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Halifax, Nova Scotia
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Item No. 14.6.2
Halifax Regional Council
January 15, 2019

TO: Mayor Mike Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed

For Jenny Lugar, Acting Chair, Heritage Advisory Committee

DATE: December 13, 2018

SUBJECT: **Case H00461: Substantial Alteration to municipally registered heritage properties at 1478, 1480, 1484 and 1494 Carlton Street, Halifax**

ORIGIN

- Application by Dixel Developments Ltd.
- Motion from the December 12, 2018 special meeting of the Heritage Advisory Committee.

LEGISLATIVE AUTHORITY

Heritage Property Act, s. 13(b):

s. 13 The heritage advisory committee may advise the municipality respecting

.....
(b) an application for permission to substantially alter or demolish a municipal heritage property;

RECOMMENDATION

It is recommended that Regional Council:

1. Approve the substantial alteration of 1478 Carlton Street, Early Victorian Streetscape, as proposed in the staff report dated November 9, 2018;
2. Approve the substantial alteration of 1480 Carlton Street, Early Victorian Streetscape, as proposed in the staff report dated November 9, 2018;
3. Approve the substantial alteration of 1484 Carlton Street, Early Victorian Streetscape, as proposed in the staff report dated November 9, 2018; and
4. Approve the substantial alteration of 1494 Carlton Street, Early Victorian Streetscape as proposed within this report, conditional on the building currently at 5950 Spring Garden Road being considered as a character defining element through a heritage registration application.

BACKGROUND

The Heritage Advisory Committee received a presentation from staff, and considered the staff report dated November 9, 2018 at their special meeting held on December 12, 2018.

Refer to the November 9, 2018 staff report (Attachment 1) for further information on the background this application.

DISCUSSION

At the December 12, 2018 special meeting, following the presentation from staff, members of the Committee expressed concerns with regards to the proposed substantial alteration to the property located at 1494 Carlton Street (part 4 of the staff recommendation). Specifically, the alteration includes plans to demolish a physically attached structure located at 5950 Spring Garden Road. Committee members expressed concerns regarding the loss of this historic structure, and the resulting impact on the Spring Garden Road streetscape.

As a result, the Committee agreed to split the vote on the staff recommendation to vote separately on each of the four (4) parts. In the resulting vote, parts 1, 2, and 3 of the staff recommendation were approved, with part 4 being defeated. Members of the Committee then approved an alternative motion with respect to 1494 Carlton Street, as outlined in part 4 of the recommendation contained in this report.

Refer to the November 9, 2018 staff report (Attachment 1) for further discussion.

FINANCIAL IMPLICATIONS

Refer to the November 9, 2018 staff report (Attachment 1) for information on financial implications associated with this application.

RISK CONSIDERATION

None identified.

COMMUNITY ENGAGEMENT

Heritage Advisory Committee meetings are open to public attendance. The agenda, reports, and minutes of the Committee are posted online at Halifax.ca.

Refer to the November 9, 2018 staff report (Attachment 1) for further information on community engagement specific to this case.

ENVIRONMENTAL IMPLICATIONS

None identified.

ALTERNATIVES

The Committee did not provide alternatives. Refer to the November 9, 2018 staff report (Attachment 1) for further information on alternatives.

ATTACHMENTS

Attachment 1 – Staff report dated November 9, 2018

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: David Perusse, Legislative Assistant, Office of the Municipal Clerk 902-490-6732



P.O. Box 1749
Halifax, Nova Scotia
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Item No. 5
Heritage Advisory Committee
December 12, 2018

TO: Chair and Members of the Heritage Advisory Committee

-Original Signed-

SUBMITTED BY:

Kelly Denty, Director of Planning and Development

-Original Signed-

Jacques Dubé, Chief Administrative Officer

DATE: November 9, 2018

SUBJECT: **Case H00461: Substantial Alteration to municipally registered heritage properties at 1478, 1480, 1484 and 1494 Carlton Street, Halifax**

ORIGIN

An application by Dixel Developments Ltd. to substantially alter four municipally registered heritage properties located at 1478, 1480, 1484 and 1494 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.

RECOMMENDATIONS

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

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

Dexel Developments Ltd. has applied to amend the Halifax Secondary Municipal Planning Strategy to allow a large mixed-use development on the northeastern portion of the block bordered by Robie Street, Spring Garden Road and Carlton Street known as "Spring Garden West" (HRM Planning Case #20218). As part of this development, changes are proposed to several registered heritage properties along Carlton Street which are also owned by the developer. Some of these changes are considered substantial because they impact the character defining elements of the properties, or seek to alter the original footprint of the building.

The properties seeking approval for Substantial Alterations under the *Nova Scotia Heritage Property Act*, and the focus of this report include 1478, 1480, 1484 and 1494 Carlton Street within the Carlton Street Early Victorian Streetscape. The Heritage Advisory Committee will also have an opportunity in future to consider the impacts of the overall development (Case #20218) on the Carlton heritage streetscape during the approval process for the Spring Garden West development 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 B.

Existing Site Context

The proposed development site comprises nearly 5000s/m (53,800s/f) and includes 13 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. Four of the properties included in the development site are municipally registered and are included in the Carlton Early Victorian Streetscape. There are an additional 16 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.

“Spring Garden West” (HRM Planning Case #20218)

The development proposed under Case #20218 covers the area as shown on Map1 and consist of:

- a four-storey podium containing 5,600s/m (60,000s/f) of professional or medical office space and 2,000s/m (21,000s/f) of ground-floor commercial space;
- cantilevered portion of the podium is to be located approximately 2.7m (8ft) behind 1494 Carlton Street, with the bulk of the new development set back approximately 15m (50ft) from the rear of the Carlton heritage buildings (Appendix C of Attachment A);
- two residential towers are proposed atop the podium of 30 and 16 storeys, containing a total of 250 residential units; The 30-storey tower will be set-back an additional 6m (20ft) from the heritage buildings beyond what was suggested in their initial proposal, to a total of 22m (75ft);
- over 150m (500ft) of streetscaping along Spring Garden Road, publicly accessible interior space and 380 underground parking spaces for residential and commercial use which are to be accessed via Carlton Street; and
- commercial loading is to be accessed by Spring Garden Road.

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 #20218 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 four properties within the Carlton Street Early Victorian Streetscape. These properties are on the western side of Carlton Street and include 1494, 1484, 1480 and 1478 Carlton Street. 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 four properties include restoration or rehabilitation of cladding, trim, roofing and windows and subdivision of all four lots. 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 photographic 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:

- Removing a portion of the rear wing of 1478 Carlton Street in order to facilitate the subdivision of the property and shortening of the rear yard;
- Restoring the original central chimneys of 1480 and 1484 Carlton Street;
- Replacing modern windows at the rear of 1480 and 1484 Carlton Street with new windows in-keeping with the building's character;
- Removing modern dormer windows on the front and rear of 1480 and 1484 Carleton Street, and restoration of original two-over-two single hung windows;
- Removing an attached dwelling and breezeway at 1494 Carlton Street to allow construction of a commercial access and construction of a new building podium; and
- Undertaking a complete restoration of 1494 Carlton Street to its original form and configuration based on photographic and archival evidence.

Deregistration of Properties

The applicant is proposing to subdivide all four subject properties to allow for a larger development site for case #20218. When a heritage property is subdivided, the registration remains on title for all resulting parcels. Following subdivision approval, Municipal Staff would require these resulting parcels to be deregistered. The rear yards are not considered character defining elements in their own right, and so the subdivision is not considered to be a substantial alteration.

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 Attachment B). 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 (Attachment A).

The *Standards and Guidelines* are used to analyze 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* 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 restoration and rehabilitation the properties in question, although some demolition of portions of the properties is also proposed.

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 –14) relate to restoration.

Staff have completed an evaluation of the proposals using the *Standards and Guidelines* which are summarized in Attachments C, D and E.

1478 Carlton Street

This property has a lot area of approximately 300s/m (3,200s/f) and features a side-hall design, two storey Queen Anne style dwelling with mansard roof and dormers. It was built in 1890 by Edmund Smith. Additional information on this property can be found in the heritage building summary in Attachment B.

The proposed substantial alterations to this property include:

- Removal of approximately 3m (10ft) of the rear wing of the building, leaving 3.5m (11ft) of the wing remaining. This change is required to allow a shortening of the rear yard and construction of the new development on the abutting property.

The non-substantial alterations to the property include:

- Reducing the depth of the property from 36m (120ft) to 17m (55ft);
- Restoration and/or rehabilitation of windows, doors, trim, cladding and roof in-keeping with the *Standards and Guidelines*.

Staff advise that this proposed alteration is acceptable given that much of the rear wing will be retained and its removal will not negatively affect the heritage value of the property. The resulting rehabilitation work proposed will improve the function, viability and aesthetic condition of the building. An evaluation of the proposal under the *Standards and Guidelines* can be found in Attachment C.

1480 and 1484 Carlton Street

These two separate properties contain a semi-detached mirror image residence that covers a lot area of approximately 290s/m (3,100s/f) each, and feature a side-hall design, two storey Italianate style duplex dwelling with truncated roof and shed dormers. The building was built in 1860 and pre-dates the 1871 subdivision of Carlton Street into smaller lots. Additional information on these properties can be found in the heritage building summary in Attachment B.

The proposed substantial alterations to this property include:

- Restoration of the original central chimneys using photographic evidence;
- Removal of the modern dormer windows and restoration of single-hung two-over-two windows in their place; and
- Restoration of single-hung windows in the rear of the building in-keeping with its character.

The non-substantial alterations to the property include:

- Reducing the depth of the property from 36m (120ft) to 17m (55ft);
- Restoration and/or rehabilitation of windows, doors, trim, cladding and roof in-keeping with the *Standards and Guidelines*.

Staff advise that these alterations are acceptable as they will return the structure to its original intended appearance through the use of photographic and documentary evidence in-keeping with the *standards and guidelines*. Especially beneficial is the proposed restoration of the central chimneys and dormer windows.

1494 Carlton Street

This property contains two adjoining structures on a consolidated lot totalling 479 sq/m (5153s/ft) in area. 1494 Carlton Street was constructed around 1860 by J.W. Rhuland and pre-dates the approval of the original sub-division of all the other Carlton Street properties. In 1990, a significant exterior renovation was completed on the property, including a simplification of the Second Empire architectural elements, siding and rooflines. It was also consolidated and physically attached to 5950 Spring Garden Road (c.1895) which is proposed to be demolished as part of this proposal.

The most historically significant resident of 1494 Carlton Street was Margaret Marshall Saunders (1861-1947) who was an accomplished writer, social activist and recipient of the Order of the British Empire. She is best known as the author of the 1894 novel, *Beautiful Joe*, which was written during her tenure in the house.

The proposed substantial Alterations to this property include:

- Demolition of 5950 Spring Garden Road and the adjoining breezeway; and
- Complete restoration of the building in-keeping with the *Standards and Guidelines*.

Staff advise that this proposed alteration is acceptable, as it is contemplating a restoration of the property to its former appearance using documentary and photographic evidence in-keeping with the *Standard and Guidelines*. The footprint of the building will be returned to its original size and shape, and the portions of the building which are proposed to be demolished do not represent character defining elements.

The current structure was renovated in 1990 with non-original materials, and had several character defining elements removed or altered at that time. The applicant proposes to restore these elements and include some form of interpretation which would explain the history of the property and its famous resident, Margaret Saunders. An evaluation of these proposed alterations under the *Standards and Guidelines* can be found in Attachment C.

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 Attachments A and B. 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 alterations will have minimal impacts on the building's character defining elements and the proposed extent of restoration and rehabilitation work will help to mitigate the impacts of the proposed lot subdivision. It should be emphasized that HAC and Council will have the opportunity to evaluate the impacts of the Spring Garden West development separately as it relates to the heritage streetscape through their consideration of the planning application under Case 20218.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing Case H00461 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 heritage registration 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.

ALTERNATIVES

1. The Heritage Advisory Committee may recommend that Regional Council refuse the proposed substantial alteration to 1478, 1480, 1484 and 1494 Carlton Street. 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 1478, 1480, 1484 and 1494 Carlton Street, Early Victorian Streetscape as proposed in this report and its attachments with 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, 1478 - 1494 Carlton Street

Attachment A – Heritage Impact Statement, 1478 - 1494 Carlton Street

Attachment B – Heritage Building Summary

Attachment C – Standards and Guidelines Evaluation, 1478 Carlton Street

Attachment D – Standards and Guidelines Evaluation, 1480 and 1484 Carlton Street

Attachment E – Standards and Guidelines Evaluation, 1494 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: Aaron Murnaghan, Principal Planner, Heritage (902)292-2470

-Original Signed-

Report Approval by:

Eric Lucic, Manager, Regional Planning, (902)430-3954

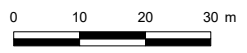


Map 1 - Location Map

1478, 1480, 1484 & 1494 Carlton Street, Halifax



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



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

SPRING GARDEN WEST

HERITAGE IMPACT STATEMENT

MARCH 26, 2018



COVER IMAGE: 1953 FUNERAL PARADE

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01 INTRODUCTION

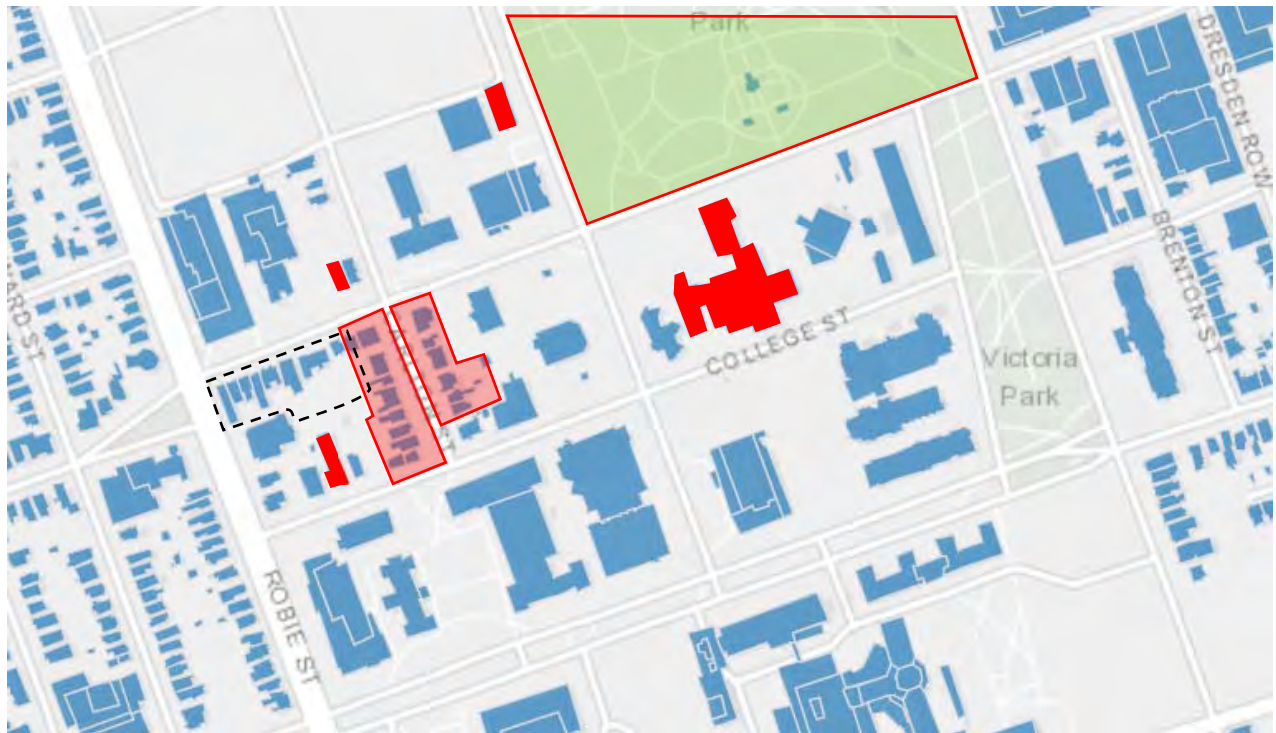
The Spring Garden West project is a mixed-use development designed and proposed by Dixel Architecture and Dixel Developments covering the northern half of the Halifax block bordered by Robie Street, Carlton Street, College Street and Spring Garden Road. The project includes three municipally registered heritage buildings forming part of the registered Carlton Street streetscape, and is adjacent to other registered buildings and open space. Architecture49 has been retained by Dixel Architecture to prepare a Heritage Impact Statement for the project and to provide guidance on the proposed work to the three registered properties. This report will examine the design with respect to its compliance with the Province of Nova Scotia's Heritage Property Act, and the City of Halifax's adopted Standards and Guidelines for the conservation of heritage properties.


