrounding structures with consistency in scale and wood frame construction (*Figure 2*). Specific character defining elements present in the Carlton Victorian Streetscape include:

- Steeply pitched gable and mansard roofs
- Wood framed structures of two and three storeys.
- wood siding exterior facades
- side hall plan and central entrances
- complimentary window styles in shape and proportion
- a variety of dormers, windows and bays, decoration, porches and verandahs.



Figure 2. Photo stitch depicting the west side Carlton Victorian Streetscape, 1452 & 1456 Carleton indicated. Photos by Architect.

Proposed Site Alterations Design Rationale

The development concept for The Promenade Robie South includes the rehabilitation of two existing Carlton Street houses, 1452 and 1456 Carlton. In addition, the Gold Cure Building (5969 College St.) and one other Victorian house (5963 College St.) are proposed to be re-located on College Street. This grouping of Victorian era structures is intended to compliment and anchor the south west end of the Carlton Streetscape by extending the Victorian theme around the corner onto the College Street frontage and providing a transition to the new development to the west (*Figure 3*).





Figure 3. Development concept of The Promenade project depicting both new and rehabilitated construction areas, by Architect.

Site Alteration Impact

This proposal is based on the consolidation of the 1452 and 1456 Carlton into a single property. The later additions to both buildings are to be removed to create space for the relocation of the two houses. The relocated buildings will be placed on a new foundation abutting the refurbished foundations of the two Carlton Street houses (Figure 4). This will create an indoor connection from all buildings on the corner site to the underground parkade of the new development. New glazed stair enclosures, set back from the street frontage, will be incorporated to provide the required second means of egress from the rehabilitated buildings.



Figure 4. Proposed modification to 5659 College St., 5963 College St., 1452 & 1456 Carlton St. at basement level, by Architect.



In accordance with the *Standards for the Conservation of Historic Places in Canada*, this approach will conserve the heritage value of the recognized historic place, the Carlton Victorian Streetscape. The program for the properties will remain multi-residential, and the interiors of the buildings are to be renovated to create modern residential flats. This seeks to preserve the spatial configuration of the spaces that help define the building character.

Through the evaluation of the existing character defining elements, the exteriors are to be rebuilt to resemble their original appearance, following the *Additional Standards Relating to Rehabilitation*. As the current condition of these properties necessitates an intervention, new windows and doors, matching the original proportions, are to be installed. The existing wood shingles on the Carlton and College elevations are to be scraped, repaired and repainted. Exterior trim will be repaired or replaced with similar material of matching proportions, trim and wood shingle cladding. These interventions will take care to conserve the heritage value of the properties by making the new work as physically and visually compatible as possible. While 1452 Carlton has been reasonably well maintained, the exterior envelope needs extensive refurbishment, where the character defining elements are too severely deteriorated to repair, they will be replaced with new elements which match the sound versions of the same elements (*Figures 4,5*). Where the later brick addition to the rear of the property is to be removed, the rear façade of the 1452 Carlton house is to be modified to create a façade that allows light and connection with it's College street neighbours through the addition of windows and dormers.



Figure 4. 1452 and 1456 Carlton St. from street
Photos by Architect.



Figure 5. 1452 and 1456 Carlton St. from rear.
Photos by Architect.

Unlike 1452 Carlton, the 1456 Carlton structure is in very poor condition overall and has suffered a series of additions and modifications to the Carlton Street frontage (*Figures 4,5*). Extensive rehabilitation to the building will be necessary, with the reconstructed elements reflecting the original façade elements as interpreted from the limited historic documentation of the property. The porch is to be removed and the original bay window will be reconstructed. Where there is insufficient physical evidence to the original characteristics of the Carlton Street frontage, the form, detailing and materials of the new elements will be compatible with the character of the Carlton Streetscape as a whole (*Figure 6*).





Figure 6. Proposed modification to 1452 and 1456 Carlton Street properties. Artistic Render by Architect.

By preserving both the 1452 and 1456 Carlton heritage properties and including them within the scope of the larger Promenade project, the applicants can allocate resources for the continued maintenance of the character-defining elements of both properties on an ongoing basis, benefiting the entirety of the Carlton Victorian Streetscape.

A required element of the proposal is the new addition of stair enclosures, necessary for means of egress from the rehabilitated properties. One such stair will be required between the two Carlton properties, this will be created so as not to impair the essential form and integrity of the Carlton Victorian Streetscape. By locating the stair as far from the street as possible and by using a minimally visible glazed design, we will seek to make the new work both as, subordinate to and distinguishable from, the historic place as possible (Figures 6,7).



Figure 7. Proposed modification to 1452 and 1456 Carlton Street properties at ground floor, by Architect.



Alternatives, Mitigation, Conservation

When considering the potential total impact the Promenade project will have on the two subject heritage properties, the applicant feels the significant investment in the Promenade development offers an opportunity to intervene on behalf of the conservation of these structures. By completely refurbishing the exterior of both Carlton properties, it will improve and reinforce their contribution to the Carlton Victorian Streetscape. Relocation of two other Victorian buildings toward the corner of College and Carlton streets reinforces the west end of the streetscape as it meets the Dalhousie Carlton Campus by effectively extending the scale and rhythm of the streetscape to the College Street frontage.

Alternative approaches to these properties were considered. They included;

1. Avoidance – One consideration was to leave the properties as they are. It is believed that without a significant intervention, these properties would continue to deteriorate affecting the heritage value of the entire Carlton Victorian Streetscape. 1456 Carlton (pink house) is in very poor condition and has been conditionally acquired by the developer to help facilitate the entire development. If the new development doesn't proceed, it is expected the purchase of 1456 Carlton will not proceed therefore its precipitous decline is likely to continue. Addressing significant deterioration is an implicit goal of the conservation standards to avoid a loss of heritage value. Considering this, the developer of the Promenade proposal sees great value in adopting the orphaned 1456 Carlton property and incorporating its conservation into the overall development.
2. Rehabilitate 1452 and 1456 Carlton as individual properties – Another option considered was to rehabilitate both Carlton buildings independently from the entire project. Such a strategy would require a significant investment in each property and an allocation of sufficient property to achieve two separate lots consistent with current minimum lot specifications. Such a strategy would have forfeited the opportunity to relocate two additional heritage properties adjacent to 1452 Carlton on College Street because of insufficient lot size. As well, the opportunity to create a common new foundation linked to the new development would be lost therefore weakening the sustainability of the rehabilitated buildings.

Implementation and Monitoring

Implementation of this plan will require approval of substantial alterations to each of the existing buildings. It will also require the consolidation of the two properties into a single lot, with additional approvals required to relocate the two other Victorian structures to the property. This proposed re-development of the corner property will require a development agreement with the municipality to address lot area, yard dimensions and setback requirements in the Bylaw. Pending the approvals of these agreements, the implementation of the conservation measures and monitoring will progress as follows, with the intention of the developers to begin in May of 2018:

- An in-depth site inspection/assessment of the properties and surrounding land to verify and document the existing conditions present.
- Pending the approval of all necessary permits, site preparation will begin immediately following.
- The commercial addition on the rear of the 1452 Carlton heritage building will be dismantled. Team members from the Promenade project will be on-site to monitor the heritage resource and ensure its protection during the process.



