

Item 5

HALIFAX

Case: H00461

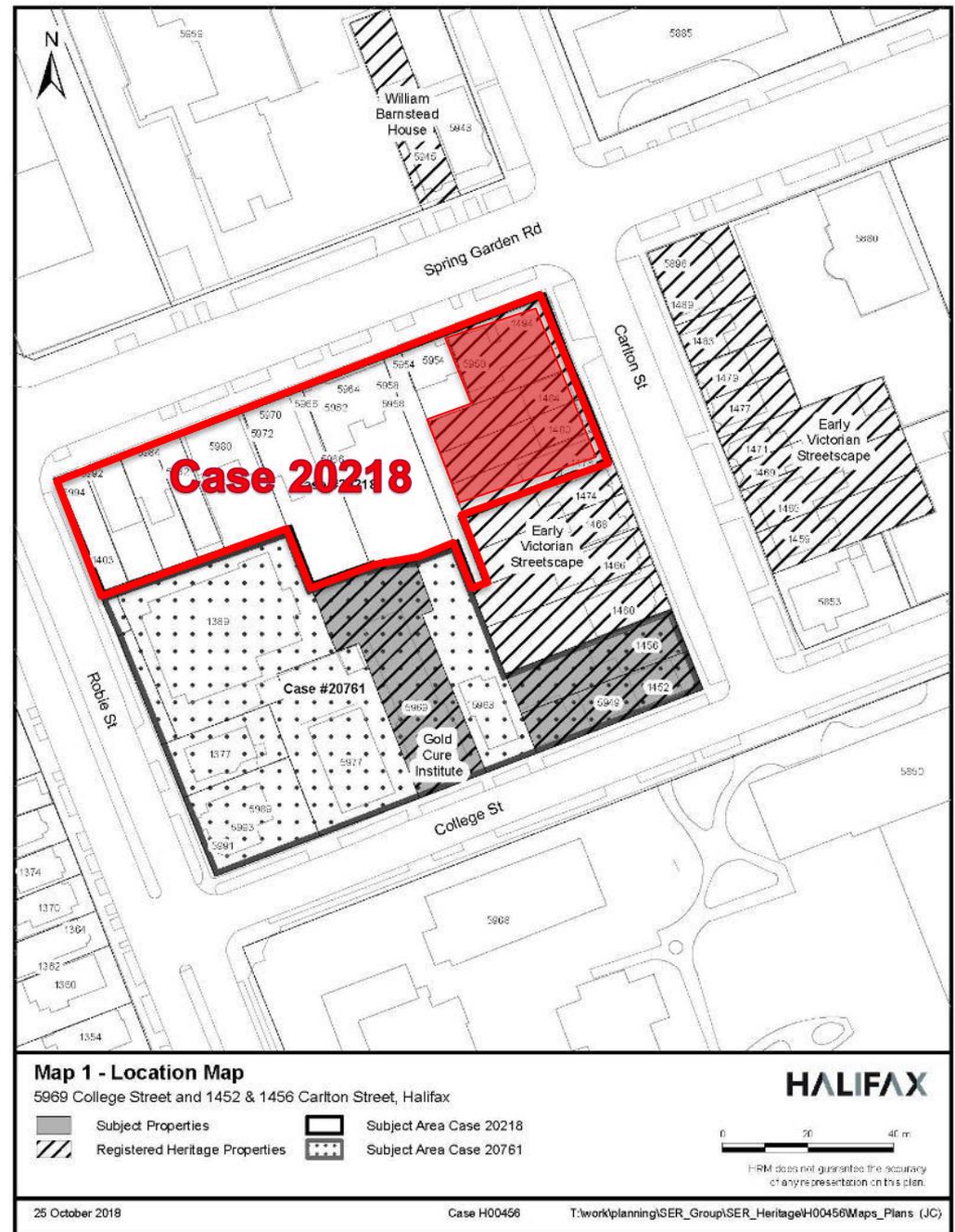
Substantial Alterations to 1478, 1480,
1484 and 1494 Carlton Street