The objectives of this report are to:

- Provide a description of the existing heritage properties and outline an understanding of their heritage value and character defining elements.
- Provide a general history of the evolution of the subject properties.
- Describe the proposed alterations to the buildings and sites and how those alterations meet the objectives of the City of Halifax and impact the existing site.
- Outline considered alternatives to the proposed design.
- Outline a schedule and reporting structure for the implementation of the proposed heritage strategy and its monitoring.
- Provide a summary statement for this report and its heritage recommendations.

02 PROJECT LOCATION

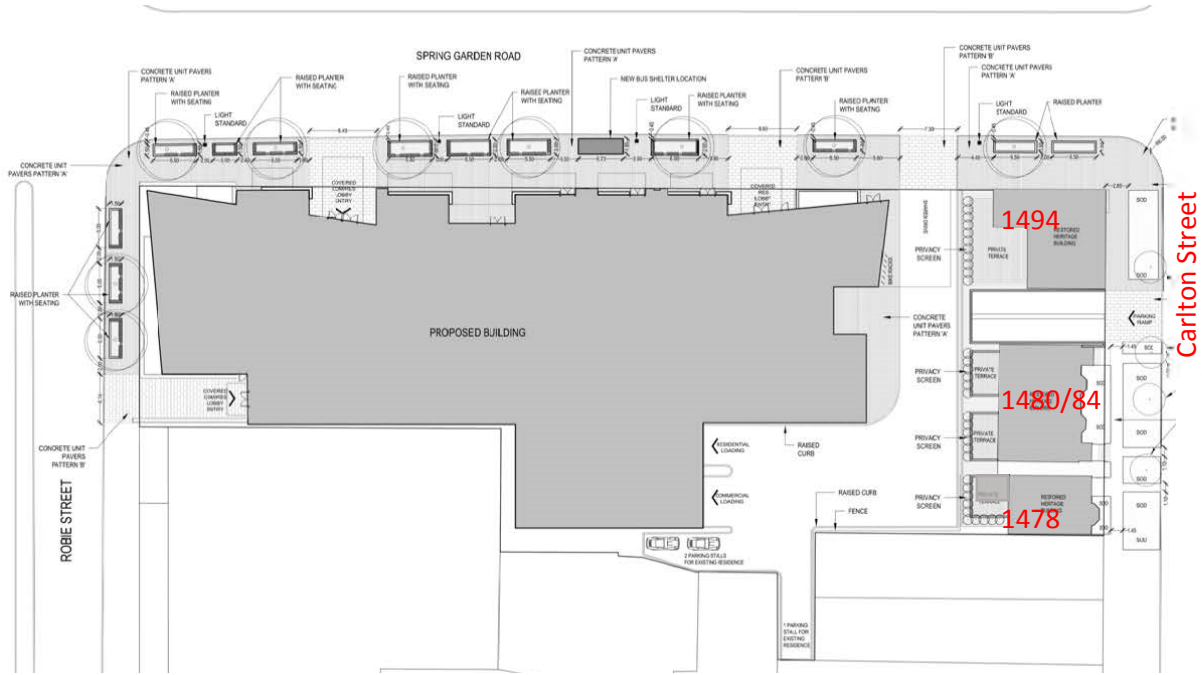
The proposed project area covers multiple existing properties and buildings starting with the Coburg Apartments at the corner of Robie Street and Spring Garden Road and continuing east on Spring Garden to 1494 Carlton Street, and the properties south on Carlton including 1480/84, and 1478 Carlton. The buildings on Carlton Street are municipally registered as part of the Carlton Street streetscape which includes all other remaining addresses on Carlton Street as well as 5950 Spring Garden Road as part of 1494 Carlton Street. Similarly registered heritage properties include the William Barnstead House across the street from 1494 Carlton at 5945 Spring Garden Road, the Gold Cure Institute Building at 5969 College Street, and the Halifax Public Gardens and the adjacent Garden Crest Apartments and Sacred Heart School.



-  Proposed Development Site
 -  Carlton Street Streetscape Registered Heritage Buildings
 -  Adjacent Registered Heritage Property
 -  Halifax Public Gardens
-

It should be noted that the proposed project area is shown as an area of elevated archeological potential as shown on the HRM Halifax Peninsula Land-Use By-Law ZM-20 map on page 142 of the By-Law. Given the age of the existing properties, many of which appear to be the first buildings built on the land, and the generally clear inner area of the block, the work may expose evidence of allotment improvements dating from the early 1800's.

03 NEW CONSTRUCTION GENERAL DESCRIPTION



Site Plan, Dixel Architecture

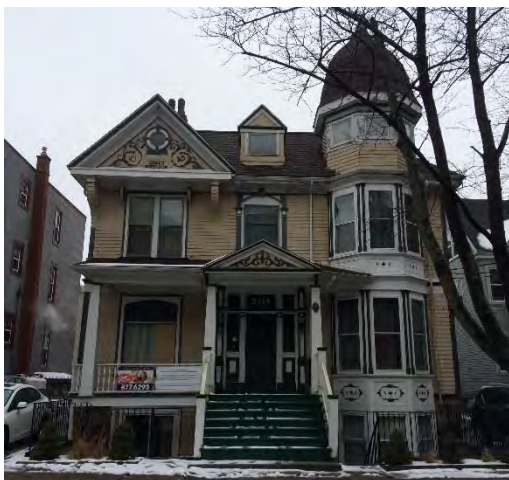
The proposed project development application drawings have been previously submitted to HRM. They describe an east-west four storey podium base, with a thirty storey tower on the eastern end of the podium and a sixteen storey tower at its western end. Parking for approximately 380 cars would be located on four underground floors accessed via Carlton Street.

The building would contain approximately 345,000 square feet of above ground usable space including ground floor retail, three floor of office space, and approximately 250 residential units. Refer to the appended application drawings for floor plans, elevations and perspectives of the new building.

04 ADJACENT REGISTERED HERITAGE PROPERTIES

The proposal site is a minimum 160 meters from the Halifax Public Gardens, Sacred Heart School, and Summer Gardens Apartments, with the developments sitting between these buildings and the project site being of similar form to the proposed work. They are noted here for their shared contemporary history in the development of the Halifax Commons. The appended proponent's submittal addresses daylighting and shadows related to these sites which we understand to be mitigated by distance and the existing buildings between the sites.

The heritage properties at 5969 College Street and 5945 Spring Garden Road are of similar age, size, and design to the Carlton Street Streetscape registered properties. As such, the description and proposed work impacts on these two properties are largely the same as those that will be presented for the Carlton Street Streetscape.



5969 College Street



5945 Spring Garden Road (Left)

05 CARLTON STREET REGISTERED HERITAGE PROPERTIES

DESCRIPTION AND HERITAGE VALUE

The Carlton Street Early Victorian Streetscape¹ consists of seventeen individually registered heritage properties lining both sides of Carlton Street between Spring Garden Road and College Street. The properties consist of one and one half, two, and two and a half storey homes, individual and duplexes, built between the years c. 1860 and 1906². The buildings form a generally cohesive late 19th century residential streetscape, with similar setbacks, massings, fenestrations, and side-hall layouts. This collective unity is one of the principle heritage values for each of the individual properties, with the streetscape being the last intact residential portion of the initial Spring Gardens development on the South Common.

Architecturally the buildings have value in their shared common Victorian language and design, with individual examples of the later diversification of the Victorian residential style.³



Carlton Street Looking South from Spring Garden Road

¹ 'Early Victorian Streetscape' description is taken from the HRM Heritage Registry

² HRM Heritage Registry

³ Park Canada Register, Carlton Victorian Streetscape

<http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3584&pid=0>

CARLTON STREETScape CHARACTER DEFINING ELEMENTS

The Parks Canada Registry listing notes a number of character-defining elements relating to the common styles of the properties including;

- Mix of Greek Revival, Modified Gothic, and Second Empire style homes;
- Steeply pitched gable and mansard roofs;
- Two and three storey wood framed structures;
- Wood siding;
- Side hall plan and central entrances;
- Complimentary window styles in shape and size;
- Variety of dormers, windows, and bays, decoration, porches, and verandas.⁴

To this list can be added;

- Common building relationship to the street and sidewalk with limited setback from sidewalk and a ten foot deep lawn between sidewalk and curb with mature hardwood trees and canopy.
- use of symmetrical duplex design with otherwise limited side-yard setbacks.



South Western Streetscape

⁴ Park Canada Register, Carlton Victorian Streetscape
<http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3584&pid=0>



1489 Carlton



1483 Carlton



1479 Carlton

1477 Carlton



1471 Carlton



1469 Carlton



1465 Carlton

1459 Carlton

4853 College (not a registered heritage property)

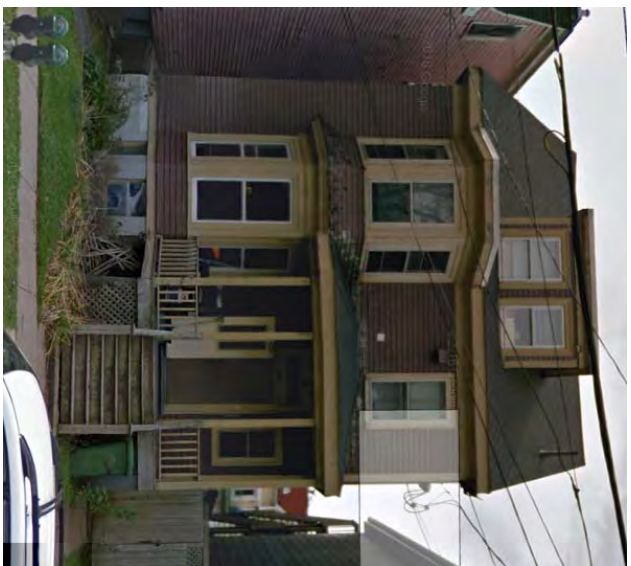
CARLTON STREET EAST ELEVATIONS



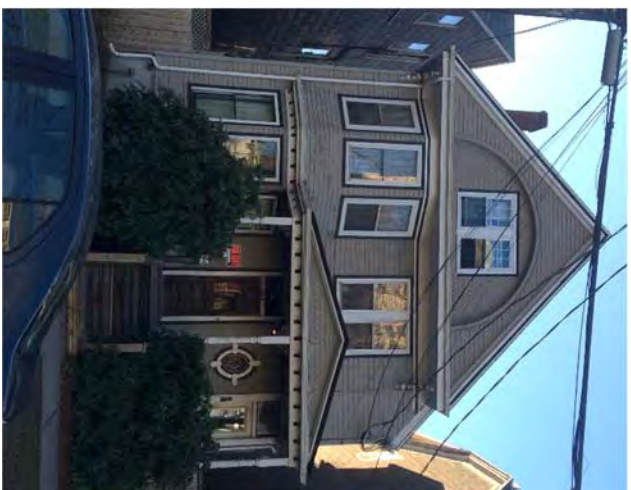
1452 Carlton



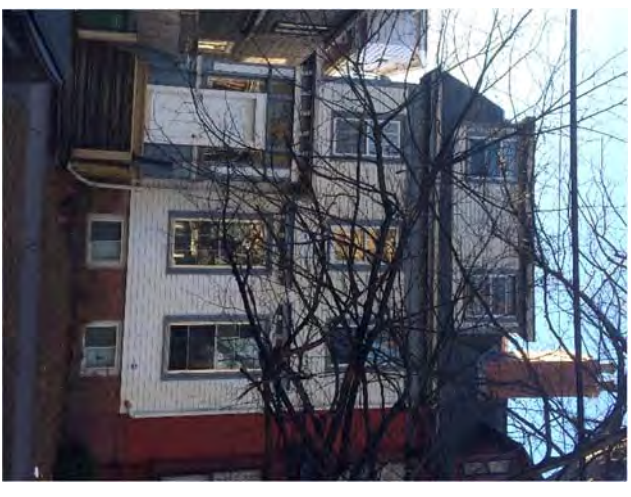
1456 Carlton



1460 Carlton



1466 Carlton



1468 Carlton



1474 Carlton



1478 Carlton



1480 Carlton



1484 Carlton



1494 Carlton

CARLTON STREET WEST ELEVATIONS

CARLTON STREET HISTORY

Carlton Street sits on land that what part of the Halifax Common, more specifically the South Common. The Common was proclaimed “for the use of the inhabitants of the Town of Halifax as Common forever” in 1763 by act of King George III.⁵ The 18th century concept of Common lands in Nova Scotia was generally that of shared agricultural open space for planting of crops and grazing of livestock, or for collecting firewood. The Common in 1763 was treed wetland, “rocky, swampy and unsuitable for cultivation.”⁶ Never the less, the land was cleared for the defense of the city, and initially used for its intended purpose and for the use of the military. Principal roads cut across the Commons, leading out from City to other locations around the peninsula and beyond.



Plan of Fort George, Royal Engineers' Office, 1830. Common land in light green.

⁵ Celebrate the Common, Friends of Halifax Common, 2013, p.4

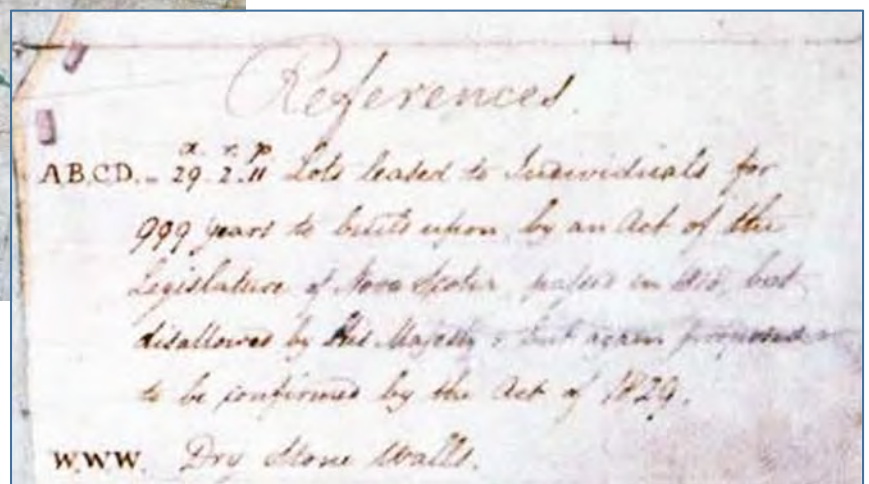
⁶ Halifaxcommon.ca/timeline/index.html

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Spring Garden Road was extended through the Common to Robie Street in 1818 and lots along either side leased to private citizens as an improvement of the lands and benefit to the public.^{7 8} The map of 1830 shows the early configuration of the Common and outlines the early division of the South Commons for these leased plots as defined by the letters A,B,C, and D. The reference for the plots on the map notes the original 1818 leases were not granted by the crown, but subsequently approved in 1829. The leases are noted as having a length of 999 years⁹. It should be noted that the map indicates the block layout for the site, garden walls, and buildings. Carlton Street highlighted in red. The planting of trees was a requirement of the initial lease.¹⁰



1830 Map Detail and reference note



⁷ Halifaxcommon.ca/timeline/index.html

⁸ The Halifax Common:250+ Years of Community use, Susan Markham-Starr, Acadia University, presentation copy. p.22.

⁹ Currently lots in the neighbourhood are free-hold.

¹⁰ 1478 Carlton Street (VII) – A Research Brief, Wayde Brown, B. Arch. August 27 1984. P.1.



Halifax Citadel from the road to Northwest Arm, watercolour by Alexander Cavalie Mercer, 1842

The above 1842 painting by military illustrator Alexander Cavalie Mercer may show these early lease plots and stone walls.¹¹

While portions of these leases would later become portions of the Halifax Public Gardens, the land otherwise remains in private control. In 1871 Halifax City Council authorizes the selling of lots on Spring Garden Road to 'encourage suitable private development without public cost.'¹² The noted construction dates for some of the Carlton Street homes pre-date this 1871 authorization. One might assume that until 1871, the leases did not allow for sub-division of the lots.

Surrounding developments on the South Common including the new Nova Scotia Horticultural Societies Gardens (later Halifax Public Gardens), Hospitals, an exhibition building, a relocated Dalhousie University, Sacred Heart School, and close proximity to the old town would have made this strip of residential property desirable (as it remains today). On the detail of the 1865 Church's map below we see an early reference to Spring Gardens,

¹¹ Halifax In Watercolour, The Paintings of Alexander |cavalie Mercer, 1838-1842, Glenn Devanney, Nimbus Publishing, 2014, p.35. Also see Library and Archives Canada, Copied container number: 08:A6, C-013727.