- Preparation, shoring, and restoration of the foundations of the existing Carlton heritage structures.
- Excavation of the site, pouring of footings and foundation walls for the new common foundation for the relocated buildings in the rear of the Carlton properties.
- Dismantling of the 1995 addition at the rear of 5969 College St. Concurrently, the Heritage building of 5969 College and the 5963 College structure will be prepared and shored for move.
- 5963 College will be relocated on the new common foundation using a crane situated internally on the property. The path of movement will take place within the property boundary.
- 5969 College will move to the south west side of the newly moved 5963 College on the new common foundation using a crane situated internally on the property. The path of movement will take place within the property boundary.
- The preservation and rehabilitation measures outlined in the Site Alteration Impact statements will be carried out on the interiors and exteriors of all properties. Team members from the Promenade project team will be on-site to monitor the heritage resources and ensure their protection during the process.

It is expected that the relocation and construction of the heritage components of the Promenade development will be completed within 12 months. Once the two heritage buildings are relocated, excavation and construction of the new components will commence. Variances to the planned schedule may occur, pending the results of the in-depth site assessment. A final schedule will be submitted to HRM when it is available.

Summary and Conservation Recommendations

Valued as an excellent illustration of a Victorian era residential street, the Carlton Victorian Streetscape blends elements of a Victorian era architecture to serve as an example of the Late Victorian Eclectic Style. The proposed Promenade Robie South development offers the rare opportunity to rehabilitate and revitalize the two existing buildings that form the southwest corner of the Carlton Victorian Streetscape, 1452 and 1456 Carlton. The relocation of additional Victorian era structures toward the Carlton/College corner will reinforce the integrity of the streetscape by preserving the order of the existing streetscape along the College Street frontage and providing an orderly transition to the larger development.

Combining the heritage properties within the scope of the larger Promenade plan provides the space for the relocation of the additional heritage buildings and enables the continued preservation of the historic place through interior renovations to highlight the heritage qualities and exterior rehabilitation of the envelope and details. Overall, these proposed changes will form a foundational change to help achieve the Draft Center Plan's goal of preserving the Carlton St. Heritage Streetscape.

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ATTACHMENT C

Heritage Building Conservation Plan - 5969 College Street

August 16, 2018, updated August 23, 2018

**Case H00456 5969 College Street, Maintain the integrity of the Gold Cure Institute;
c.1894**

Response to HRM comments following April, 2018 submission

1. Standard 4: Recognize each historic place:





1. The HRM recommendation re plaques is agreeable:




- *Interpretive panels will be installed to explain the relocation of the buildings and to share an understanding of the historic place to mitigate any loss of authenticity. These panels shall be located on the property at 5969 College Street but legible from the public street. There will be a timeframe for how long the panels shall remain in place. Design, development, and installation of these panels shall be at the expense of the property owner and HRM heritage staff shall review its contents prior to development. This provision may be a condition of the substantial alteration.*




2. Standard 6: Protect and if necessary stabilize.....

1. The building will be vacant for the time required to construct the new foundation, move it to the new foundation and complete the conservation measures, renovations and agreed additions. This will be part of Phase 1 of the overall project development. Upon completion of Phase 1 the building will be re-occupied, well prior to completion of the remainder of the overall project. Throughout Phase 1 the building will be maintained in good condition. A 12 month period following the issuance of a building permit should be adequate for completion of Phase 1.
2. Vandalism should not be a concern as the building will be part of an organized construction site at all times.

3. Standards 7,8,9 & 10 : Evaluate and maintain character defining elements:

	<p>5969 College St Gold Cure Institute; c.1894</p> 			
	<p>Character defining element</p>	<p>Condi tion</p>	<p>Conservation recommendations</p>	<p>Comments</p>
<p>1</p>	<p>Highly ornate Queen Anne structure</p> 	<p>Good</p>	<p>See detailed recommendations below</p>	
<p>2</p>	<p>Hipped roof with small gabled dormers</p> 	<p>Good</p>	<p>Scrape and paint all trim. Replace portions of rotten boards with like as required.</p>	<p>Dormer windows, although not original, should be retained</p>
<p>3</p>	<p>Decorative gable ornamentation</p> 	<p>Good</p>	<p>Scrape and repaint</p>	

4	<p>Large brackets under the eaves on the main facade</p> 	Very good	Scrape and repaint	
5	<p>Smaller brackets frame the principal College Street second floor window (see picture above)</p>	Very good	Scrape and repaint	
6	<p>Eight sided bell tower at southeast corner</p> 	Very good	Scrape and repaint	Tower windows, although not originals, should be retained
7	<p>Windows: Except for attic, windows are original wood framed windows</p> 	Good	Replace sashes with insert windows. Retain frames, trim etc. Fill sash balance voids with insulation.	

8	<p>Siding: original wood shingles including scalloped shingles on portions of main floor</p> 	Good	Scrape and repaint	
9	<p>Trim: generally original.</p> 	Good	Scrape and repaint. Cut in new pieces where rotten.	
10	<p>Asphalt shingle roof. This is not original but is acceptable</p>	Good	Maintain as required	
11	<p>Stone foundations</p> 	Good		Refer to item 4 below

4. Standard 11

1. Rear Wall: a rear wall elevation has been provided by Kassner Goodspeed (KG) and is approved.
2. Glass stairway: a revised elevation will be provided by KG
3. Shared foundation: this will confirm the intention to clad the exposed portions of the exposed foundation with rubble stone as previously stated.

5. Standard 12 – Glass Stairway addition:

1. The stairway addition will be framed so as to be easily removable without damaging the fabric of the Gold Cure Institute. If removed in the future the doorway openings can be in filled to match existing materials and any damaged exterior walls can be patched to match existing. Agreed that openings between the glass stairway and heritage buildings will not exceed 36” wide.

ATTACHMENT D

Heritage Building Conservation Plans – 1452-56 Carlton Street

August 16, 2018, updated August 23, 2018

Case H00456 1452-6 Carleton Street


A building Conservation Plan for 1452-6 Carleton Street




Response to HRM comments following April, 2018 submission



1. Standard 6: Protect and if necessary stabilize.....





1. Both buildings will be vacant for the time required to complete the conservation measures, renovations and agreed additions. This will be a part of Phase 1 of the overall project development. Upon completion of Phase 1 the buildings will be re-occupied, well prior to completion of the remainder of the overall project. Throughout Phase 1 the buildings will be maintained in good condition. A 12 month period following the issuance of a building permit should be adequate for completion of Phase 1.
2. Vandalism should not be a concern as the building will be part of an organized construction site at all times.


2. Standards 7,8,9 & 10 : Evaluate and maintain character defining elements:

	<p>Early Victorian Streetscape</p> 			
	<p>Character defining elements of the Early Victorian Streetscape</p>	<p>Condition</p>	<p>Conservation recommendations See following tables for each of two buildings</p>	<p>Comments</p>
<p>1</p>	<p>Mix of Greek Revival, Modified Gothic, and Second Empire style homes;</p>			



				
2	Steeply pitched gable and mansard roofs			
3	Two and three storey wood framed structures			
4	Wood siding			
5	Mix of side hall and central entrance plans 			
6	Complimentary window styles in shape and size			
7	Variety of dormers, windows and bays, decoration, porches, and verandas. 			




