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Case H00456

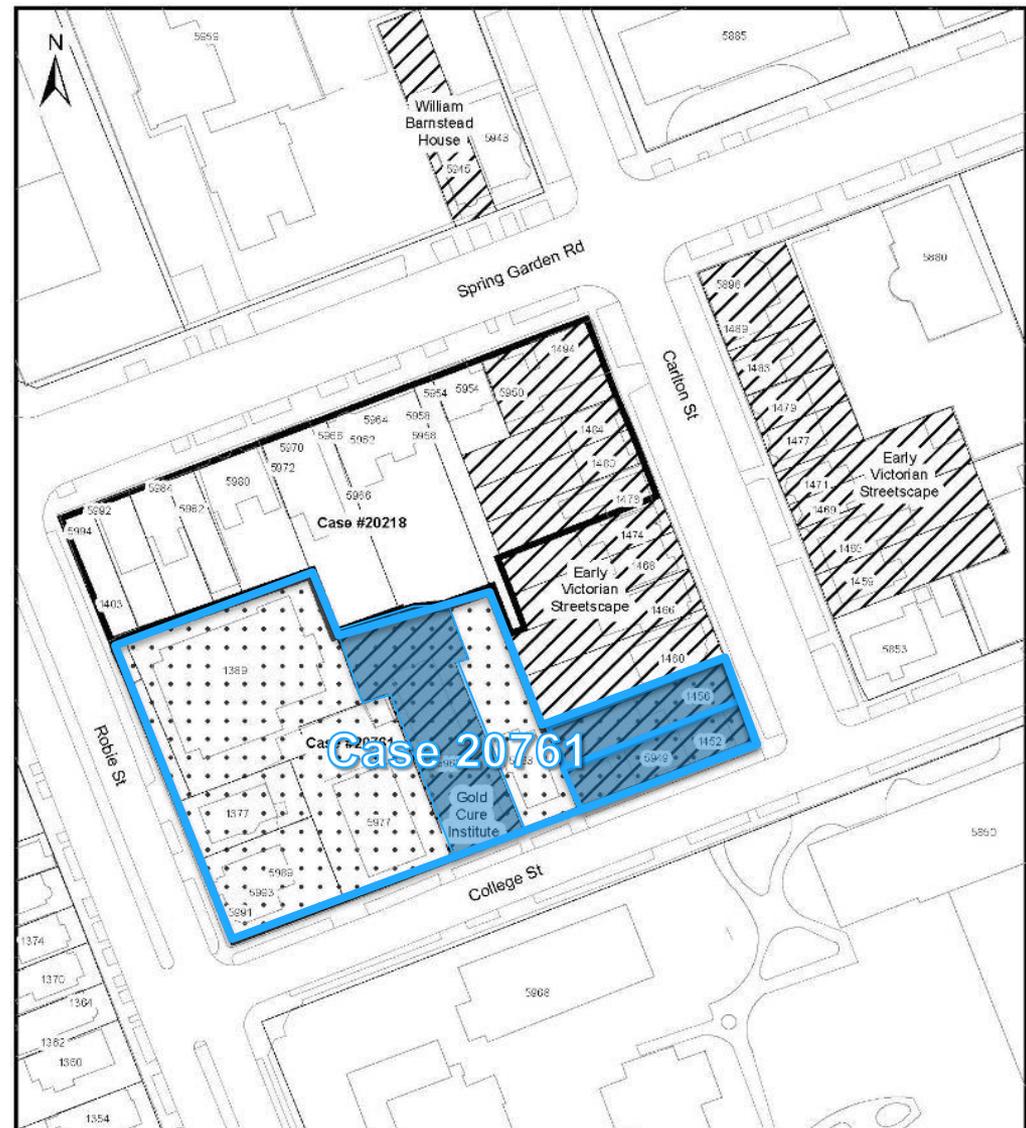
Substantial Alterations to municipally registered heritage properties at 5969 College Street and 1452 & 1456 Carlton Street, Halifax

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Planner III

December 12, 2018

Location

- Substantial alterations to three municipal heritage properties
- Substantial alterations are required as part of the proposal for planning case case #20761