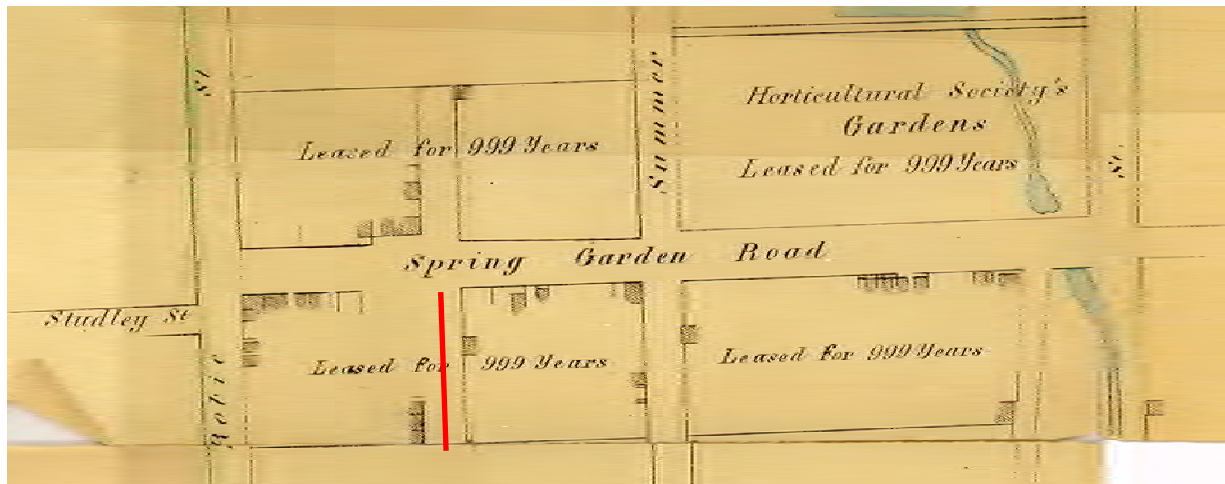
¹² Halifaxcommon.ca/timeline/index.html

**Spring Garden West
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named for a fashionable London neighbourhood.¹³ Buildings have appeared along Spring Garden Road with what looks to be at least two buildings on Carlton.



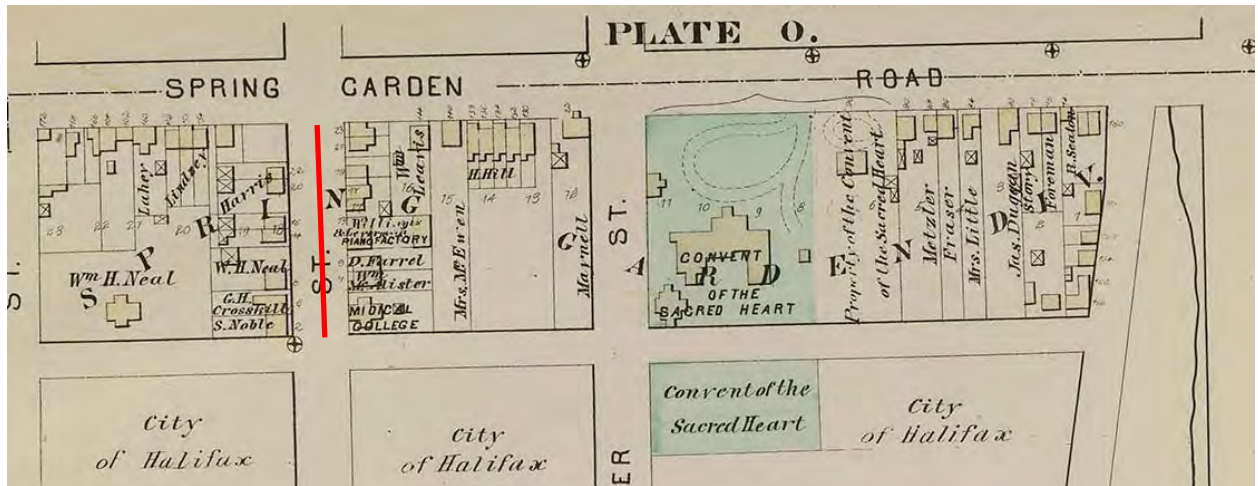
Church's Map, 1865, detail



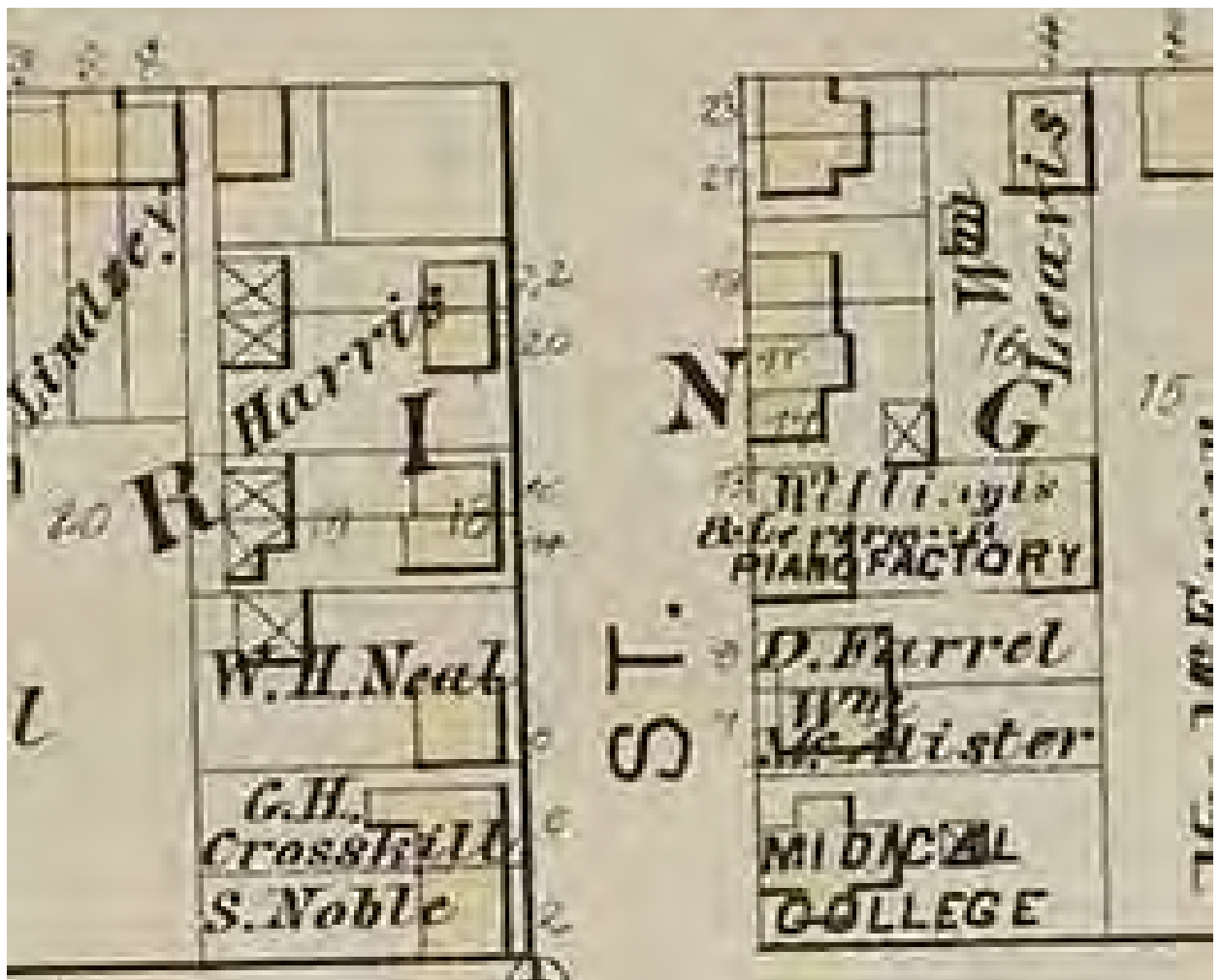
HRM Archives CR10-064, Detail

Hopkins Atlas of 1878 shows a maturing 'Spring Garden Div.'" with many of Carlton Street's current buildings present.

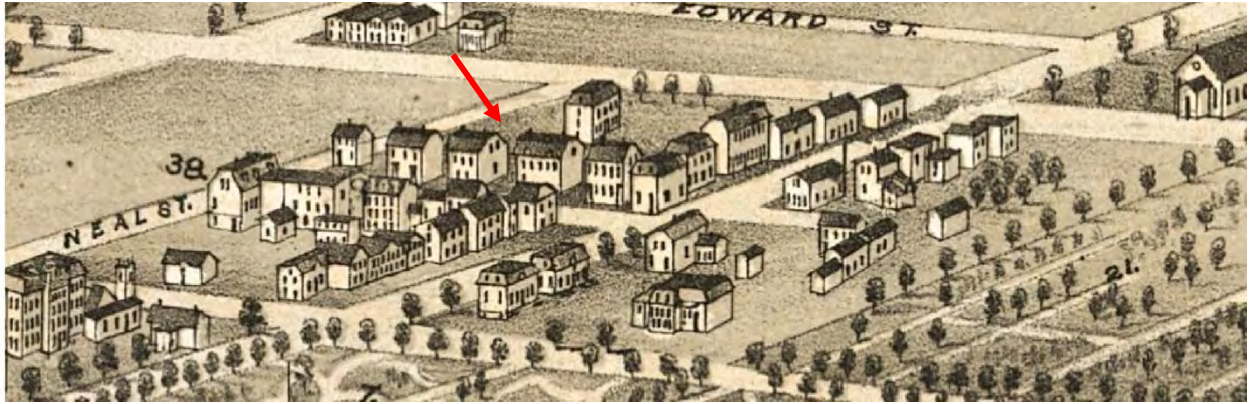
¹³ It is interesting to note that Spring Gardens of London, was a street of private lots laid over portions of a garden which was formerly part of St. James's Park with interim use as a paid pleasure garden.
<http://www.british-history.ac.uk/survey-london/vol20/pt3/pp58-65>



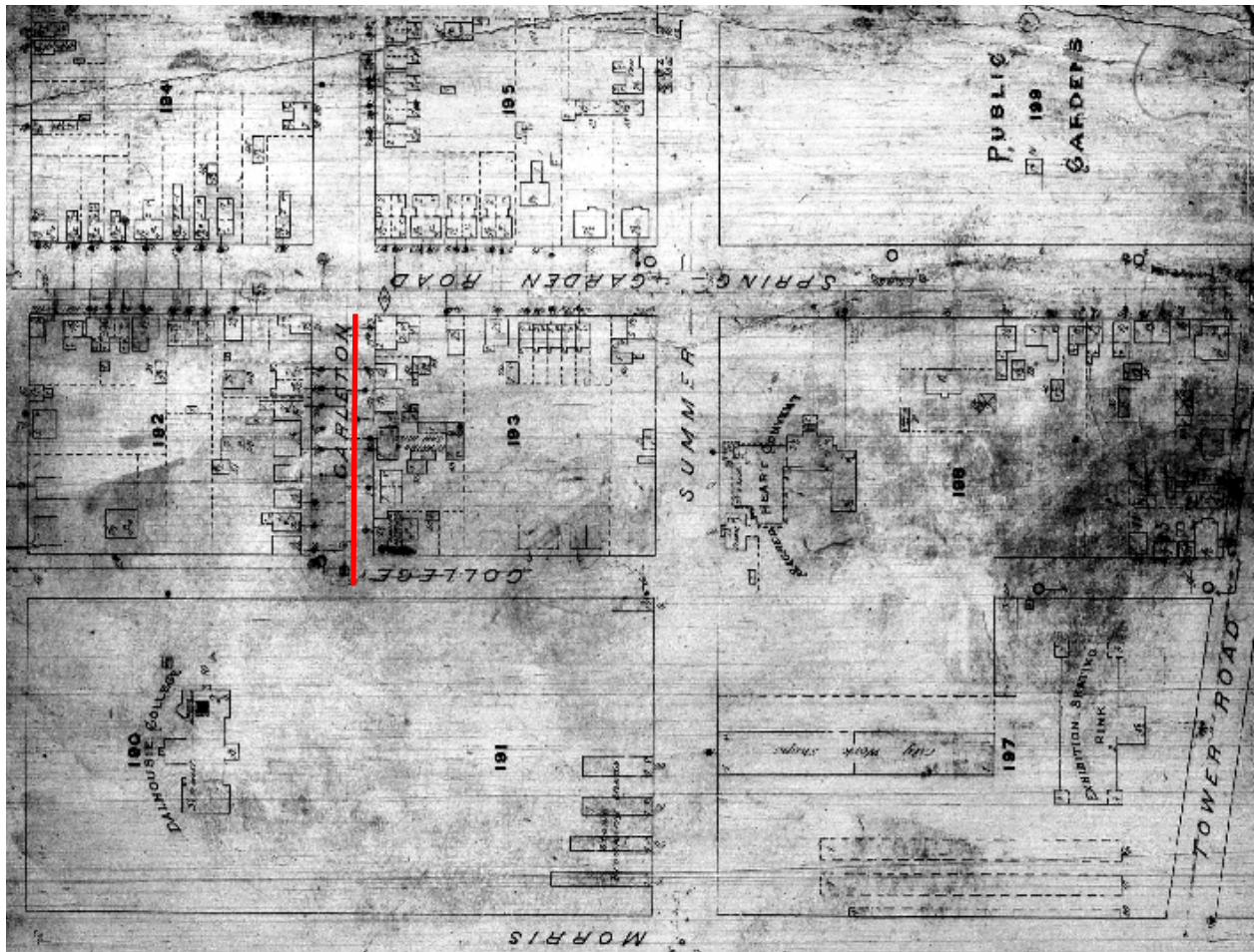
Hopkins Atlas, 1878, Plate O, detail



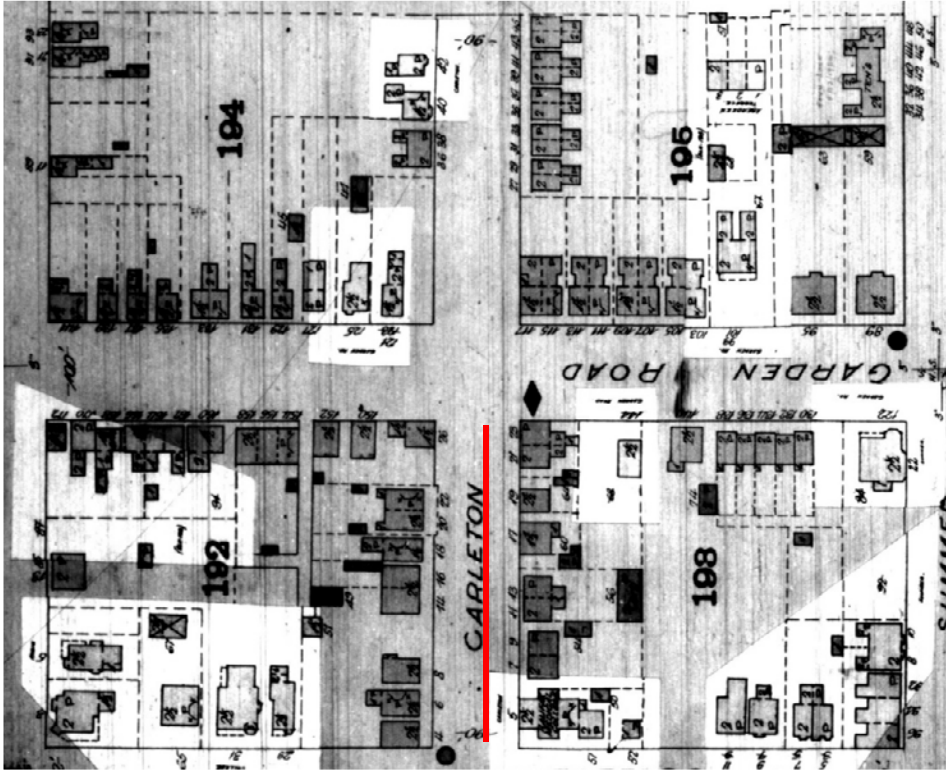
Spring Garden West
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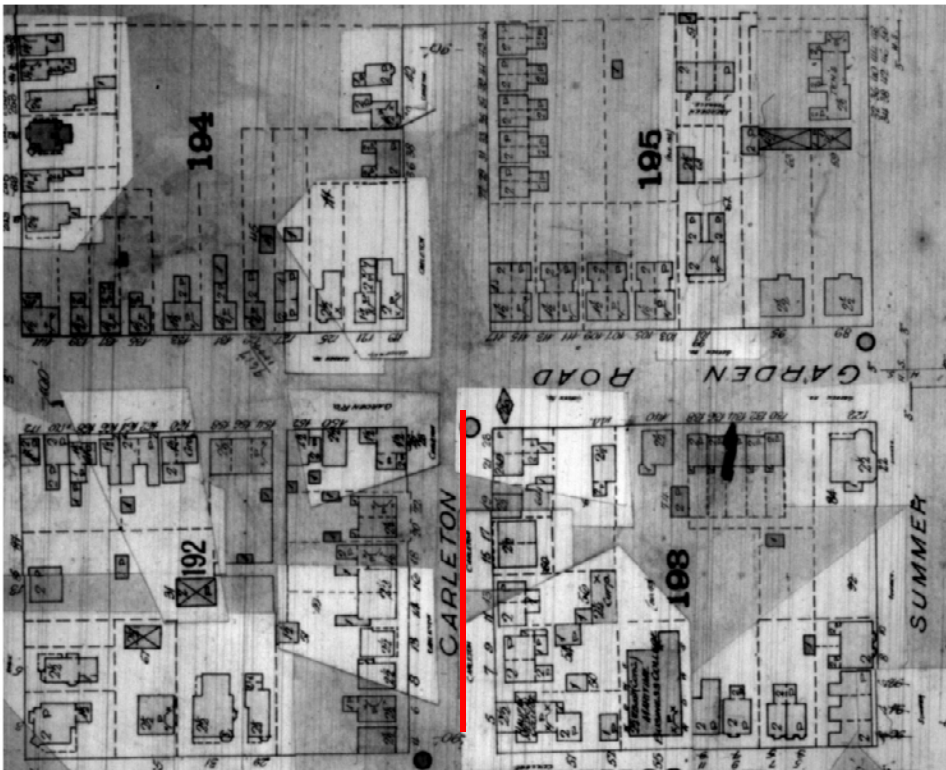
Halifax Bird's Eye View, 1879, Detail