	1452 Carleton Street c. 1861			
	Character defining elements of 1452 Carleton St.	Condition	Conservation recommendations	Comments
1	<p>Mansard roof with no openings</p> 	Good	Retain as is, however as the project design develops it may be advantageous to add a dormer window to this mansard roof. If so HRM Heritage staff will be consulted as to the appearance of this dormer.	This fairly plain roof and other fairly plain design features tell the story of a major fire c 1971 which required a new roof (and also new windows). These were constructed in the style of the 70's with simple, economical details.
2	<p>Bay window extending to second floor on Carleton St facade (see above picture)</p>	Good	Scrape and repaint. Cut in new wood to replace any rotten portions	Windows, although not originals, should be retained. Fixed windows could be changed back to vertical slider inserts.
3	<p>Open porch with some gingerbread trim on Carleton St facade.</p> 	Good	Scrape and repaint. Cut in new wood to replace any rotten portions	




4	<p>Newer windows in original openings on College St. Facade.</p> 	Good	<p>Scrape and repaint trim. Return recently reduced window sizes to former size (Lower sill height to match adjacent windows). Remove basement entrance and canopy.</p>	<p>These more modern windows help to tell the story of the c. 1971 fire. New double hung windows in the same proportions may be added to accommodate a new interior layout. If so, HRM Heritage staff will be consulted as to design. A current proposed elevation has been provided.</p>
5	<p>Wood siding –shingles</p> 	Good	<p>Scrape and repaint. Replace only where required.</p>	
6	<p>Wood trim</p> 	Good	<p>Scrape and repaint. Cut in new pieces to replace any rotten boards.</p>	
7	<p>Elaborate front entry</p> 	Very good	<p>Scrape and repaint. Replace new door with a more compatible version</p>	

8	Asphalt shingle roof. This is not original but is acceptable	Good to very good	Maintain as required	
9	<p data-bbox="142 170 750 210">Parged rubble stone foundations</p> 	Good	Retain on Carleton and College St facades. Infill door opening.	

	1456 Carleton Street c.1685			
	Character defining elements of 1456 Carleton Street	Condition	Conservation recommendations	Comments
1	<p>Mansard roof with one bay dormer with two round headed windows and brackets and trim</p> 	Fair	Scrape and paint.	Replace window sash with new insert window, retain trim.
2	<p>Three bay second floor, two windows and one door to the roof of the porch</p> 	Fair	<p>Scrape and repaint. Cut in new wood to replace any rotten portions Replace door with a window and trim to resemble original.</p>	

<p>3</p>	<p>A glassed in verandah extends across entire front with an entrance porch which is slightly distinct from the verandah. The verandah is not original and will be removed and replaced with a single bay window, similar to other bay windows on the street. An elevation will be provided. The front entry porch will be retained. The south elevation of the entry porch will be restored as required to match original.</p>  <p>Trim and panels on north side of entrance porch, probably original.</p>	<p>Fair</p>	<p>Scrape and repaint. Cut in new wood to replace any rotten portions.</p>	
<p>4</p>	<p>Windows on Carleton Street facade</p> 	<p>Fair</p>	<p>Scrape and repaint trim. Replace window sashes with insert windows and fill counter-weight cavities with insulation.</p>	

5	<p>Windows on Side walls</p> 	Poor	<p>Replace sashes with insert windows. Replace window box and trim where rotten.</p>	
5	<p>Wood shingles on Carleton Street facade</p>	Poor	<p>Scrape and paint.</p>	<p>Replace rotten shingles new to match existing. Infill to match existing around new bay window.</p>
6	<p>Wood siding & shingles on side walls</p> 	Poor	<p>These side wall will be retained if possible. They may have to be completely rebuilt due to their poor condition. If so they will be replaced to match the existing appearance in form and materials.</p>	<p>With the exception of the side walls of the entrance and front porch the side walls of the main building are not considered to be a vital part of the Early Victorian Streetscape</p>
7	<p>Wood trim on Carleton Street facade. Small amount of decorative wood trim, no gingerbread or brackets.</p> 	Fair	<p>Scrape and repaint. Cut in new wood to replace any rotten portions.</p>	<p>Restore south side of entry porch after verandah is removed.</p>

8	<p>Elaborate front entry at inner wall of entrance porch.</p> 	Good	Scrape and paint	
9	<p>Asphalt shingle roof.</p> 	Poor	<p>Replace with new. Replace contemporary eave trim with a more compatible trim.</p>	<p>Asphalt shingles are not original but are acceptable.</p>
10	<p>Parged foundations</p> 	Fair	<p>Retain or rebuild to match exterior appearance</p>	

3. Standard 11 (for both Carleton Street buildings)

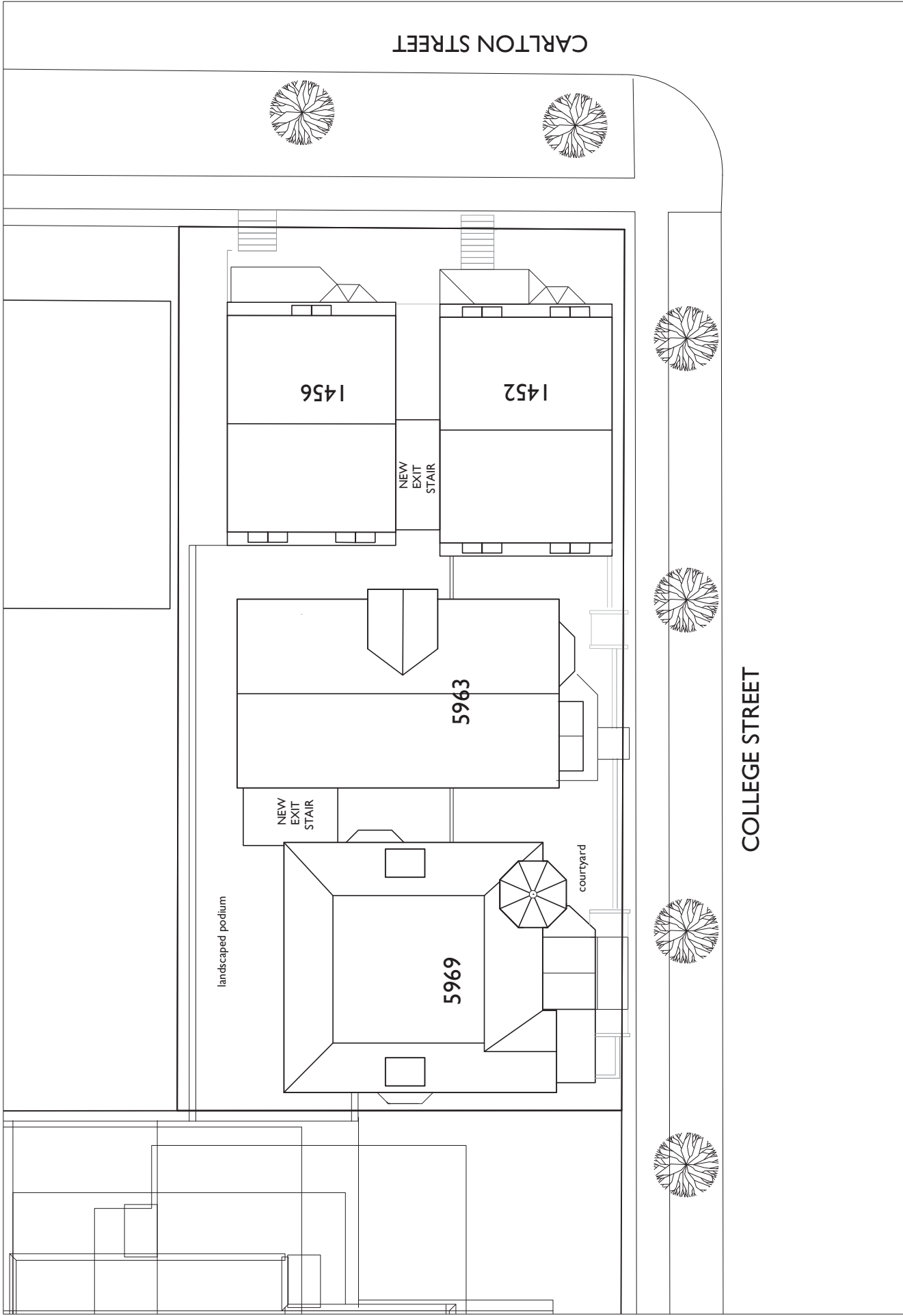
1. Rear Wall: Rear wall elevations have been provided. HRM to provide comments.
2. Glass stairway: a revised elevation will be supplied by KG showing new fenestration as recommended