Map 1 - Location Map

5969 College Street and 1452 & 1456 Carlton Street, Halifax

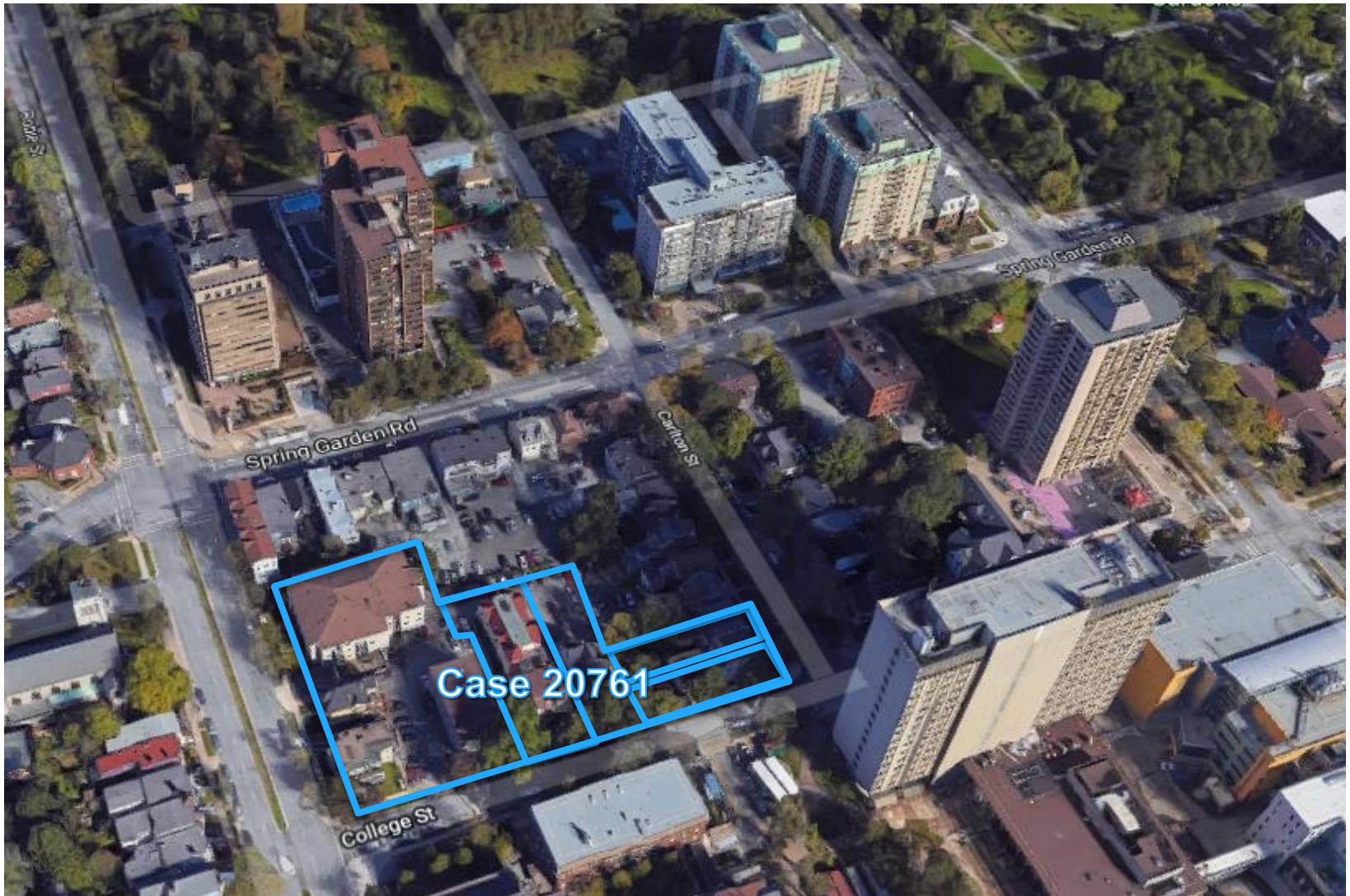
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|--|---|
|  Subject Properties |  Subject Area Case 20218 |
|  Registered Heritage Properties |  Subject Area Case 20761 |