1889 Goad's Atlas

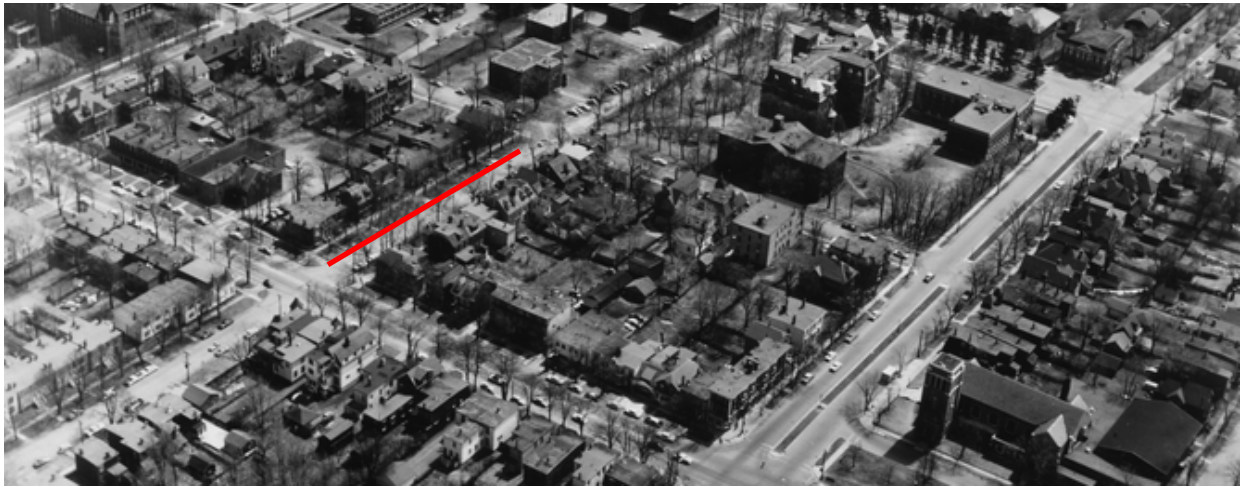


1895 Goad's Atlas

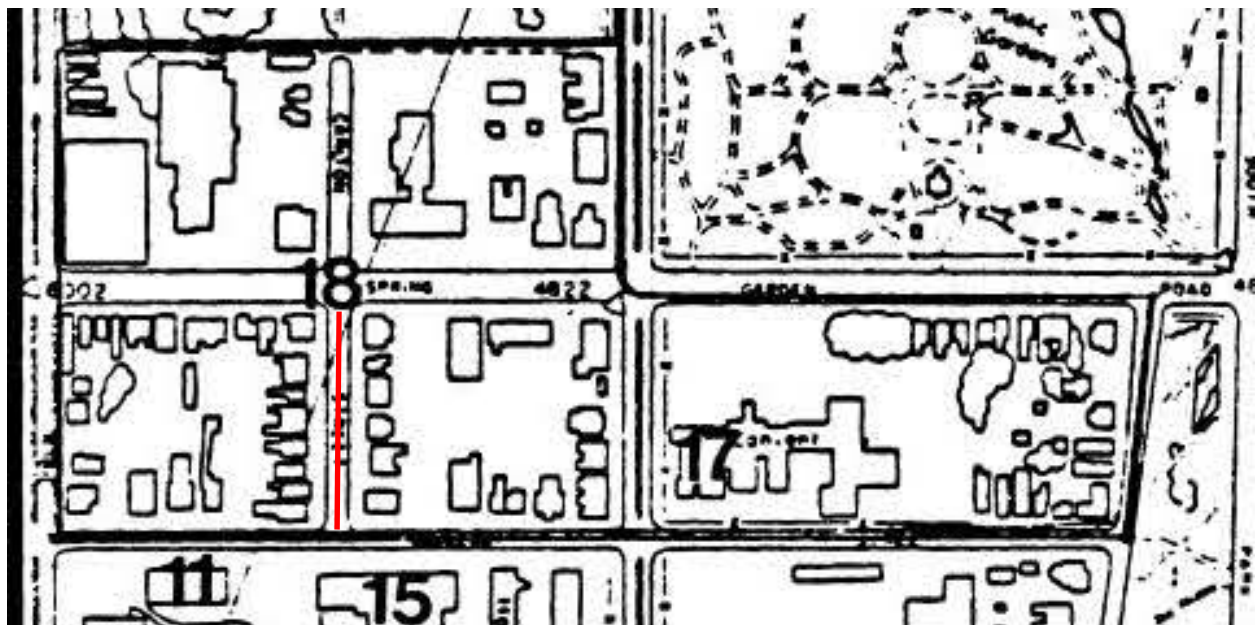


1914 Goad's Atlas

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Carlton Street, Pre-Tupper Building



1979



Google Earth View: Contemporary Spring Gardens Division.

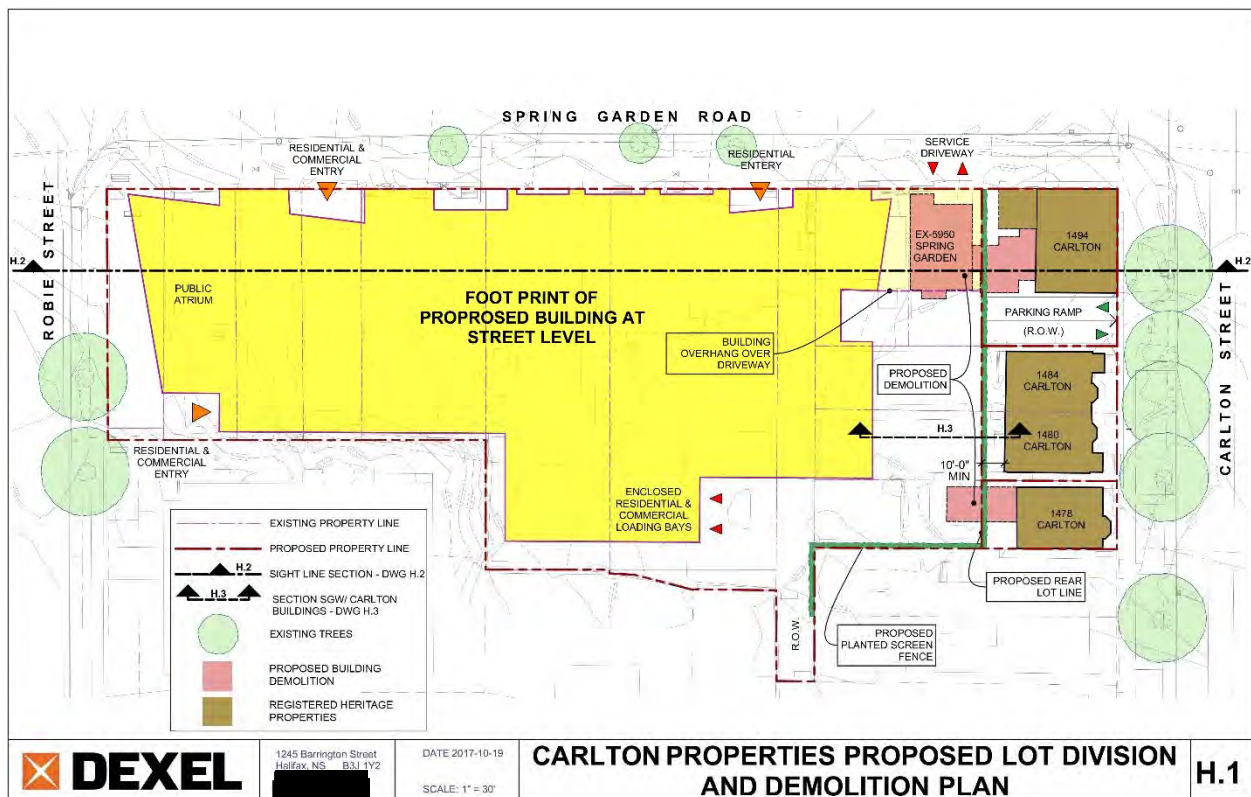
With the ensuing intensification of institutional uses on the South Common, and the maturing of the western portions of Peninsular Halifax, Spring Garden Road progressively has taken on the stature of an important commercial thoroughfare. The desirable nature of the street has led to the development of many of the original private lease lots as high-rise residential or office buildings. Most 19th century buildings that remain on the street have been converted to commercial use, with mixed results. The City of Halifax recognized the development pressures on the area and in 1984 registered the Carlton Street Addresses south of Spring Garden Road. While the registrations are individual, the effect was the creation of an informal heritage district, greater than the sum of its parts.

CURRENT CONDITION

The Carlton Streetscape remains a coherent whole with mature trees lining a street with buildings ranging from very well kept, to rental housing suffering from significant neglect. We understand that only one existing house, 1474, is owner occupied, several are business or personal services occupancies, while the remainder are rental units. It is not surprising that the owner-occupied building is one of the better maintained structures. In addition to the buildings directly affected by this proposal, the four south-westerly buildings are also under pressure for development due to land consolidation on the south half of the block.

PROPOSED WORK

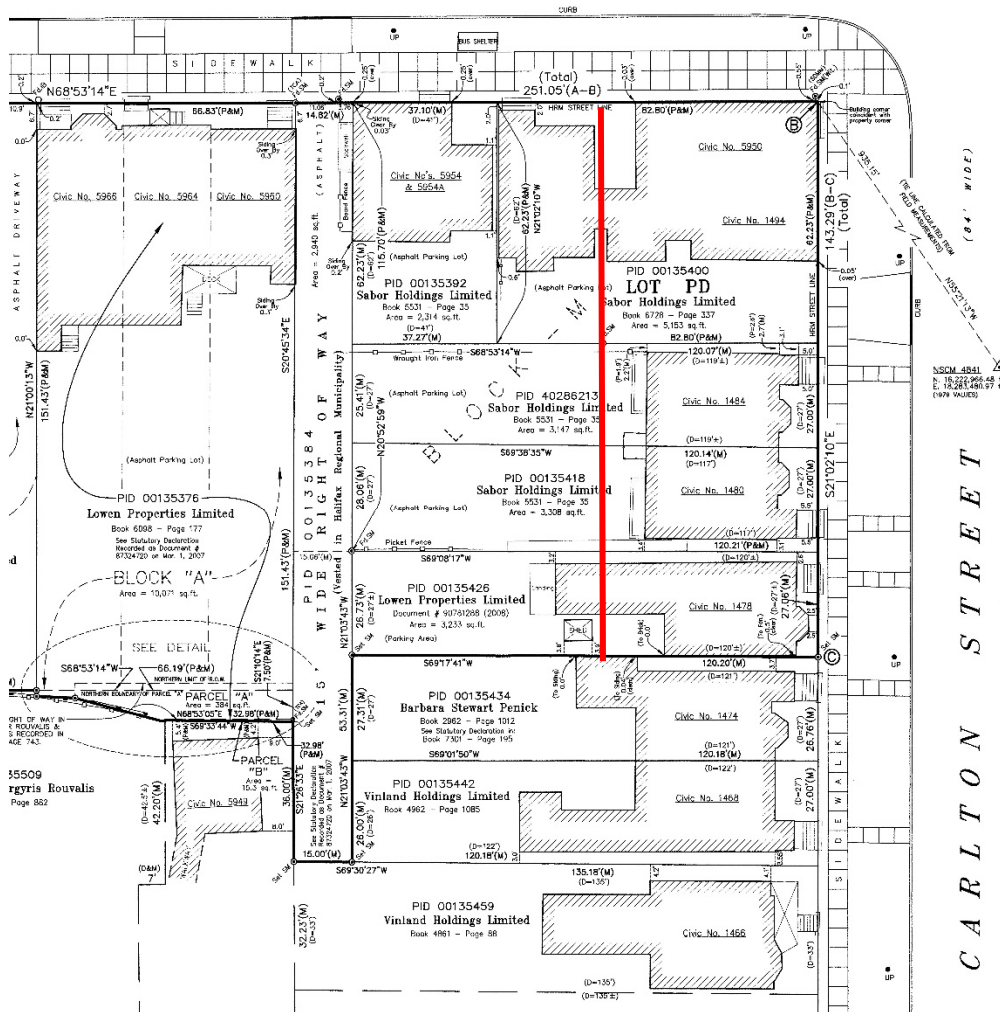
As described earlier, the development proposed under this application involves the construction of a large development consisting of two towers on a common podium on the northern half of the city block. The project proposes several direct changes to four adjacent registered heritage addresses on three properties, with working ranging from preservation, rehabilitation and restoration, to partial demolition. Work to each of the buildings will be discussed individually in sections to follow. In this section we will review the changes that affect the subject properties universally and the streetscape as a whole.



Plan showing proposed ground floor footprint of new building and adjacent Carlton St. heritage properties.

PROPERTY LINE ADJUSTMENT

The proposed project would involve the subdivision of the three heritage properties such that portions of their existing rear yards could be consolidated into the larger development project. The proposed division line corresponds generally with the previous property line between the now connected buildings at 1494 Carlton Street and 5950 Spring Garden Road, running south to the northern boundary of 1474 Carlton. The yard shortening enables the extension of underground parking, western extension of the new above ground portions of the building, and maximizing of Spring Garden Road retail frontage while still providing service and right-of-way vehicle traffic off of Spring Garden.