Aaron Murnaghan
Principal Heritage Planner

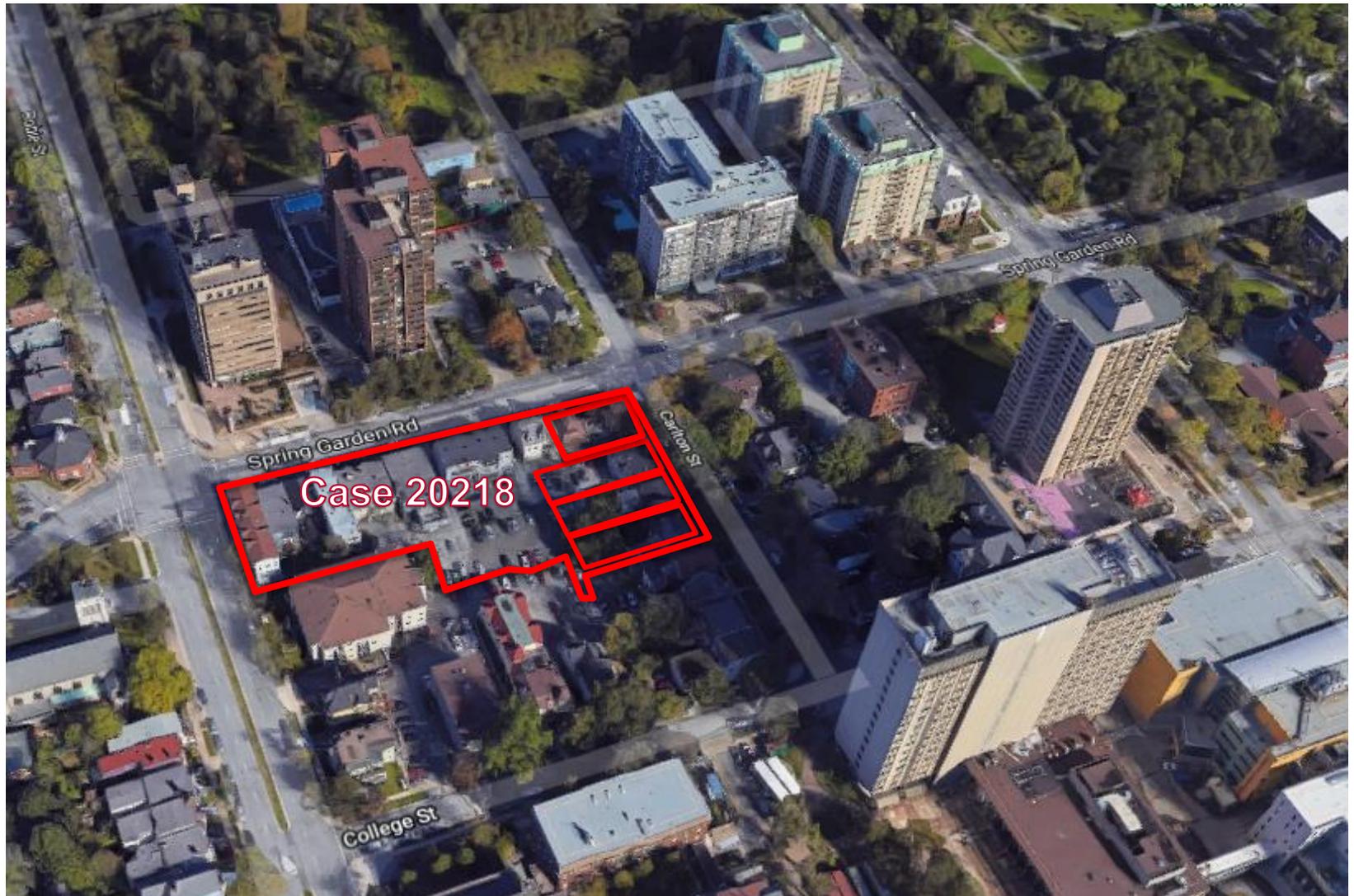
December 12, 2018

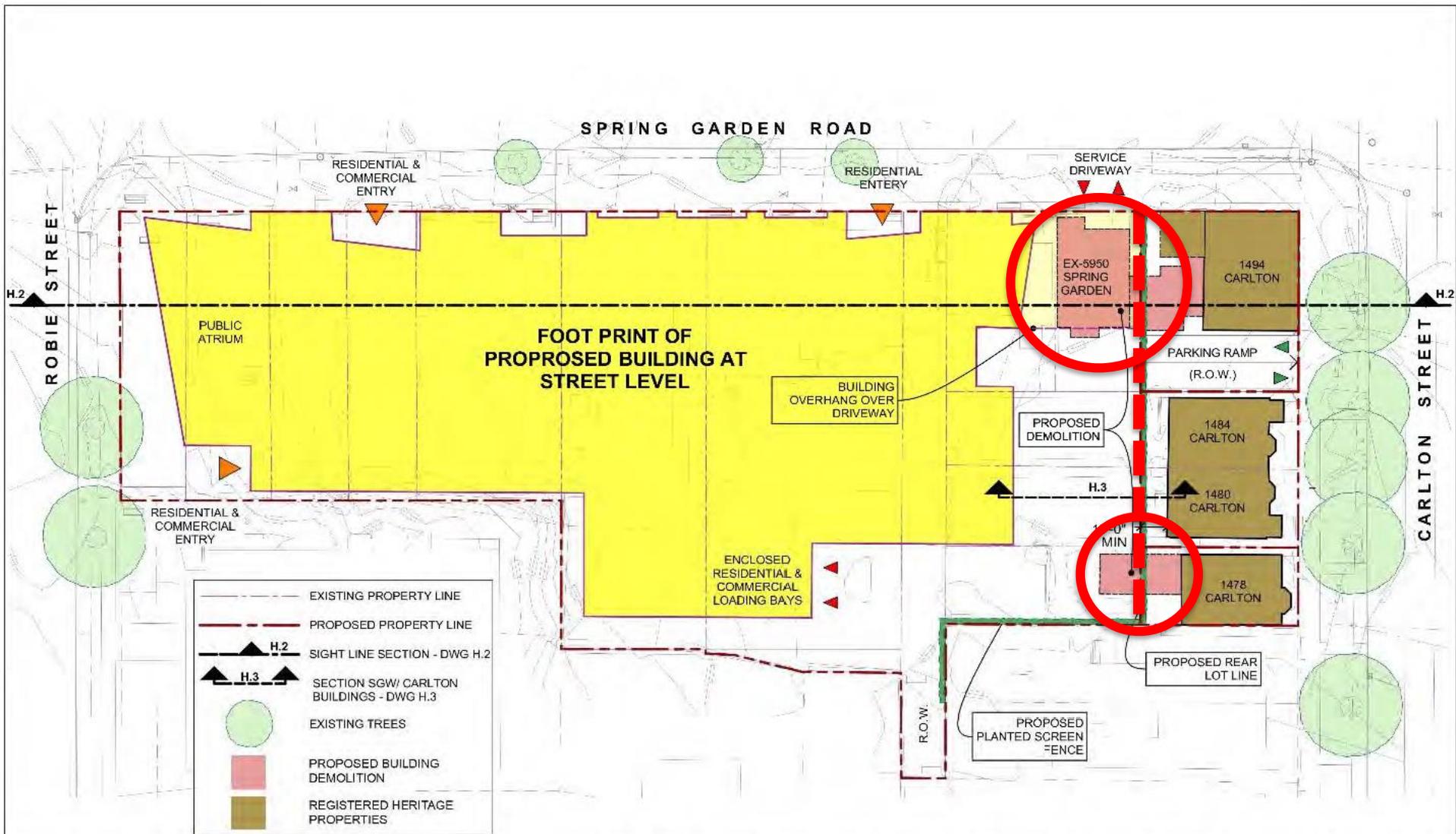
Location

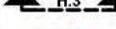
- Substantial alterations to four municipal heritage properties
- Substantial alterations are required as part of the proposal for planning case #20218



Site Context





-  EXISTING PROPERTY LINE
-  PROPOSED PROPERTY LINE
-  SIGHT LINE SECTION - DWG H.2
-  SECTION SGW/ CARLTON BUILDINGS - DWG H.3
-  EXISTING TREES
-  PROPOSED BUILDING DEMOLITION
-  REGISTERED HERITAGE PROPERTIES



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DATE 2017-10-19
 SCALE: 1" = 30'

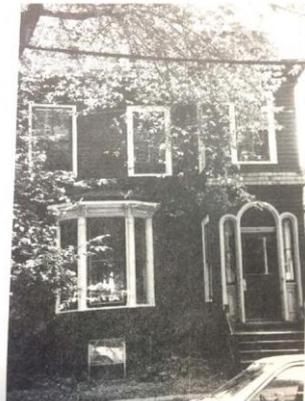
CARLTON PROPERTIES PROPOSED LOT DIVISION AND DEMOLITION PLAN

H.1

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.