4. Standard 12 – Glass Stairway addition:

1. The stairway addition will be framed so as to be easily removable without damaging the fabric of the building. If removed in the future the doorway openings can be in filled to match existing materials and any damaged exterior walls can be patched to match existing. Wall openings between the glass stairway and the heritage buildings will be not more than 36” wide.

ATTACHMENT E

Plan and Elevation Drawings



ROOF PLAN
 Project # 1411

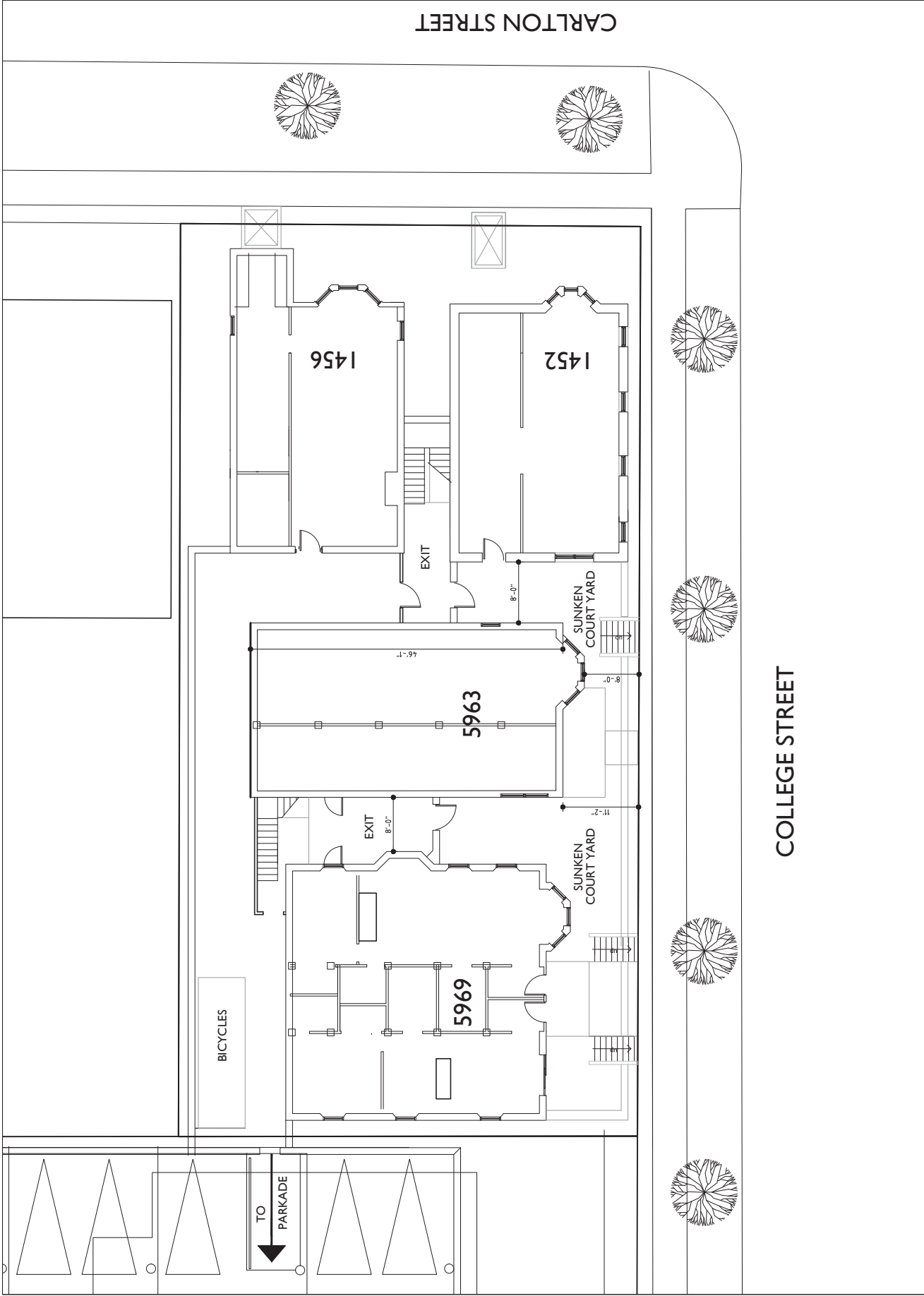
PROPOSED RESIDENTIAL DEVELOPMENT
 THE PROMENADE AT ROBIE SOUTH, HALIFAX, NS

Scale: 1" = 20'-0"
 Sep 20, 2018

Kassner Goodspeed Architects Ltd.

5663 Cornwallis Street, Suite 200, Halifax, NS B3K 1B6
 tel: 902-422-2557 | fax: 902-422-9685 | www.kgarchitects.ca





CARLTON STREET

COLLEGE STREET

PROPOSED RESIDENTIAL DEVELOPMENT

BASEMENT FLOOR PLAN

THE PROMENADE AT ROBIE SOUTH, HALIFAX, NS

Project # 1411

Scale: 1" = 20'-0"