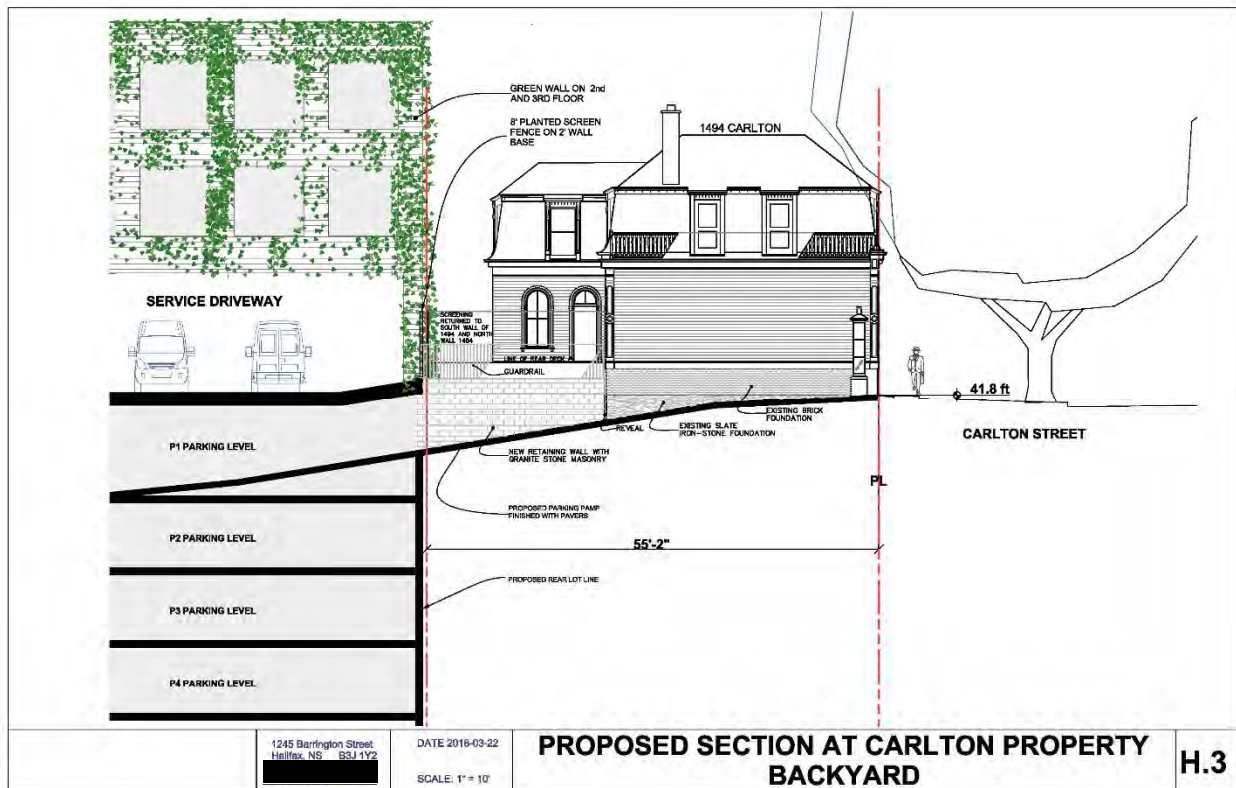
Site Plan with Proposed Adjusted Property Line

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The immediate consequences of the property adjustment and their reasoning include:

- Shortening of the rear yards.
- Demolition of 5950 Spring Garden Road.
- Demolition of 1990 additions joining 5950 Spring Garden and 1494 Carlton.
- Demolition of the rear L wing of 1478 Carlton Street.
- Shoring during construction of western foundations of 1478 to 1494 Carlton.
- Shoring during construction for north-west corner foundations of 1474 Carlton.

The noted demolitions and removals will be addressed below in the examination of each individual property.



Section at New Property Line

Shoring of the existing walls would allow for deep excavations for the proposed parking levels of the property. It is a reasonably straightforward process of wall underpinning or retaining barriers as sub-soil conditions require. We do not believe it to be a long-term issue for the heritage value of the properties.

The shortening of the yards represents a loss of use of this portion of the properties. We believe that given the current use as parking suggests the practical loss is negated by the provision of parking within the new development. Further, we do not believe the original length of the yards to be a character defining element for the properties. Each property will retain a minimum 10' (3M) rear yard. Yards would be screened from the adjacent property by 8' vegetated screens.

Also counter-balancing against the rear yard loss is the overall financial benefit to the project that the use of the yards allow. That benefit provides funds for the restoration of the heritage structures, but more importantly, in facilitating the project, removes speculative pressure from the properties from the foreseeable future.

The design of the new building allows for a 38' setback from the new rear property line to an eight storey mid-rise portion of the building, and an additional 26' setback, 64' in total, for the main portion of the southern tower from the new property line. Please refer to the attached Appendix C Set Back Plan. We understand the intent is for an articulated tower per the original design development application within these setback areas.

Alternatives considered include not reducing the yards with easement over the property for service and right-of-way vehicular access. This option would eliminate the use of the yards for underground parking and impact the siting of the proposed tower structure above. This option would not materially change the vehicle circulation design at the rear of the building. The owner believes the option significantly reduces the viability of the project.

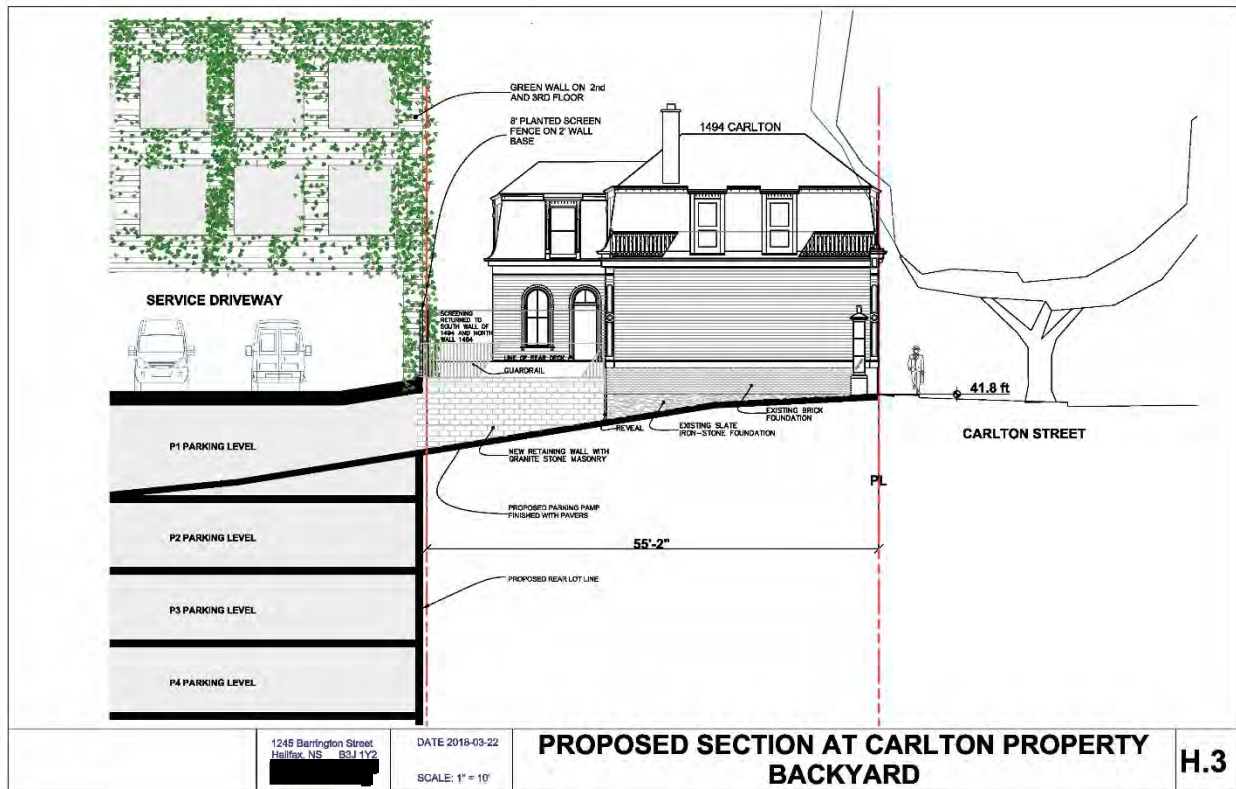
A second alternative would be the reduction of the rear yard to the line of the western boundary of 5950 Spring Garden, with easement for service and right-of-way vehicle movement off Spring Garden generally as proposed. This proposal would not materially change the rear yard condition of the heritage properties, and would encumber the proposed parking. Again, the owner believes the option significantly reduces the viability of the project.

We propose that legal subdivision of the properties proceed upon issuance of a development permit for the project. Monitoring of any shored or underpinned heritage properties during construction would be a condition of the work.

PARKING ACCESS

The project proposes utilization of the existing driveway off Carlton between 1484 and 1494 Carlton Street as the principal residential access for the new development. The access would be as an easement to 1494 Carlton. The owner has engaged Ekistics Plan and Design to review the larger site portions for vehicle access. Their report can be found in the larger project submittal. It includes a review of three options for site access including the one proposed in this report, as well as full vehicle access off of Spring Garden Road, and finally access off of Robie Street. The report concludes that Robie Street access is not reasonable. Of the remaining two, the Carlton Street residential access was considered preferable based on capacity, geometry, and safety concerns.

We repeat the previous site section drawing here to illustrate the proposed driveway.



Residential Vehicle Ramp Section

The work would excavate between the two buildings expose portions of the below-grade iron-stone foundations of the adjacent buildings. These foundation walls would be which cleaned and repointed. Where retaining walls are required between the rear walls of the buildings and the relocated property line and face of the parking entrance, these walls would be delineated from the original buildings with a vertical reveal and then faced with iron-stone to match the adjacent buildings. Above grade, the privacy screening running along the back property line, would return to the back faces of the two heritage properties to screen the back yards from the parking entrance.

The access ramp would start at the front face of the heritage properties and slope down to the western relocated property line. The garage access door would generally align with the basement levels of the heritage properties.

Some underpinning of the existing buildings may be required. This work is anticipated to remain below grade.



Existing driveway between 1484 and 1494 Carlton

The side wall of 1484 Carlton only has two smaller basement, and one smaller top storey window overlooking the driveway. Historical photos show a previously removed side stair window and a second third floor window. This work does not propose their re-instatement. 1494 has ground and second floor windows overlooking the driveway. We believe the proposed removal of some of the existing ground floor windows, provision of new replacement windows for those remaining, and the interior renovation for the buildings will address sound concerns for the properties. We believe removal of the ground floor windows is supported by the 1990 'existing' elevations shown later in this report.

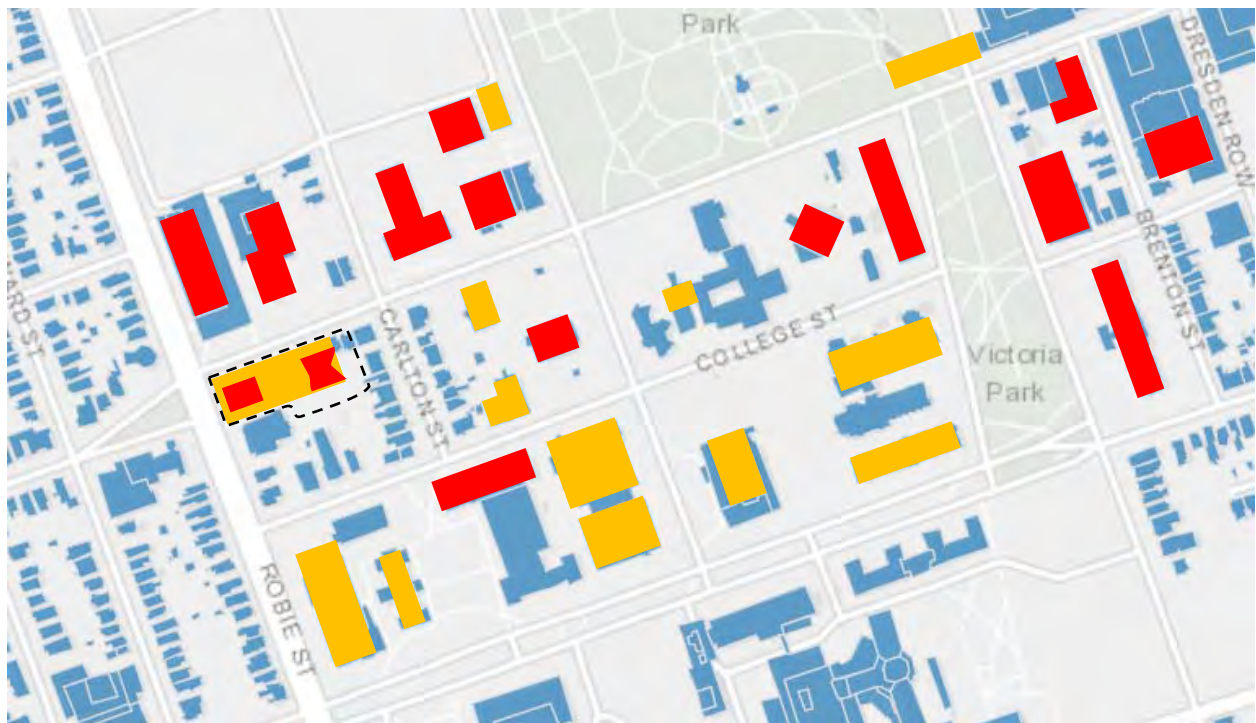


North Wall 1484 Carlton and South Wall 1494 Carlton




Given that the proposed driveway location is currently used an access point for the existing inner block parking, and the larger urban context of the site, we do not see the use of the driveway nor any increase in traffic as significantly impacting the heritage value of the properties. We believe the practical and visual impacts on the foundations of the heritage buildings can be mitigated through design of the retaining walls, appropriate site lighting, and provision of black iron fencing markers at the street property line of the buildings.

BUILDING HEIGHT AND MASSING

The Carlton Street heritage streetscape remains today a cohesive low-rise residential block set within the remainder of the original Spring Gardens subdivision, which has generally transformed over the past fifty years to largely consolidated lots with larger mid-rise and high-rise commercial and multi-unit residential buildings as illustrated by the map below. This project represents a continuation of that transformation, reflecting the economic pressures and opportunities presented by the larger neighbourhood. Other projects by other developers such as Carlton Terrace and the neighbouring development at College and Robie are also proposed for the neighbourhood.



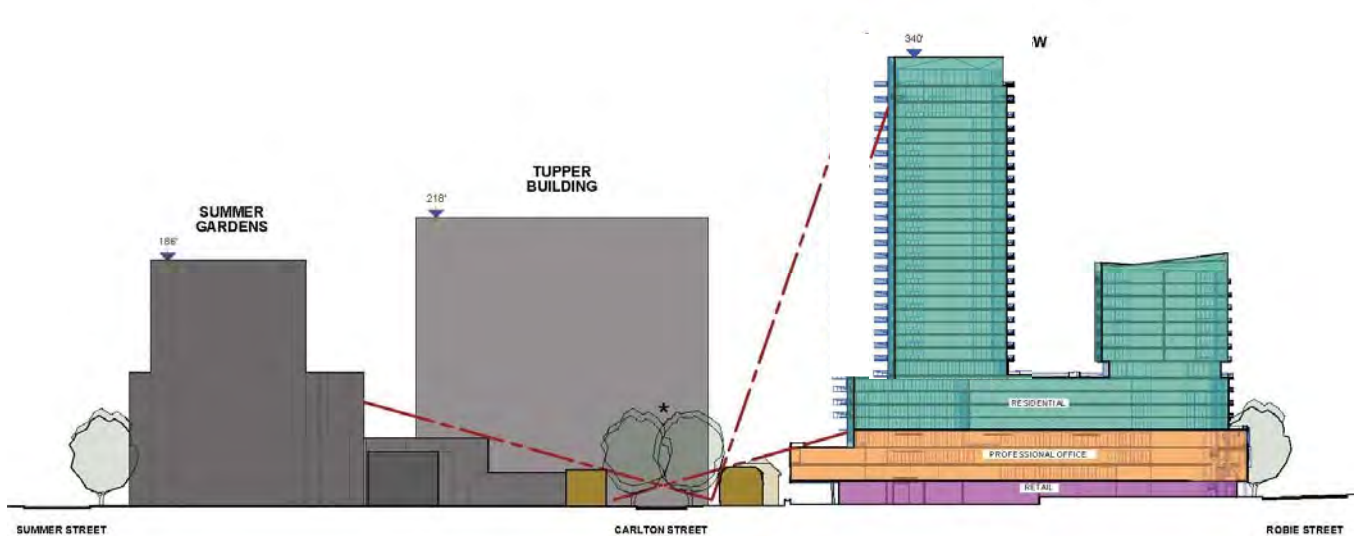
Exiting Building Heights

-  Proposed Development Site with Proposed Heights
-  High Rise: Over 9 Storeys
-  Mid Rise: 4 to 9 Storeys

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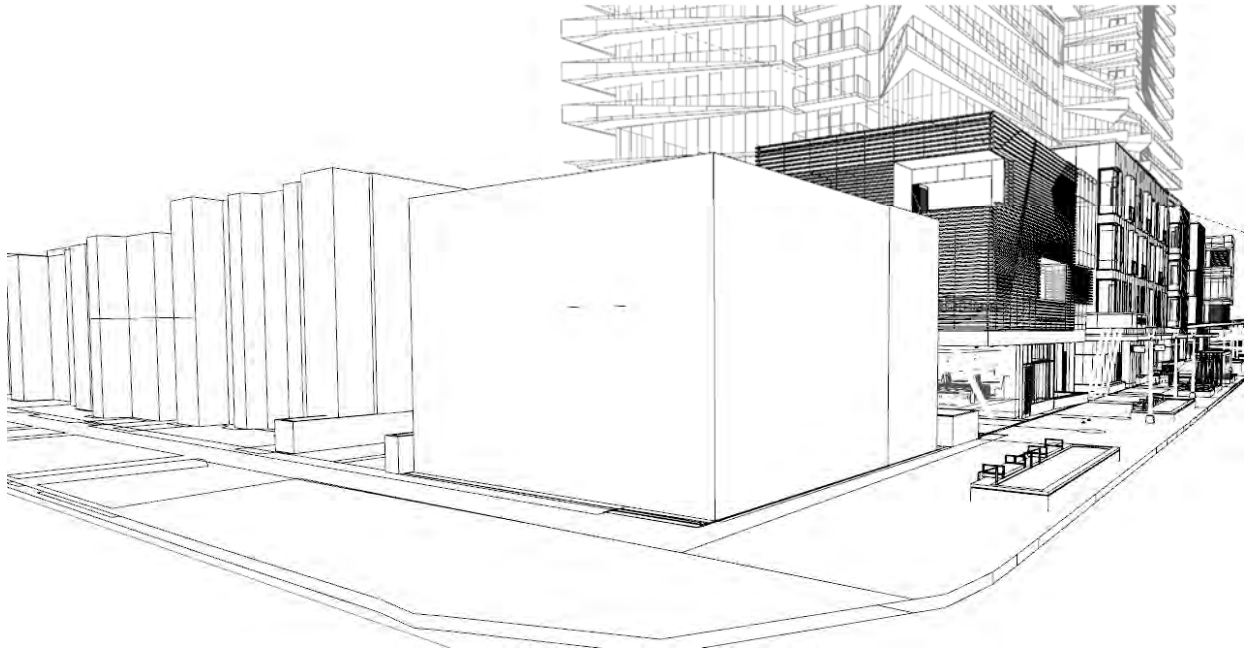
The project sits to the east and north-east of Carlton Street heritage streetscape, with minimal solar impact on the heritage district. Refer to the daylighting portions of the appended report.