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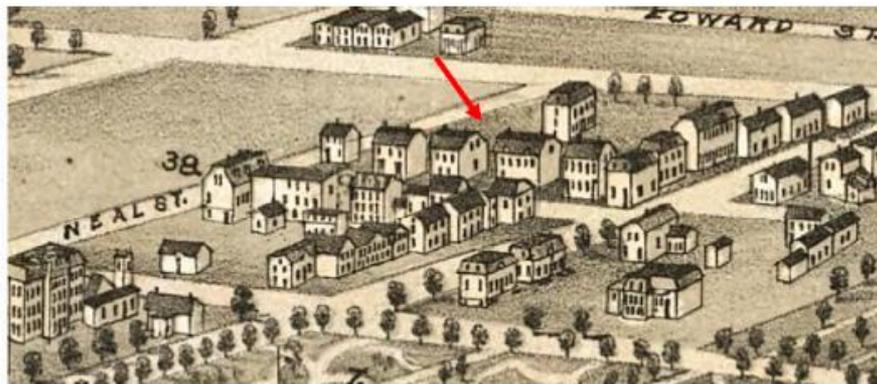
HRM does not guarantee the accuracy of any representation on this plan.

Site Context



Carlton Early Victorian Streetscape

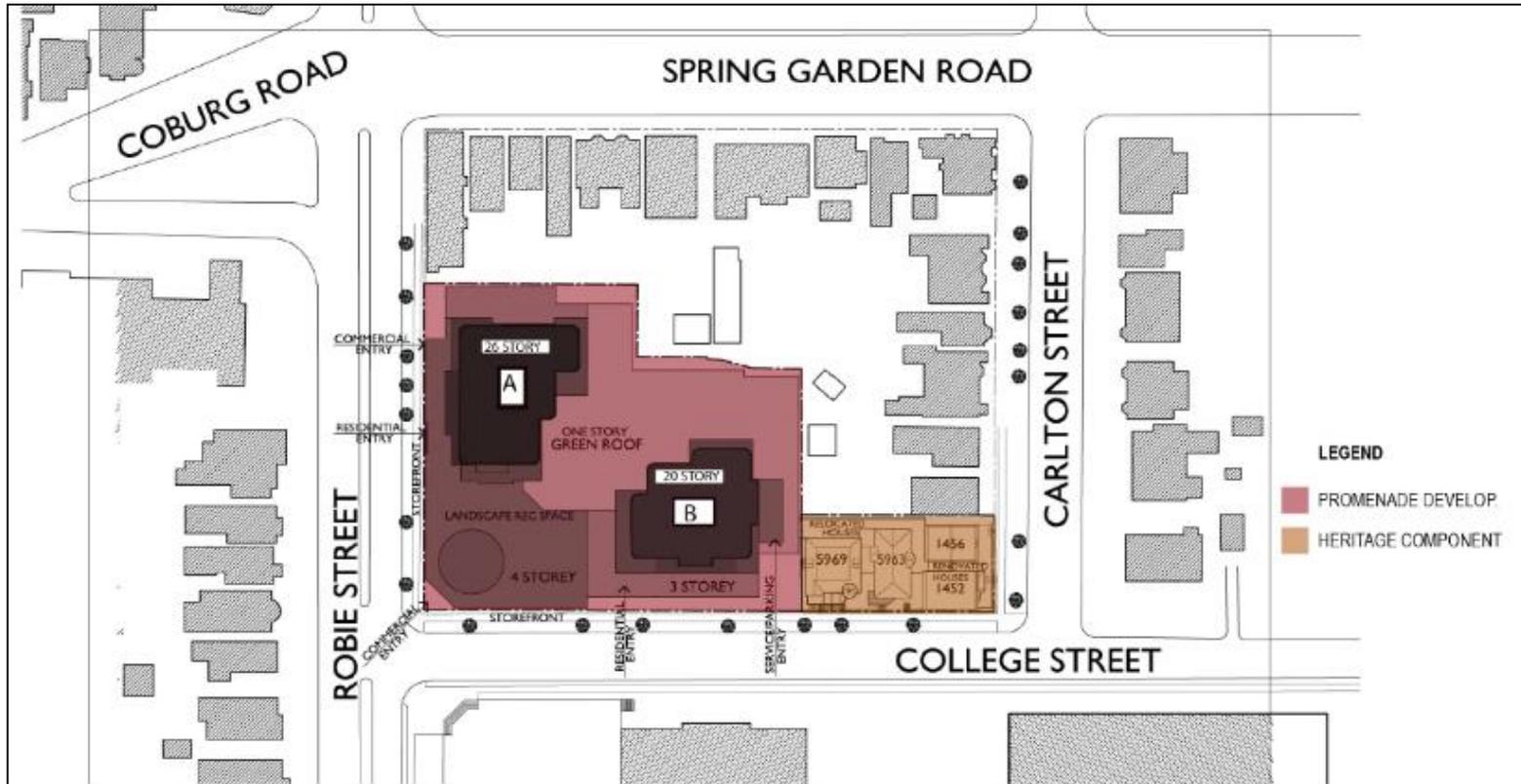
- Wooden Victorian buildings built between 1860 and 1906;
- Valued for unity of architectural style and scale;
- Houses are unique, but compliment each other;