Sep 20, 2018

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CARLTON ELEVATION

COLLEGE ELEVATION

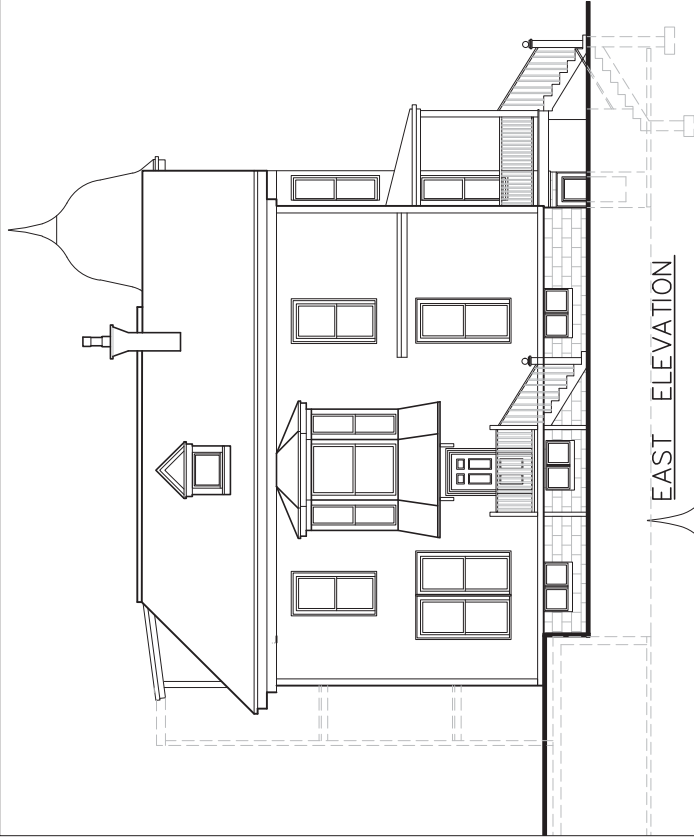
Carlton & College Restoration College and Carlton Street Elevations
 HALIFAX, NS Project # 1411

Kassner Goodspeed Architects Ltd.

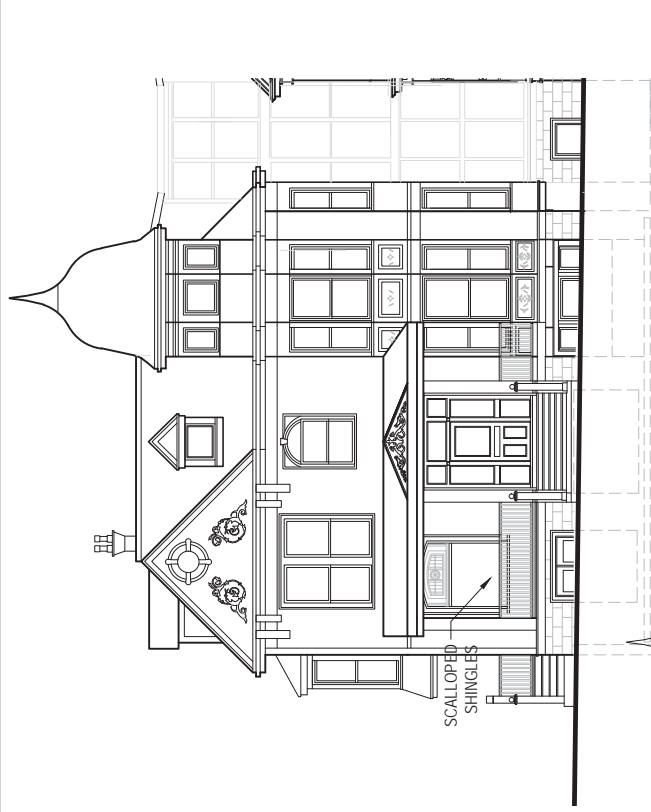
5663 Cornwallis Street, Suite 200 Halifax, NS B3K 1B6
 Tel 902-422-1557 | fax 902-422-8605 | www.kgarch.ns.ca

Scale: nts
 Oct 05, 2018

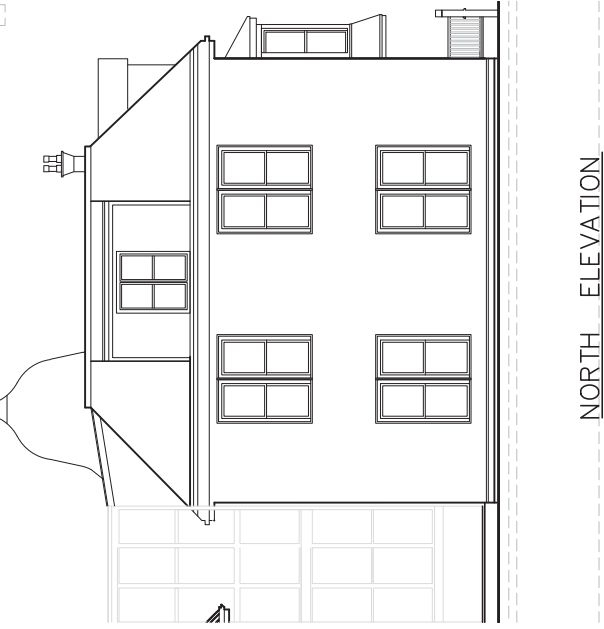




EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



Kassner Goodspeed Architects Ltd.

5663 Cornwallis Street, Suite 200 Halifax, NS B3K 1B6

tel 902-422-1557 | fax 902-422-8665 | www.kgarch.ns.ca

Carlton & College Restoration

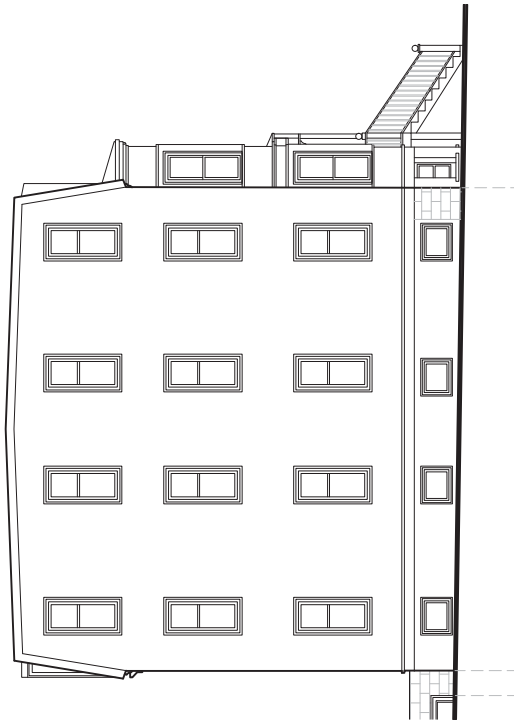
HALIFAX, NS

5969 College Elevations

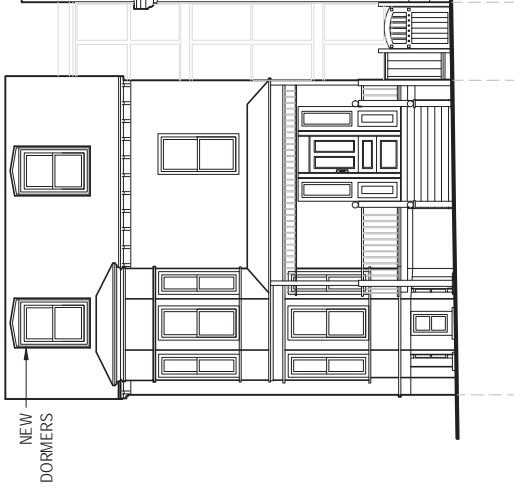
Project # 1411

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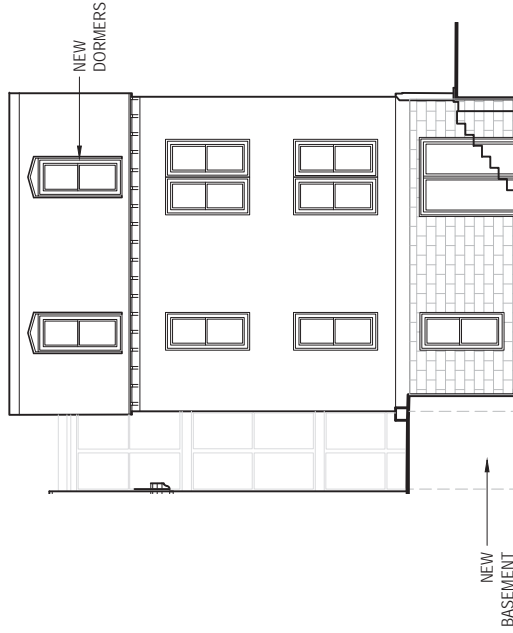
Oct 05, 2018