For the pedestrian on Carlton Street, the close proximity of the western sidewalk to the western buildings, generally would obscure the presence of the new eastern tower. From the eastern sidewalk, the tower will be visible above the opposite homes. This is seasonally mitigated somewhat by the dense tree canopy, and the general visibility of other tall buildings in the neighbourhood.



Carlton Street Section East-West Section

The new building is generally similar in height and mass to the newer, larger additions to the neighbourhood, continuing the trend of later developments, with a focus on active street front development, with high grain articulation and differentiation of the lower four story street wall, where storefronts reflect the pattern of the existing storefronts, and varied claddings and subtle pushing and pulling of the four storey massings suggest an engaging street scape. This articulated street wall plays an important role in mitigating the visual dominance of the towers, and in transitioning to the low rise Carlton Street street scape. At it's eastern end, aligning with the eastern end of the tower above, the street wall again steps down to three storeys where the new building abuts the two storey mass of 1494 Carlton.



Transition Massing at 1494 Carlton Street

HERITAGE PROPERTIES WITHIN THE SCOPE OF WORK

Three legal properties representing five different street addresses are part of the scope of work of the proposed project which will be discussed individually in the following pages. These are 1478 Carlton Street, 1480/84 Carlton Street, and 1494 Carlton Street / 5950 Spring Garden Road.



06 1478 CARLTON STREET (FORMERLY #18)



HERITAGE VALUE

1478 Carlton Street is part of a cohesive, largely intact late 19th century residential streetscape and the last cohesive residential block portion of the initial Spring Gardens development on the South Common. Architecturally the building has value for its Victorian language and design, with Queen Anne and mid-Victorian elements.

1478 CARLTON CHARACTER DEFINING ELEMENTS

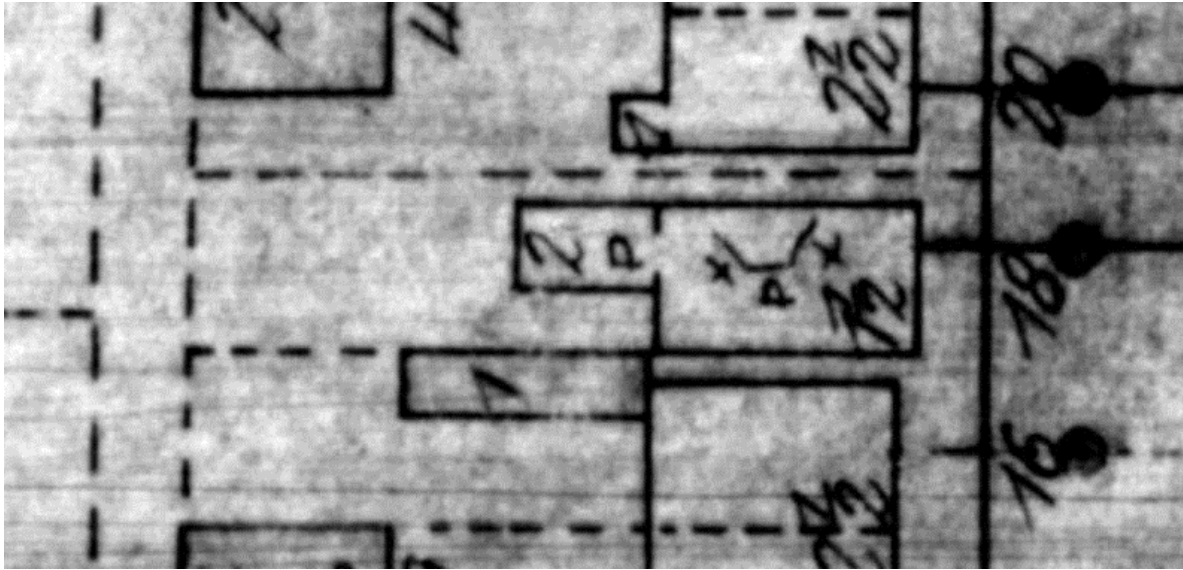
Character-defining elements properties include;

- American Queen Anne / Second Empire design;
- Front lawn with sidewalk in close proximity to entry steps;
- One and a half and two storey wood framed structure;
- Side hall L-shaped plan;
- Asymmetrical two-bay street façade with bay window and entry door with rectilinear transom and sidelights;
- Steep mansard roof with gabled dormers;
- Parged Ironstone foundation;
- Wood shingle siding;
- Two over two single hung windows;
- Decorative exterior trim at eaves, bay window, entry door and dormers;
- South-side chimney and fireplaces.

HISTORY

1478 Carlton Street was the subject of a research brief written by Wayde Brown in August 1984, the year of the Heritage registration of the property. The paper provides a list of occupants up until 1973, a description of the transfers of leases of the block west of Carlton up until the 1871 authorization of its sub-division, and a brief architectural description. The Brown report is appended to this document. The house was built in 1880 by Edmund Smith who was also the last leaseholder for the original full block parcel. Smith sold the property to Reverend Watson Smith shortly after providing the reverend with a \$1,600 mortgage for the property, and again re-assuming the property two years later upon

default on the mortgage.¹⁴ The house saw a few notable local residence including Edward Gilpin, a geologist, and James Mackay, a professor at nearby Dalhousie University.¹⁵



1889 Goad's Atlas, 1478 (18) detail

It should be noted that the proportions of the rear wing appear shorter than the currently existing wing. This may be due to a later addition to the wing, or it may be attributed to the proportions and positioning of the home being incorrect on the fire atlas plan.

Beyond the 1950's street view, the fire atlases, and distant aerial photos, historical images of the building have not been found as of the completion of this report.

¹⁴ 1478 Carlton Street (VII) – A Research Brief, Wayde Brown, B. Arch. August 27 1984. P.1.

¹⁵ 1478 Carlton Street (VII) – A Research Brief, Wayde Brown, B. Arch. August 27 1984. PP.1-2

DESCRIPTION

The building is located mid-block on Carlton, facing east. It is a one and a half or two storey structure with mansard upper floor roof with side gables, wood framed and shingle-clad, sitting on an ironstone foundation with a white-washed parge coat. The street elevation is divided into two bays, with a south side bay window highlighting the principal front room and an entry door with transom and sidelights at the north entry. Two gabled dormers sit above ground floor bay and entry. Dormers, bay window, entry door and eaves have articulated trim work with Greek or Italianate elements. Dormers have decorative cornice fascia and a low-relief diamond shape and arch highlighting their gables. The eaves have a simple fascia and with major and minor brackets with stylized floral frieze panels between, supporting the soffit. The same frieze detail is replicated on the bay window and entry door with larger, more decorative brackets. The brackets on the bay window act as capitals over slender engaged round columns that define the windows. The entry door has the same cornice as the dormer roofs and similar half-round trim work to the bay window.

The plan is a north side hall configuration with rear north L wing. Currently the building is divided into three apartments, one on each floor including the basement. An exterior wooden fire escape on the rear of the building serves the second floor as does a small balcony. The rear yard has been converted to gravel parking accessed via a driveway common to the larger project site.

CONDITION

Aside from work to sub-divide the internal portions of the building, much of the original building remains. Exceptions include entry steps and railings, asphalt shingles on the mansard roof, replaced fascia boards, particularly at the bay window, window inserts with original framings, the front door, some newer windows on the rear addition, storm windows, and the balcony and fire escape. Much of the original trim work survives on the interior though altered for fire separations.

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Bay and Entry Door Trim work



Rear (west) Elevation and Yard



Rear Wall. Note original Window.

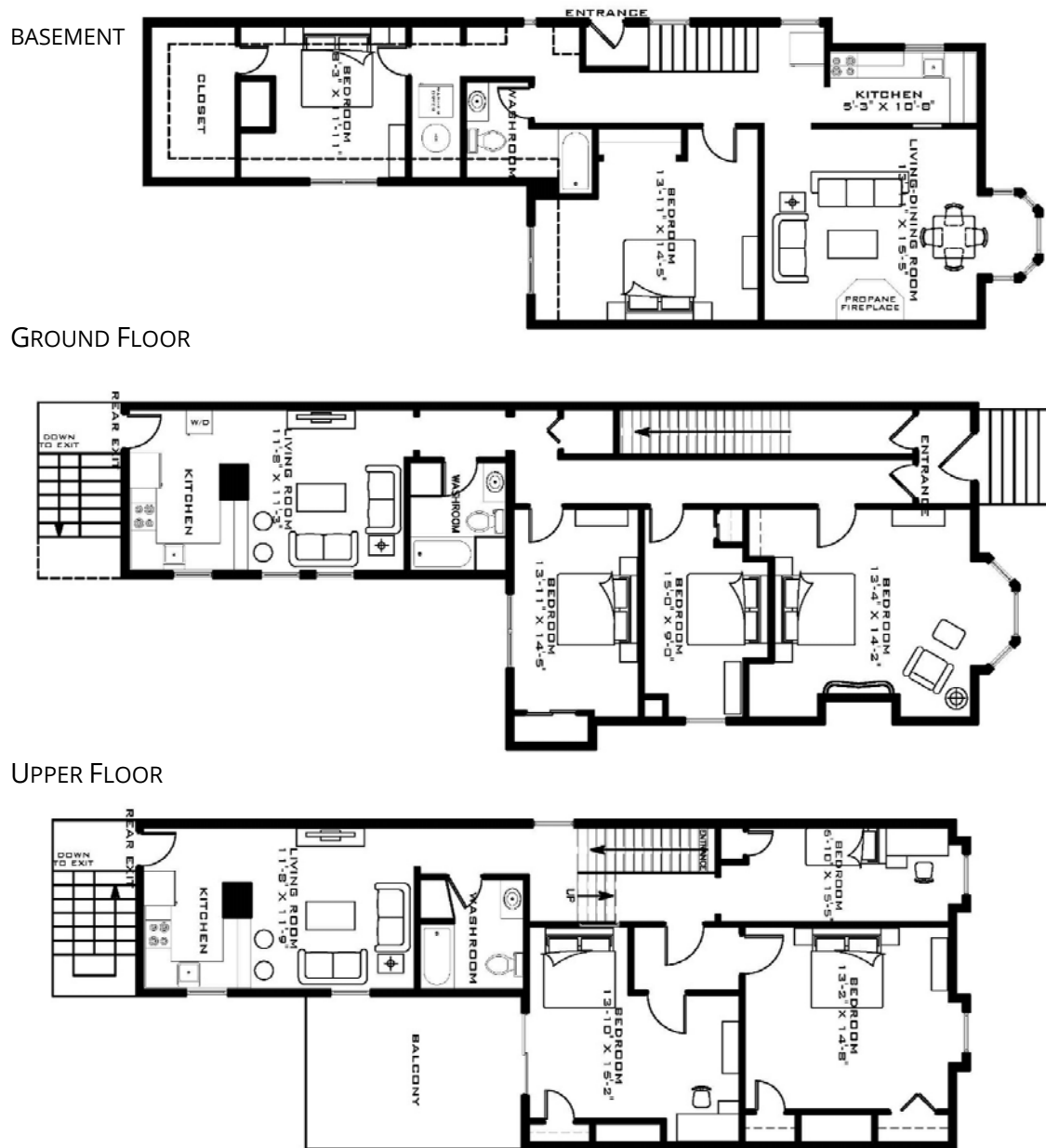


South and North Sidewalls. Note peeling paint shows darker Colour

**Spring Garden West
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FLOOR PLANS¹⁶

The floor plans generally show the interiors of the buildings as they are today and show that the general side hall with two principal rooms per floor with lesser rooms in the rear L. Based on the plans the building likely had three chimneys, two on the south sidewall for the principle rooms and one in the rear L, likely associated with a ground floor kitchen.



¹⁶ Unit Rental Plans by Paramount Management.

FUTURE USE AND HERITAGE CONSERVATION STRATEGY

The proposed work to the property involves retention of the existing building on its modified legal and independent address while returning the building to a single family, plus basement ensuite, occupancy. The owner intends to retain the property as a leased property with two parking spots within the new development assigned to the property.

The proposed conservation strategy is one of preservation of existing contributing heritage elements with selective use of adaptation for the reconfiguration of the rear L of the property and restoration of select missing building features.

PROPOSED WORK

The proposed exterior alterations to the exterior of the building include:

1. Shortening of the rear yard of the property and partial removal of the L portion at the rear of the building. The extent of shortening of the site would be as previously noted on page 19, and the building would be shortened to within 6' of the back wall of the main portion of the home, 4' clear of the proposed revised property line.
2. The remaining rear L wing openings would be modified to include a new ground floor door, and windows on ground and second floors.
3. Replacement of the existing steep-pitched Mansard roofs asphalt shingles with new cedar shingle cladding.
4. Replacement of existing low-slope roofing with two ply mod-bit roofing or similar.
5. Repair of the rear and front dormer windows, including replacement of patio door and modern front windows with new window and trimwork, refurbishment of existing fascia, and provision of new wood shingle cladding.
6. Repair of the existing rear ground floor window, including resetting of sill, complete with new wood insert windows.
7. Refurbishment of bay windows and provision of two new replacement storm windows.
8. Refurbishment of existing exterior door with provision of new latch set and gasketing.
9. General selective repair, cleaning and repainting of the wood trim and claddings. Colours to be based on analysis of existing material. 1950's photo and existing peeling paint suggests a darker colour scheme.
10. Replacement of existing entry steps with new wood steps with metal rails. Existing granite stone landing to be moved out approximately 12" to the line of the sidewalk to improve stair geometry.
11. Removal of upper front rain gutter and replacement with new fascia cornice trims front and back.

12. Replacement of lower front rain gutter and re-routing of rain water leader to south side of building.
13. Reconstruction of the two southern chimneys.
14. Repair of front elevation foundation brickwork and whitewash finish.
15. Forming of window well at rear west wall window and front bay windows and replacement of same windows with taller basement windows.
16. Selective repointing of ironstone foundation and brick window openings.
17. Removal of the existing rear upper floor balcony and provision of a new rear deck at the ground floor level.
18. New wood windows: thermally broken, aluminum clad wood windows, with exterior trim work to match surviving original windows.

The proposed interior alterations to the exterior of the building include:

1. Removal of added ground floor partitions to re-establish original two principal room side-hall layout. And re-instate the ground floor side stair hall, with retention and repair of removed portions of main stair railing and treads.
2. General removal and replacement of existing plaster and flooring finishes for general renovation of the interior, including new kitchens and bathrooms.

DESIGN RATIONALE FOR PROPOSED ELEVATIONS.