Halifax Bird's Eye View, 1879, Detail



“The Promenade on Robie South” Requested Alterations



Definitions – Standards and Guidelines

Restoration involves accurately **revealing, recovering or representing** the state of an historic place or individual component **as it appeared at a particular period in its history**, while protecting its heritage value. *Restoration* may include **removing non character-defining features** from other periods in its history and recreating missing features from the restoration period.

Rehabilitation involves the sensitive **adaptation** of an historic place or individual component for a **continuing or compatible contemporary use**, while protecting its heritage value. *Rehabilitation* can include **replacing missing historic features**. The replacement may be an **accurate replica** of the missing feature or it may be a new design compatible with the style, era and character of the historic place.

Definitions – Heritage Property Act

"substantial alteration" means any action that affects or alters the character-defining elements of a property.

"character-defining elements" means the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value

5969 College Street (Gold Cure Institute)

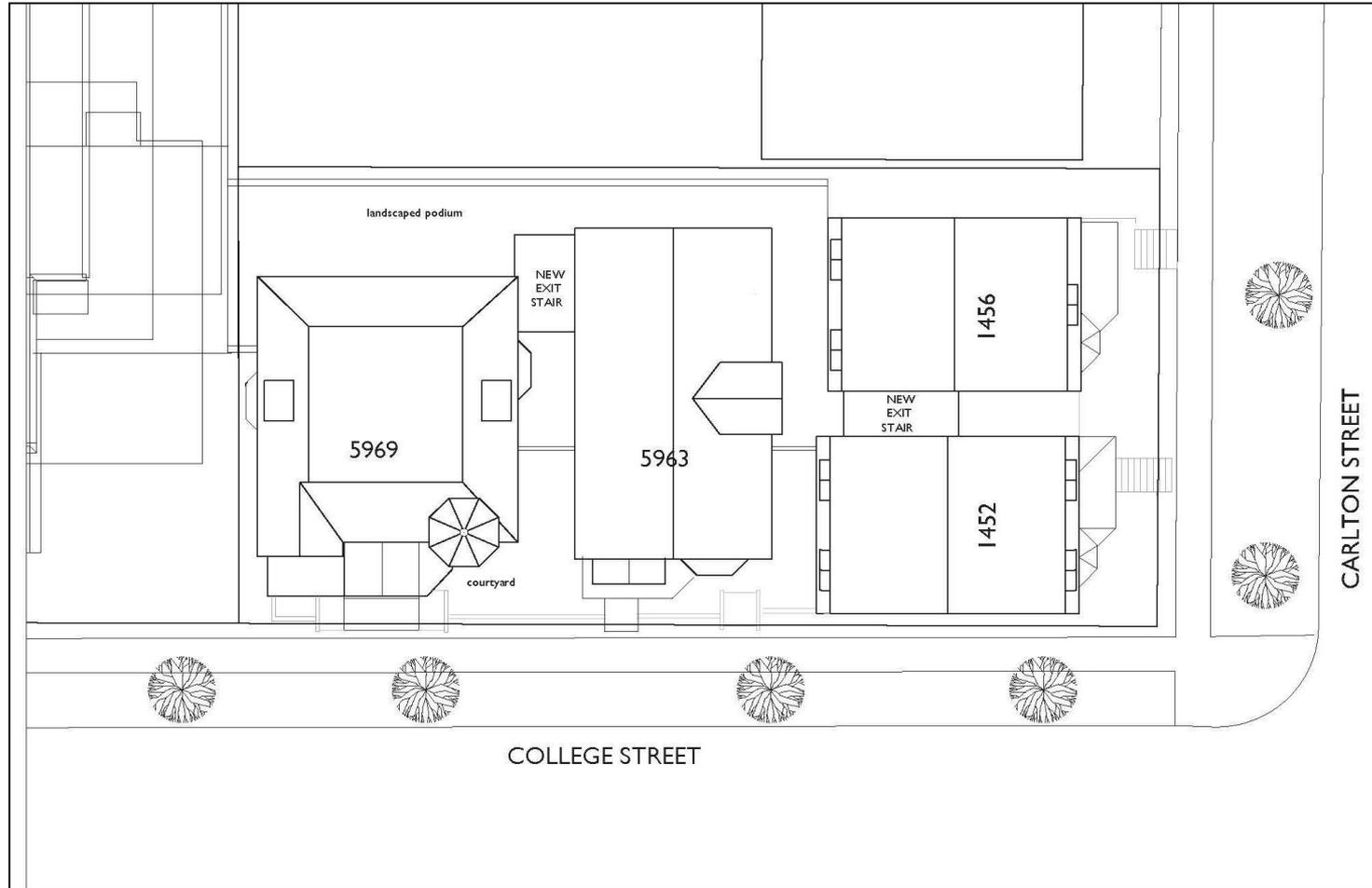
- **Highly ornate Queen Anne Revival style structure.**
- Prominent eight-sided tower with a bell-shaped roof;
- Steeply pitched and complex hipped roof with multiple small gabled dormers and a projected pediment;
- Double bay window on the front and east side and oriel window on the west side of the building.