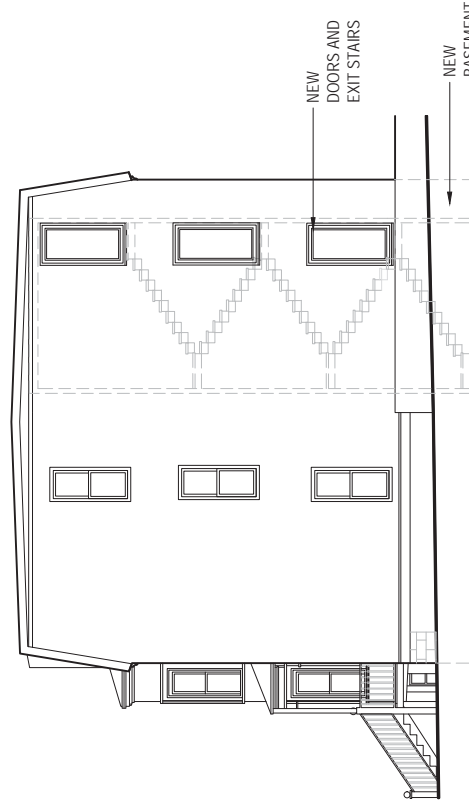
SOUTH ELEVATION - COLLEGE ST



EAST ELEVATION - CARLTON ST



WEST ELEVATION



NORTH ELEVATION



Kassner Goodspeed Architects Ltd.

5663 Cornwallis Street, Suite 200 Halifax, NS B3K 1B6
 Tel: 902-422-1557 | Fax: 902-422-8605 | www.kgarch.ns.ca

Carlton & College Restoration

HALIFAX, NS

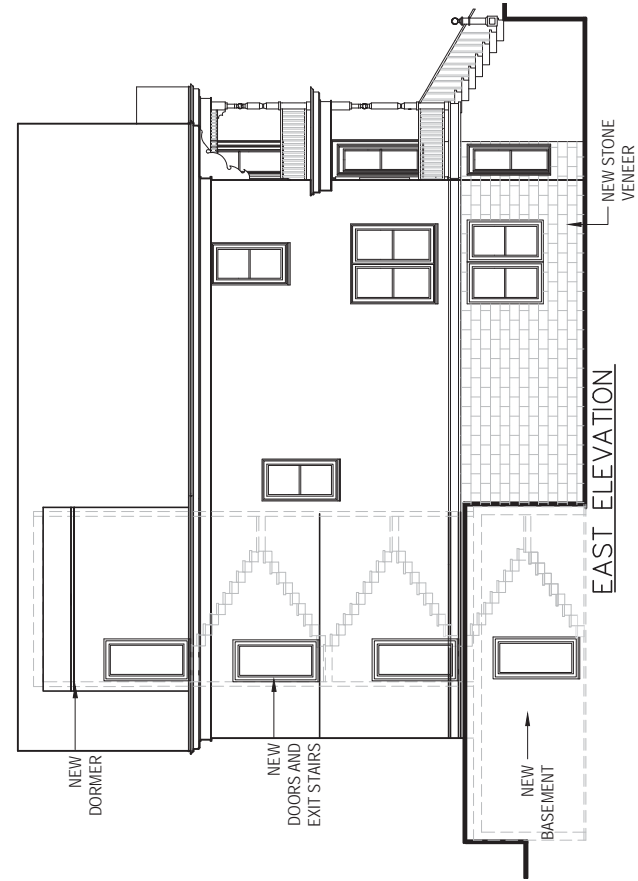
1452 Carlton Elevations

Project # 1411

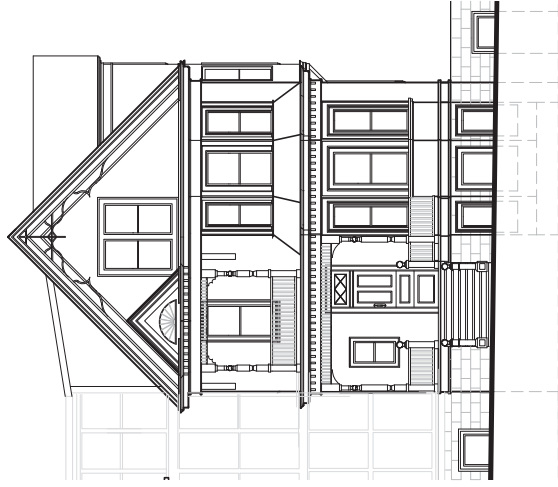
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Sep 20, 2018

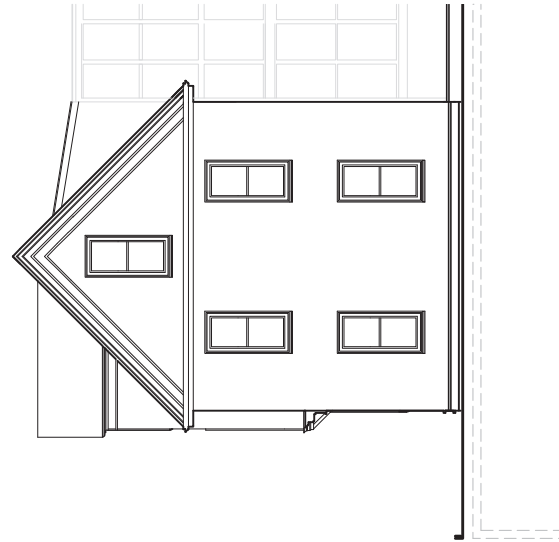




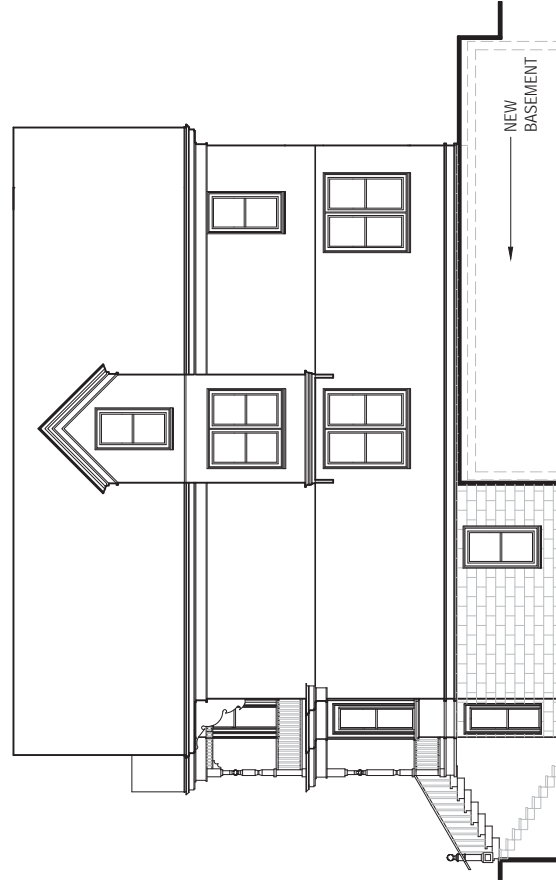
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