Restoration work will follow the principle of Standard 9 where new work will be based on the information available, physically and visually compatible with the historic place, and identifiable as restorative by close examination by a knowledgeable person.

The alterations shown on the attached proposed elevations are based on the surviving elements on the building. They are intended to be interpreted at the level of schematic design and will require further research and clarification through the development of construction drawings. We offer the following comments on individual elements.

The proposed double arched dormer windows are based on the general proportions of the existing dormer and windows, and a rationalization of the trim pieces currently over the existing windows. We believe the raised diamond-shaped spandrel above the windows to be original, while the arch trim overhead appears original, but not in its proper location. Mirroring the arched trim aligns well with the lower curves of the spandrel panel, with the corresponding double windows fitting well with the dormer and the existing interior ceiling height.

Entry railings are simple iron design as indicated by markings in the existing stone landing. The rear dormer is proposed to match the front dormer. Original window opening framing has been removed for the existing patio doors.

We believe the lowering of the rear basement window sill to be an acceptable alteration, being both reversible and not diminishing the historic value of the building, while improving the livability and life-safety of the basement floor.

The rear wing of the building is shown as shortened to just under 11' depth, from the main back wall of the building. The length allows for one reasonably sized room to remain within the footprint of the wing and retains the legibility of the wing itself.

CONSIDERED ALTERNATIVES

The rationale for the shortening of the rear L has been addressed earlier in this report within the discussion relating to the shortening of site's rear yard. We propose that this shortening does not reduce the heritage value of the property which lies principally in its contribution to an overall heritage street scape, nor greatly affect its integrity as a cohesive building. A considered alternative to shortening of the rear L wing was complete removal of the L and extension of the mansard roof across the full back of the building was rejected on the basis that we believe the L form is original to the structure.

07 1480/84 CARLTON STREET (FORMERLY #20/22)



HERITAGE VALUE

1480/84 Carlton Street is a duplex structure forming part of a cohesive, largely intact late 19th century residential streetscape and the last cohesive residential portion of the initial Spring Gardens development on the South Common. Architecturally the building has value for its late Victorian language and design, with Italianate / Georgian elements.

1480/84 CARLTON CHARACTER DEFINING ELEMENTS

Character-defining elements properties include;

- Modified Halifax Style symmetrical duplex with late Victorian/Italianate detailing;
 - Front lawn with sidewalk in close proximity to forward facing entry steps;
 - Two and a half storey wood framed structure;
 - Side hall plan;
 - Three-bay street façades with lower bay window and gabled entry porch under three second floor windows;
-

- Truncated principal gable roof with simple shed dormers front and back level with the low slope portion of the roof;
- Central back-to-back chimneys along the dividing line between duplex halves;
- Painted Ironstone foundation with brick at window openings;
- Wood shingle siding;
- Two over two single hung windows (where originals exist);
- Round-arched entry door transom and sidelights;
- Decorative exterior trim at eaves, bay window, entry door and windows.

DESCRIPTION

The building is located north of the previously discussed 1478 Carlton. It is two and a half storey duplex with a symmetrical front façade in the Halifax house style with exterior wall side hall plan arrangement. The façade is highlighted by Italianate trim and detailing, focusing on the projecting entry porches and ground floor bay windows towards the party walls. The porches are gable-roofed with bracketed and paneled eaves over the arched transom and sidelight windows of the front-facing front doors. Surviving original windows suggest two over two single hung windows were the original intent and each second floor has three evenly spaced windows facing the street. With the exception of the entry porches most windows are modern replacements.

Above, a truncated gabled roof is highlighted by detailed bracket and panel entablature, with each half of the building having a simple centred shed dormer to the front and back. Central back to back chimneys have been partially replaced with modern steel chimneys.

The building sits on a largely ironstone foundation with partially raised basement floor. The structure above is wood framed with shingle cladding. Sidewalls are generally blank with the exception of small third floor windows and a south side door.

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Currently the building is divided into a basement apartment, a ground floor spa, with the remainder in small offices. The building appears to be fully sprinklered. On the interior the majority of finishes are modern, though the plan appears to maintain its original back to back double chimneys. The rear yard has been converted to gravel parking accessed via a driveway common to the larger project site.

The building is in general good repair with minor deterioration noted at fascias, entry stairs, door sills and adjacent trims.



Rear Elevation



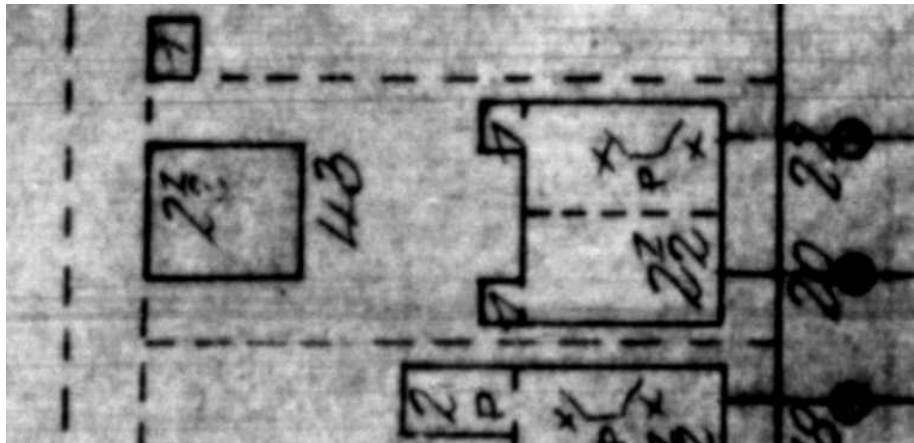
Bay Window and North Porch, and North Porch Interior



Bay Window at grade and porch entry door.

HISTORY

1480/84 Carlton Street is noted as constructed circa 1860¹⁷. If true, this building predates the 1871 approval of sub-division of the original allotment. The buildings do not appear on the 1865 Church's map but do appear on the 1878 Hopkins Atlas, complete with paired outbuildings aligning on the rear access lane. These outbuildings are shown as a single two and a half storey structure on the 1889 Goad's atlas below. There is a possibility this building is the same as shown on the 1830 Commons map in the same general location, though this is far from certain. The 1895 map shows this outbuilding as removed and replaced with two smaller individual out buildings located to either side of the property, set in from the rear lane.



1889 Goads Atlas Detail

The 1889 Atlas shows two rear single storey bumps, which do not appear on Hopkins. The more northerly of these bumps appears to be referenced for removal in a 1990 Halifax city Information report for the conversion of the property to commercial use, where it is shown in elevation and plan.

¹⁷ HRM Heritage Property Registry



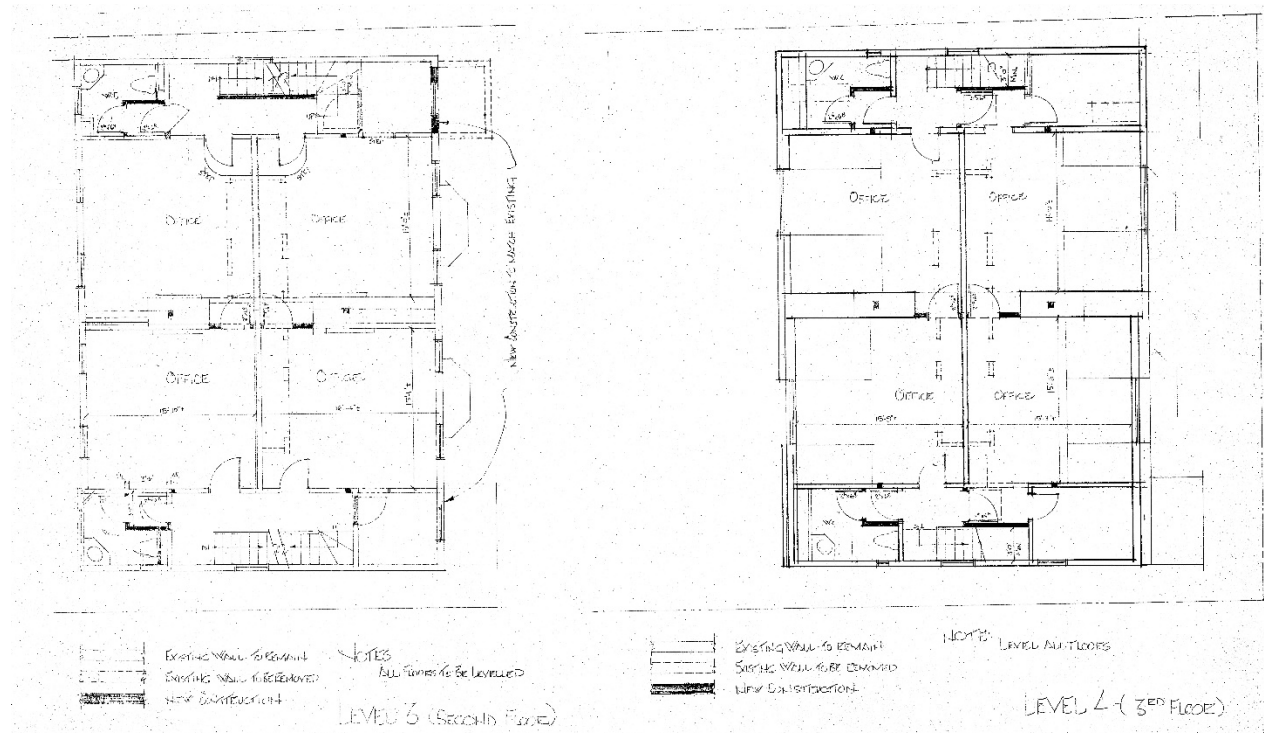
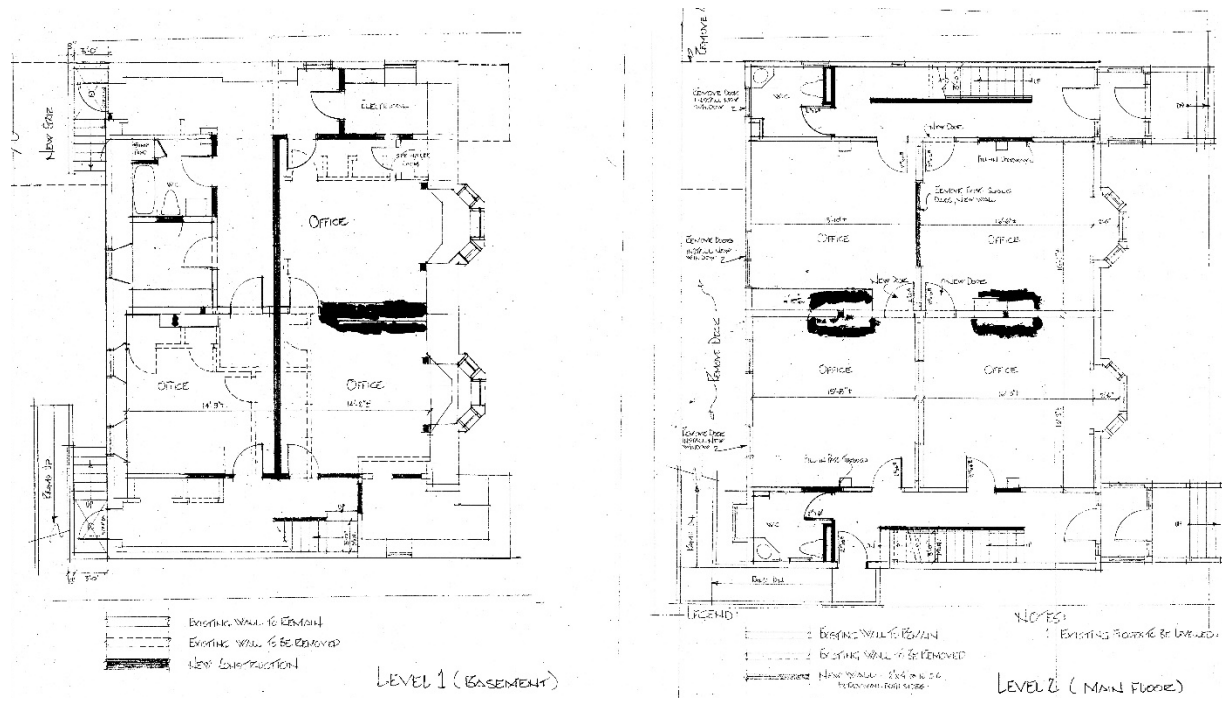
1990 Existing Elevation Sketches

The 1990 renovations are related to the conversion of the homes from residential to office use. In addition to the rear removal they show a new parking layout for the rear yard, new exterior stairwell on either side for basement access, a new exterior south side ramp for ground floor access, interior wall removals and additions combining the buildings at each floor level, and the removal of an upper floor portion of the northern main entry porch and replacement with a roof replicating the southern porch.

This porch is visible in the 1950's funeral parade photo. It is likely, but not certain, that the upper floor over the porch was a later addition. Also note that the south porch has arched side windows while the north has square windows. The north porch today retains the square windows. It is not the intent of the new work to re-instate this second floor of the north porch.



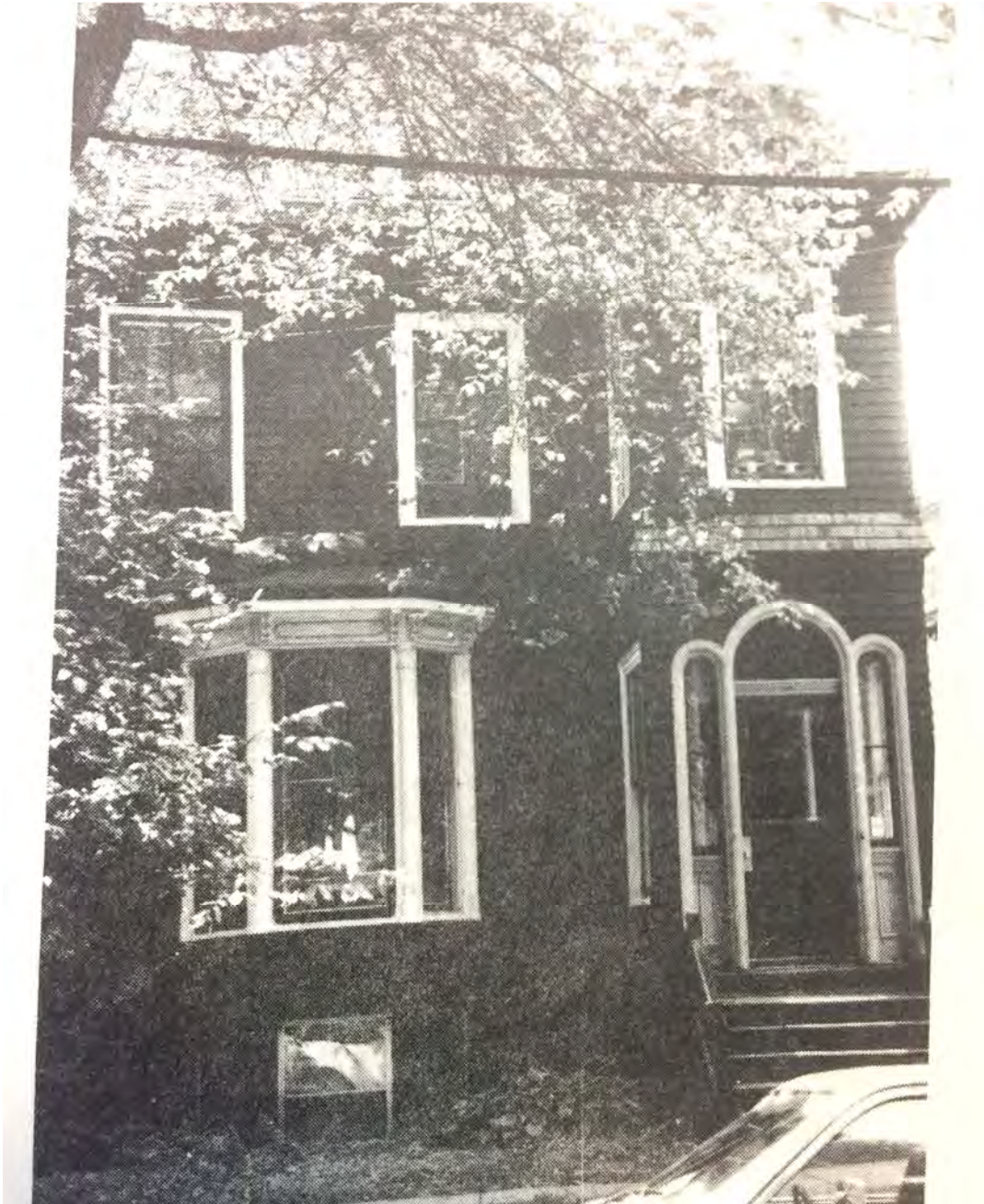
**Spring Garden West
Heritage Impact Statement**



1990 Floor Plans by G.E.C. Architect Ltd.

The 1990 plans generally describe the building as it is today and indicate the original residential layouts.