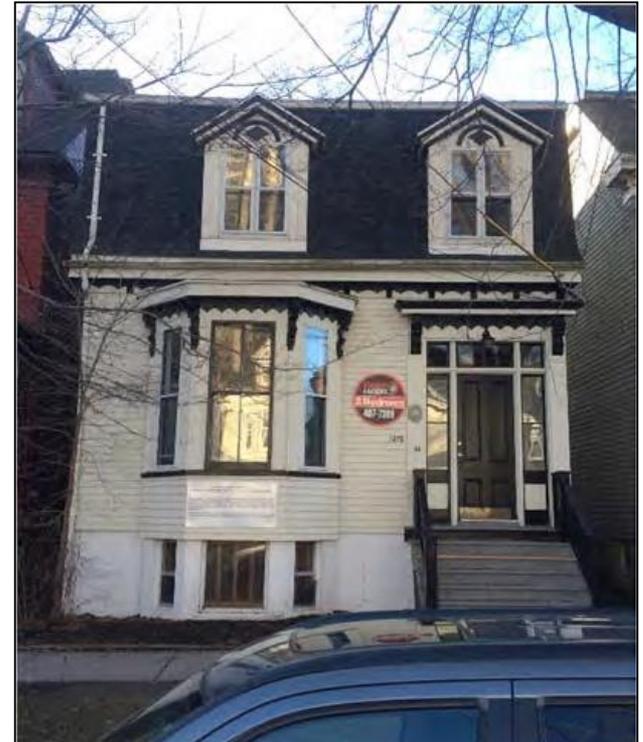
Definitions – Heritage Property Act

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

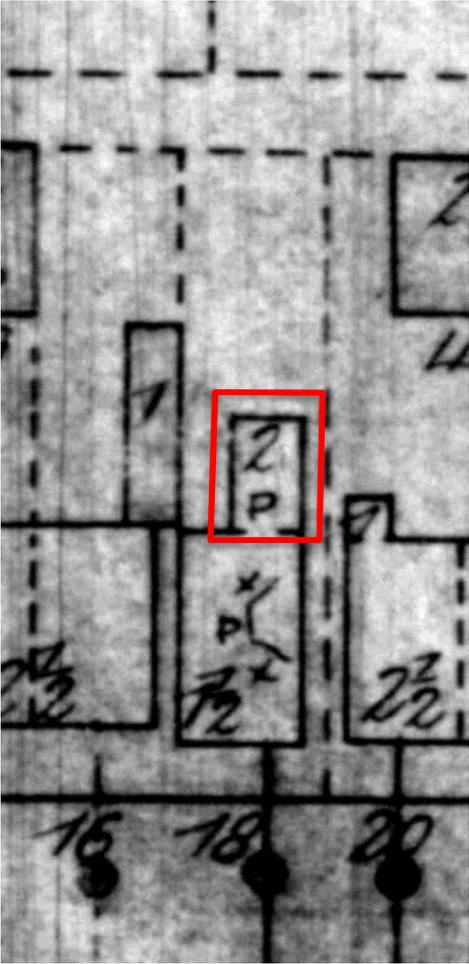
"character-defining elements" means the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value

1478 Carlton Street

- Queen Anne Revival / Second Empire style structure.
- One and half storey, wood framed structure with 'L' shaped plan;
- Asymmetrical two-bay street façade with bay window and entry with sidelights and transom;
- Steep mansard roof with gabled dormers;
- Wood shingle siding and decorative trim.



Substantial Alteration



1889 Goad's Atlas

Other Alterations



- Reducing the depth of the property from 36m to 17m by subdivision
- Restoring dormers and dormer windows
- Rehabilitating wooden windows
- Rehabilitating trim and siding as necessary
- Restoring front entry steps

1480-84 Carlton Street

- Halifax-style symmetrical duplex with late Victorian / Italianate detailing;
- Two and a half storey wood-framed structure with side hall plans;
- Three-bay facades with lower bay windows and gabled entry porch;
- Truncated roof with shed dormers; and
- Round-arched entry door, transom and sidelights



Substantial Alterations



Front



Rear



Other Alterations



- Reducing the depth of the property from 36m to 17m by subdivision
- Restoring wooden windows
- Restoring trim and siding as necessary
- Restoring front entry steps

1494 Carlton Street

- Second Empire style residence;
- One and a half storey, wood framed structure with side hall plan;
- Asymmetrical three-bay façade with double-arched windows (removed);
- Full mansard roof with shallow shed dormers; and
- shallow, round-arched entry door, transom and sidelights (removed)



1494 Carlton Street



- Former residence M.M. Saunders (1861-1947), author of *Beautiful Joe*
- Applicant proposes to utilize numerous historic photos to restore the house to its 19th century appearance
- Interpretive elements are proposed as part of the restoration