ATTACHMENT F

Heritage Building Summary – 5969 College Street

Gold Cure Institute: 5969 College Street, Halifax (1894)



Character Defining Elements:

The two and a half storey wood frame late Victorian structure exhibits character-defining elements typical of the Queen Anne style:

- Wooden shingle cladding and fish-scale pattern of wooden shingles on the front façade first storey;
- Steeply pitched and complex hipped roof structure with multiple small gabled dormers and a projected pediment;
- Detailed trim ornaments and tracery throughout the building;
- Large and small elaborate brackets are used to frame both the main façade and the principle College Street window respectively;
- The eight-sided tower at the Southeast corner of the building with a bell-shaped roof;
- Double bay window on the front and east side and oriel window on the west side of the building;
- Porch roof supported by columns with pediment over the entrance, grand central stairs, and transom and sidelights surrounding central door; and
- Red brick corbelled chimneys.

Heritage Value:

Built in 1894, the building at 5969 College Street is primarily valued as a highly ornate Queen Anne Revival style structure including a prominent eight-sided tower with a bell-shaped roof. This architectural style was used in Nova Scotia for many residences lending an appeal of grandeur to the house regardless of its true size.

The building is also valued for its association with Father L. W. Murphy's Gold Cure Institute. Father Murphy was a priest and research scientist interested in the temperance movement. His institution, active from 1894 to 1897, attempted to treat drug addiction and alcoholism using a double chloride of gold to increase the digestive system and appetite causing a person to become more cheerful. Over 700 people were said to have been treated at this location before it closed due to financial problems.

ATTACHMENT G

Heritage Streetscape Summary – 1452-56 Carlton Street

Victorian Streetscape: 1452 Carlton Street, Halifax (c. 1861)



Character Defining Elements:

The two-and-a-half storey wood frame Victorian structure exhibits the following character-defining elements:

- Wood frame structure with shingle cladding;
- Roof with steep mansard sides at the front and rear;
- Double bay window;
- Window on upper storey at front;
- Side hall entrance plan raised above grade with door surround including transom and sidelights;
- Porch with roof and stairs.

Victorian Streetscape: 1456 Carlton Street, Halifax (c. 1865)



The two-and-a-half storey wood frame Victorian structure exhibits the following character-defining elements:

- Wood frame structure with shingle cladding;
- Roof with bell-cast mansard sides and cornice at the front and rear;
- Central gable dormers at the front and rear with brackets and narrow twin round-headed windows in the front dormer;
- Prominent cornice;
- Three windows on upper storey at the front and rear;
- Side hall entrance plan raised above grade;
- Porch with roof and stairs.

Heritage Value:

Carlton Victorian Streetscape is valued as an excellent example of a Victorian era residential street. Originally Carlton Street was part of the South Commons in Halifax. Prior to 1818 this area was divided into four large lots that were purchased by merchants Richard Tremaine and John Staynor. The lots were again subdivided and houses began to be built in 1860 and continued until 1906. During this period construction materials and labour was inexpensive. Those who had money built lavish houses, such as those on Carlton Street, employing many workers.

Following the end of World War I the cost of building supplies increased and there was a shortage of labour, both of which slowed the construction of elaborate and large homes. In addition, Victorian homes, such as these on Carlton Street, became too costly to maintain and were often converted to rooming houses or hotels. Some were demolished and replaced by smaller, less adorned dwellings. Today Carlton Victorian Streetscape is a rare example of an intact Victorian era street, consisting of seventeen large and lavish homes.

Architecturally, Carlton Victorian Streetscape is valued for its sense of unity in scale, materials, and detail. These homes incorporate and blend elements of the Greek Revival, Modified Gothic, and Second Empire styles. The houses and townhouses range between two and three storeys, which allows for the human element and sense of community to flourish. All of the houses are of wood frame construction. There is a variety in the pitch and type of roof lines, placement of the doorways, and window styles that complement each other's unique characteristics. In addition, the buildings offer a vast array of dormers, windows, and bays, decoration, porches, and verandas. Each house commands its own attention while complementing its abutting, opposite, or adjacent structure.

ATTACHMENT H

Standards & Guidelines Evaluation – 5969 College Street

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 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 Guidelines should not be used in isolation. There may be heritage value in the relationships between cultural landscapes, archaeological sites, buildings, or engineering works. 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		The building will be picked up and moved a maximum distance of 30 metres as one piece and this will preserve its integrity. The building's existing location within its block on College Street may be considered character-defining. The building will remain substantially in its same general location, within the same block and fronting the same street, only it will be located 30 metres to the east of its current location.
2. Conserve changes to historic places that, over time, have become <i>character-defining elements</i> in their own right.		N/A	The rear addition that will be removed from the building is not a character-defining element.
3. Conserve <i>heritage value</i> by adopting an approach calling for <i>minimal intervention</i> .	Yes		The plan for the larger development is a realistic objective since Regional Council initiated a process to consider the proposed development. The plans for the larger development cannot be realized with the Gold Cure Institute in its current location. Therefore, moving the building is a minimal intervention that can proceed if

			mitigative measures are in place to conserve heritage values.
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		<p>The Gold Cure Institute building will be consolidated within a new lot with three other historic buildings and share a common foundation with one of these other buildings. However, the building will preserve its appearance as a detached dwelling, separate from the other buildings.</p> <p>The other three buildings are from the same mid to late Victorian period and are currently located in the same block as the Gold Cure Institute. Therefore, moving these buildings closer together on one lot will not falsify the story of this place. Interpretive panels will be installed to explain the relocation of the buildings and to share an understanding of the historic place to mitigate any loss of authenticity.</p> <p>The building will not be mistaken as part of a continuation of the Victorian Streetscape along Carlton Street because it will continue to front College Street around the corner. Its Queen Ann Revival style and its generous setback from the street will also continue to distinguish it from the earlier and simpler Victorian architectural styles along Carlton Street where the buildings stand closer to the street.</p>
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 use will remain multi-unit residential with minimal change to the character-defining elements of the building. The building will be integrated into a larger 16-20 storey multi-unit development through a shared foundation which will ensure a long-term, stable context for conserving the heritage building.
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		<p>The building is currently occupied and there will be no period of extended vacancy.</p> <p>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>.</p>

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		All original building materials will be conserved to the highest quality.
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		The rear wall of the building will include paired hung windows and a shed dormer which will be both compatible with yet distinguishable from the dormers and hung windows throughout the rest of the building.