Substantial Alterations



Substantial Alterations



1452-56 Street (Victorian Streetscape)

- **Carlton Victorian Streetscape** is valued as an excellent example of a Victorian era residential street.
- The houses and townhouses range between two and three storeys;
- 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.



Substantial Alterations



Substantial Alterations



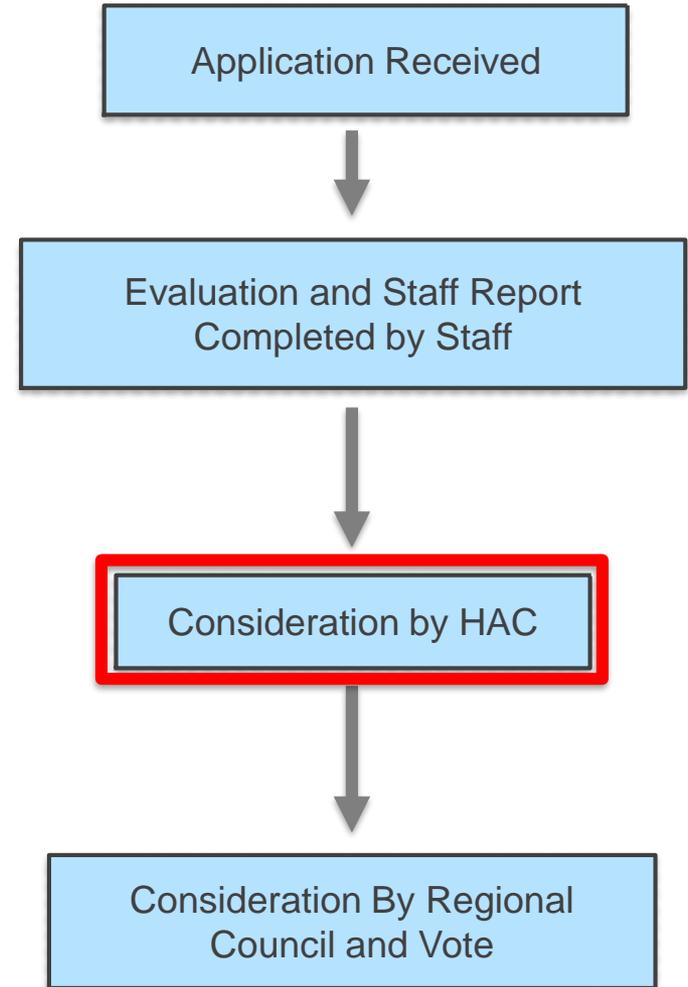
Substantial Alterations



Planning – Application Process



Heritage – Substantial Alteration Process



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.