Substantial Alterations

Carlton Street Frontage



1494 CARLTON ST. - EAST ELEVATION

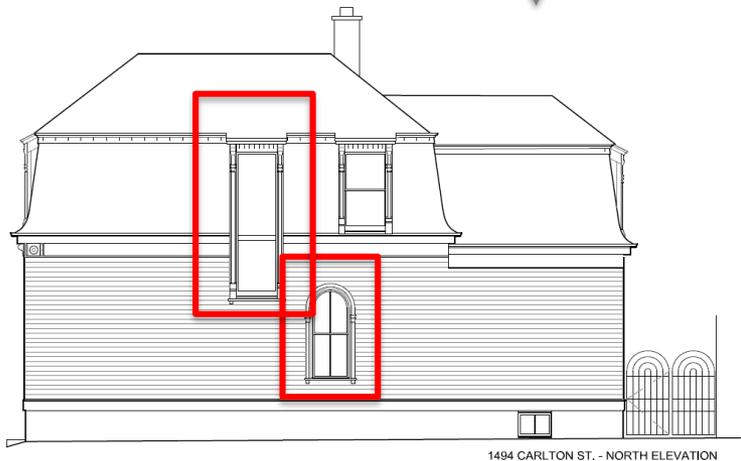
Front



1494 CARLTON ST. - EAST ELEVATION

Substantial Alterations

Spring Garden Frontage



HALIFAX

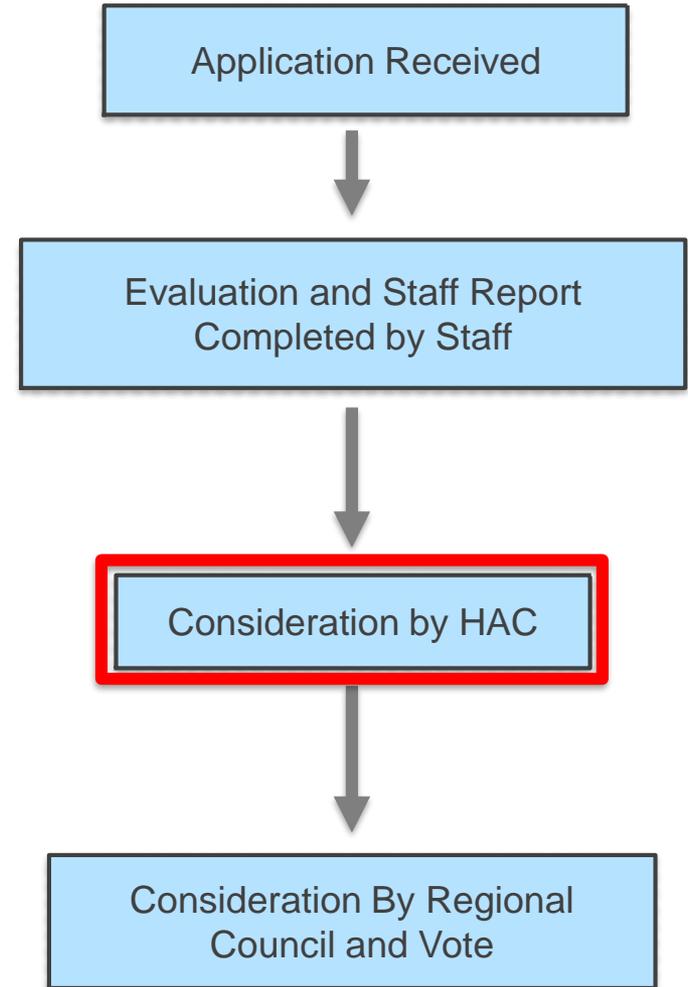
5950 Spring Garden Road



Planning – Application Process



Heritage – Substantial Alteration Process



Recommendation

The Heritage Advisory Committee recommends that Regional Council:

- Approve the substantial alteration of 1478 Carlton Street, Early Victorian Streetscape, as proposed in this report and its attachments;
- Approve the substantial alteration of 1480 Carlton Street, Early Victorian Streetscape, as proposed in this report and its attachments;
- Approve the substantial alteration of 1484 Carlton Street, Early Victorian Streetscape, as proposed in this report and its attachments; and
- Approve the substantial alteration of 1494 Carlton Street, Early Victorian Streetscape, as proposed in this report and its attachments.