TREATMENT: REHABILITATION

Rehabilitation is the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

STANDARDS 10-12	Complies	N/A	Discussion
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 insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the <i>historic place</i> .	Yes		A combination of repair and replacement, where necessary, will be employed.
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.	Yes		<p>The large 1990's addition will be removed and the building and the rear wall of the building will be rehabilitated.</p> <p>The glass stairway addition is setback considerably from the street in between two buildings to allow egress. Its setback preserves the significant portion of the building's side yard. It connects to the side of the building but behind its character defining elements. It does not obscure the side bay window and much of the shingle walls from the street. It stands as a subordinate structure serving the historic building.</p>

		<p>The glass stairway addition is divided into three two-over-two tall vertical sashes on each floor to complement the appearance of the prominent bay windows on the front and side of the building. This stairway is also clearly distinguishable through its materials as a modern addition.</p> <p>The new shared foundation will be exposed below grade as a “sunken terrace”, meaning that the units in the basement will be directly accessible through an exterior door. There is currently a sunken terrace on the front of the building and, therefore, so no substantial change. However, a portion of the east side of the building will be exposed below grade to create a sunken terrace with direct access into the foundation. The new foundation will remain subordinate to the building, below grade.</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 glass stairway addition will only connect to a small portion of the side wall. Its structural members will be supported by the key structural components of the historic building. Three doorways will be opened in the side wall, above grade, to allow access to the building on each floor. These opening can be closed if the addition is removed in the future. The structure can also disconnect from the historic building in the future so as not to damage its integrity.</p> <p>The building will be connected to a new foundation but it can be removed from the foundation if necessary in the future.</p>

ATTACHMENT I

Standards & Guidelines Evaluation – 1452-56 Carlton Street

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 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 Guidelines should not be used in isolation. There may be heritage value in the relationships between cultural landscapes, archaeological sites, buildings, or engineering works. 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		All character-defining elements will be conserved. Relationship with the Victorian Streetscape will be conserved and reinforced by improving the condition of existing elements.
2. Conserve changes to historic places that, over time, have become <i>character-defining elements</i> in their own right.		N/A	
3. Conserve <i>heritage value</i> by adopting an approach calling for <i>minimal intervention</i> .	Yes		The buildings will be rehabilitated as multi-unit residences. An external stairway will be installed between the two buildings to meet code requirements. The rear foundation of the building at 1452 Carlton Street will be exposed to join the sunken terrace but the more prominent front and side walls will remain at their existing grade.
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	Yes		The building at 1456 Carlton Street will be restored using physical and documentary evidence. It will not include additions that falsify the story of the place.

historic places or other properties, or by combining features of the property that never coexisted.			
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 historic residential use of the buildings will continue with minimal changes to the structures.
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 building is currently occupied and there will be no period of extended vacancy. Archaeological resources will be addressed at the point of site intervention with permit applications. The provincial government will be notified of the site intervention and process any necessary applications in accordance with the <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		All original building materials will be conserved to the highest quality.
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 buildings 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		The restored elements on 1456 Carlton Street will match similar three-faced bay windows along Carlton Street but its windows and roof will be subtly identifiable as a new addition. The sidelights, transom and roof on the covered front entrance porch will also be subtly identifiable as a new addition.

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	Yes		A combination of repair and replacement, where necessary, will be employed.

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 <i>historic place</i> .			
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.	Yes		<p>The historic rear ell dating back to before 1878 will be removed. It is not considered to be a character-defining element of the streetscape.</p> <p>The glass stairway addition is setback considerably from the street in between two buildings to allow egress. Its setback preserves the significant portion of the building's side yard. It will not obscure much of the shingle walls from the street. It stands as a subordinate structure serving the historic buildings. It replaces an existing one-storey enclosed structure in the side yard which provides egress but does not contribute to the heritage character.</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.	Yes		<p>The new glass stairway addition will only connect to a small portion of the side walls of the historic buildings. Its structural members will be supported by the key structural components of the historic buildings. Three doorways will be opened in the side wall and one in the basement to allow access to the buildings on each floor. These openings can be closed if the addition is removed in the future. The structure can also disconnect from the historic buildings in the future so as not to damage its integrity.</p>

TREATMENT: RESTORATION			
<i>Restoration is 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.</i>			
STANDARDS 13-14	Complies	N/A	Discussion
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.		N/A	

<p>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.</p>			<p>The new bay window and covered front entrance porch on 1456 Carlton Street will be restored based on documentary evidence in the 1918 Pickings Assessment Sheet. The twin buildings at 1480-84 Carlton Street are of similar age and include these two elements.</p>
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ATTACHMENT J
Documentary Evidence for Restoration – 1456 Carlton Street

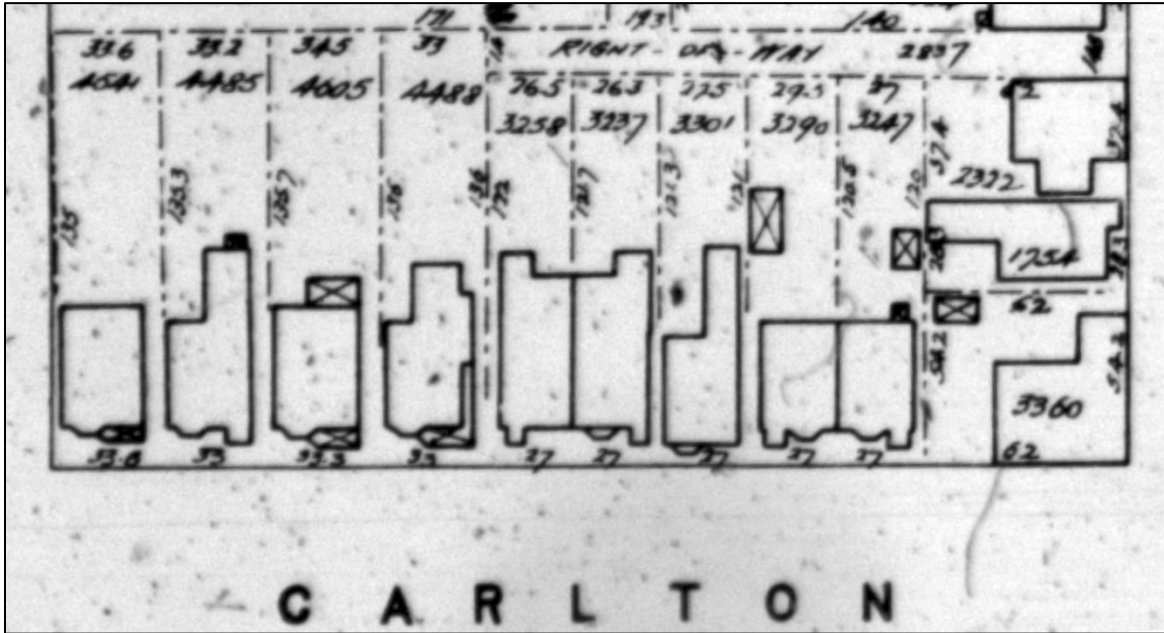


Figure 1: 1918 Pickings Assessment Sheet showing a bay window and covered front entrance porch on 1456 Carlton Street and 1480-84 Carlton Street.



Figure 2: Twin buildings within the Early Victorian Streetscape at 1480-84 Carlton Street are of similar age as the building at 1456 Carlton Street and include single-storey bay windows alongside covered front porches (Google Street View, April 2009).