The home is described in the 1978 heritage resource report by Jennifer Phillips-Cleland and appears with the following photo.¹⁸



¹⁸ An Evaluation and protection System for Heritage Resources in Halifax, Jennifer Phillips-Cleland, City of Halifax, 1978, p. III-169. Note the city report appears to confuse photos and descriptions of 1484 and 1494 Carlton.

FUTURE USE

The proposed work to the property involves retention of the existing building on its modified legal and independent address while returning the building to a north-south division with two units on either side of the original party wall. The lower units would include living spaces on the ground floor with basement bedrooms. The upper units would have Living spaces on the second floor with bedrooms on the third floor. The second floor units would be furnished with new balconies at the rear of the building. A minimum of one parking spot per unit would be assigned to the property within the new development.

The intent is to utilize the building's existing sprinkler system and the Nova Scotia Building Code's Schedule D Alternate Compliance, item #21, to eliminate the need for a second means of egress for the upper units.

HERITAGE CONSERVATION STRATEGY

The proposed conservation strategy is one of adaptive re-use with preservation of existing contributing heritage elements and select restoration of select missing building features.

PROPOSED WORK

The proposed exterior alterations to the exterior of the building include:

1. Shortening of the rear yard of the property.
 2. Replacement of the existing sloped roof top trim boards, and lower fascia.
 3. Repair of the rear and front dormer windows, including replacement of modern windows with new paired single-hung two-over-two windows, and new eaves and window trim work. Gutters and Rain water leaders to be removed with roofing modifications to limit run-off to dormer roof only.
 4. Reconstruction of the two central chimneys.
 5. Replacement of the bay windows with new paired single-hung two over two windows set within existing trim work.
 6. Replacement of the front elevation second floor windows and the rear elevation ground and second floor windows with new paired single-hung, two-over-two windows set within new exterior trim work to match existing original square windows.
-

7. General selective repair, cleaning and repainting of the wood trim and claddings. Colours to be based on analysis of existing material.
8. Replacement of existing entry steps with new wood steps with metal rails. Existing stone landing to be moved out approximately 12" to the line of the sidewalk to improve stair landing geometry.
9. New wood windows to be thermally broken, aluminum clad wood windows, with exterior trim work to match surviving original windows.
10. Forming of window wells at rear west wall basement windows and front bay windows and replacement of same windows with taller basement windows.
11. Selective repointing of ironstone foundation and brick window openings.
12. Provision of second floor rear decks over new ground floor rear entry doors.
13. Removal of the rear basement access stairs.

The proposed interior alterations to the exterior of the building include:

1. Renovation of the basement level apartment.
2. Retention of remaining original wood trim work at entries.
3. Reinstatement of the open ground floor side halls with replacement of removed railings.
4. Replacement of commercial interior doors with solid wood residential doors.
5. Re-instatement of ground floor pocket doors.
6. Selective wall removals at second floor.
7. Provision of new third floor closets.
8. New kitchens in the western second floor rooms.
9. Renovation of the existing bathrooms.
10. Removal of commercial t-bar ceilings and adjustment of existing sprinklers to suit new conditions.

DESIGN RATIONALE FOR PROPOSED ELEVATIONS.

Restoration work will follow the principle of Standard 9 where work will be based on the information available, physically and visually compatible with the historic place, and will be identifiable as an intervention by close examination by a knowledgeable person.

The alterations shown on the attached proposed elevations are based on the historical images uncovered to date and on the surviving elements on the building. They are intended to be interpreted at the level of schematic design and will require further research and clarification through the development of construction drawings. We offer the following comments on individual elements.

The 1978 photo shows window trim generally matching the surviving trim on the north entry porch side windows. These windows will form the basis for new window trims.

Dormers are of simple design replicating the double windows visible in the 1950's funeral parade photo.

Entry railings are simple iron design as indicated by markings in the existing stone landing.

Rear elevation locates new exterior doors aligning with the side halls, with simple porches and balconies. Original porches visible in the fire atlas plans also occupied these locations.

Rear basement stairs and entry doors have been removed, and rear basement windows aligning with the windows above have been re-instated. Masonry openings for the windows remain on site.

We believe the lowering of the basement window sills to be an acceptable alteration, being both reversible and not diminishing the historic value of the building, while improving the livability and life-safety of the basement floor.

Rear elevation eave brackets and panels do not currently exist, and pending further investigation, have not been replicated.

CONSIDERED ALTERNATIVES

The rationale for the shortening of the rear yard has been addressed earlier in this report within the discussion relating to the shortening of site's rear yard. We propose that this shortening does not reduce the heritage value of the property, which lies principally in its contribution to an overall heritage street scape, and that the proposed renovations provide alternative exterior amenity space.

08 NOAH'S ARK - 1494 CARLTON STREET / 5950 SPRING GARDEN ROAD (FORMERLY #28)



HERITAGE VALUE

1494 Carlton Street is part of a cohesive, largely intact late 19th century residential streetscape and the last cohesive residential block of the initial Spring Gardens development on the South Common. Architecturally the building has value for its Second Empire form and design, with Italianate elements. It is also valued for its association with notable past residents Rev. Edward Manning Saunders and his daughter Margaret M Saunders.¹⁹

The property also incorporates the building at 5950 Spring Garden Road, added to the listing through circa 1990 renovations which combined the two properties through an adjoining addition. We understand the intent of the original heritage designation of the

¹⁹ With the assistance of research by Scott MacKnight

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Carlton Street addresses be the preservation of one entire block of Carlton Street as a representative intact example of late Victorian architecture. We propose that the addition of the Spring Garden Road address was a matter of legal extension through the consolidation of the properties and joining of the structures. As such this proposal requests the demolition of 5950 Spring Garden, and the reduction of the property lot to the original 1494 Carlton Street address. 5950 Spring Garden will be represented through the presentation of the proposed scope of work to 1494 Carlton Street.



1494 North Elevation



5950 Spring Garden North Elevation with adjoining addition to 1494 Carlton.

1494 CARLTON CHARACTER DEFINING ELEMENTS

Character-defining elements properties include;

- Second Empire design;
- Front lawn with sidewalk in close proximity to entry steps;
- One and a half storey wood framed structure;
- Side hall L-shaped plan;
- Asymmetrical three-bay principal street façade with double-arched windows (removed) and entry door with shallow-arched transom and sidelights (altered);
- Full Mansard roof with shallow shed dormers;
- Painted brick foundation to grade, on ironstone below grade;
- Wood shingle siding (altered);
- Two-over-two, single hung windows (altered);
- Decorative Second Empire / Italianate exterior trim at eaves, window, entry door and dormers (altered/removed);
- South chimney. (along original south wall)

1494 CARLTON DESCRIPTION AND CONDITION

1494 Carlton Street is a one and a half storey Second Empire home with Mansard roof, wood framed, shingle-clad walls sitting on a brick and un-coursed ironstone foundation. The building began as a north side-hall plan building with short rear L extending along Spring Garden Road. Later additions extended the building south and west to give the general form seen today integrated at basement and ground floors to its 5950 Spring Garden neighbour. The building has seen substantial renovation with the loss of original single roofing and siding, windows and doors, and decorative trim work. To describe it today one would note replacement modern windows and doors, not in keeping with the original in size, form or placement, inappropriate trim work where existing, and dark-

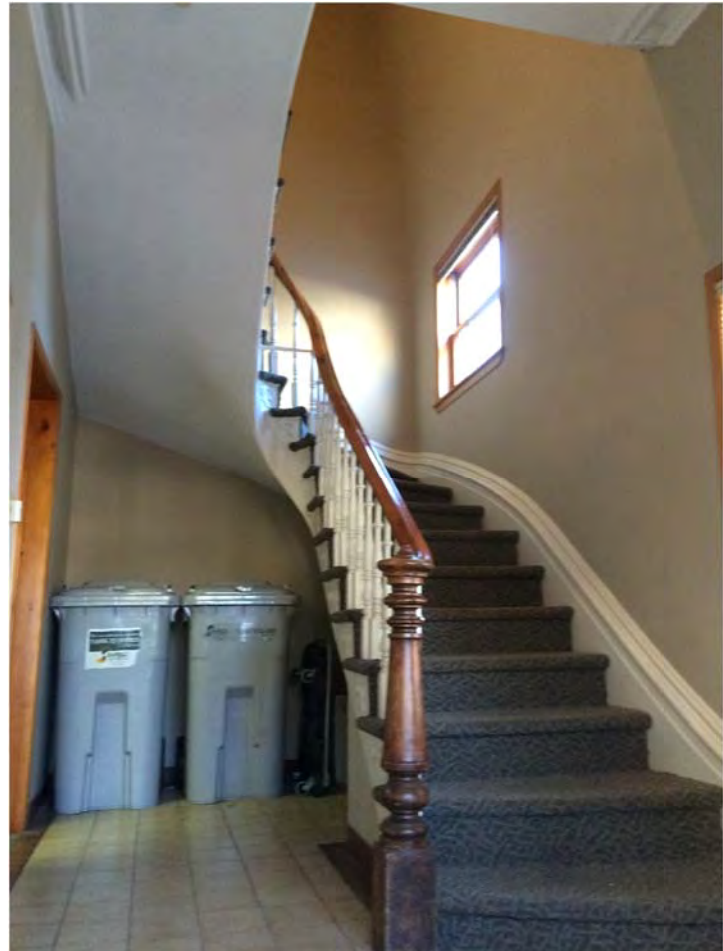
**Spring Garden West
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stained and wide weathering western red cedar shingle cladding and saw-toothed shaped asphalt shingles adorning the roof. Matching exterior finishes have been added to 5950 Spring Garden Road. Inside the buildings have been converted to office use.



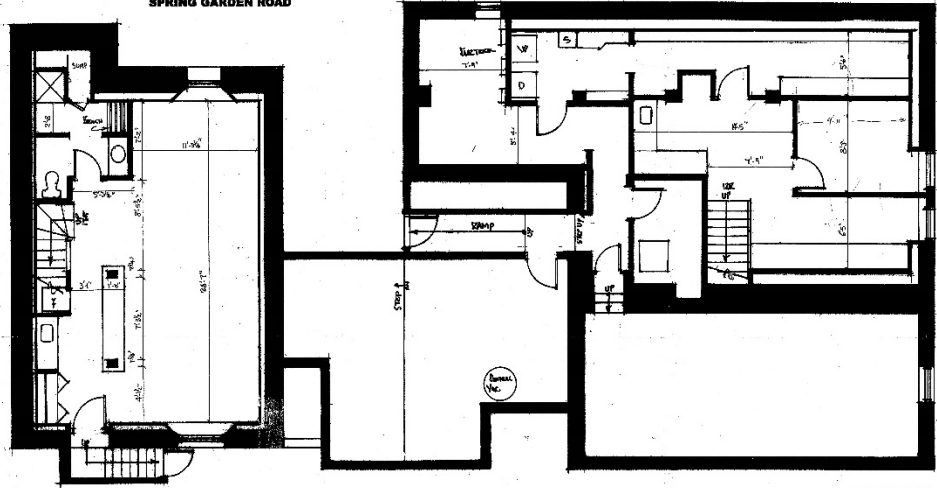
South Elevations.

On the interior, portions of the original side-hall plan still remain, with the least changes made to the upper floor. Vestiges of original finishes remain, including the original curving entry hall stair, entry hall plaster moldings, and the occasional upper floor door trim.



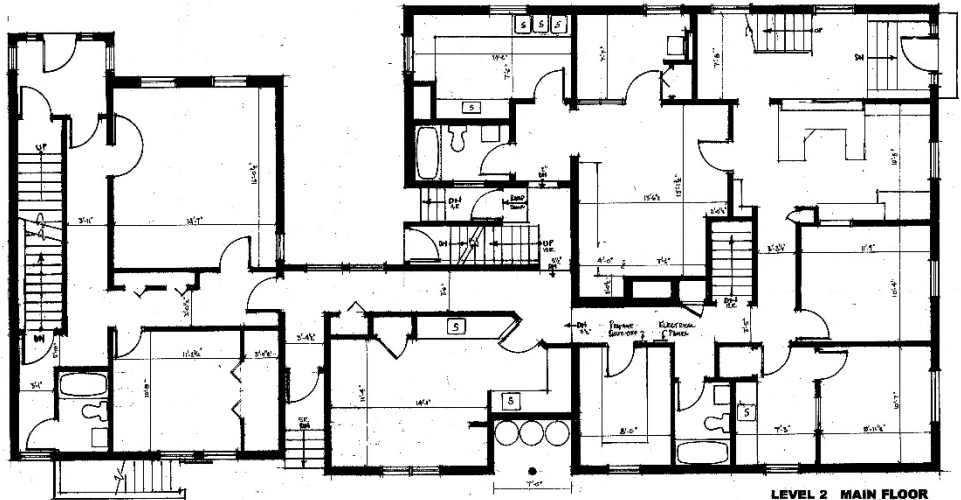
1990 Floor Plans by
G.E.C. Architect Ltd.

SPRING GARDEN ROAD

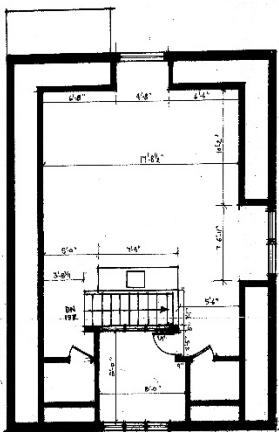


LEVEL 1 BASEMENT

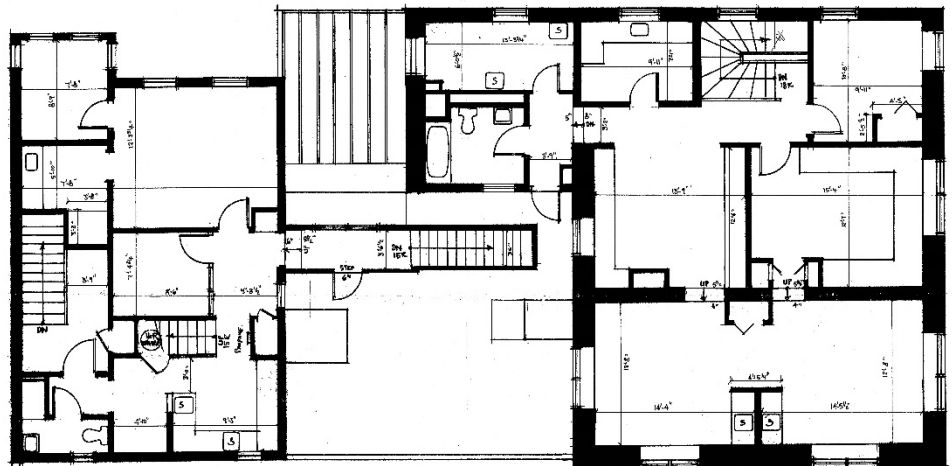
SPRING GARDEN ROAD



LEVEL 2 MAIN FLOOR



LEVEL 4 LOFT



LEVEL 3 UPPER FLOOR

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1494 CARLTON HISTORY

1494 Carlton Street is noted as constructed circa 1860²⁰. If true, this building predates the 1871 approval of sub-division of the original allotment. The building does not appear on the 1878 Hopkins Atlas but does appear on the 1879 Birds Eye view of Halifax and the 1889 Goad's Atlas. It was built by J.W. Rhuland²¹ for Baptist Rev. Edward Manning, 1829 to 1916, a noted theologian, community leader, and author. Saunders and his wife Maria Freeman raised seven children in the home. His interests and accomplishments in social reform and social-political writing²² were reflected in the education and accomplishments of his daughter Margaret Marshall Saunders.



*Rev. Saunders in his doorway.*²³

²⁰ HRM Heritage Property Registry

²¹ Historic South End Halifax, Peter McGuigan, Nimbus Publishing, 2007. P.41

²² http://www.biographi.ca/en/bio/saunders_edward_manning_14E.html

²³ Photo courtesy Patricia Townsend, Acadia University Archives

Ms. Saunders, 1861 to 1947, was an accomplished author, writing under the name Marshall Saunders, and best known for her 1894 novel *Beautiful Joe*, which made her the first Canadian author to sell over one million copies. She was a recipient of the Order of the British Empire, and was well known for her social activism in the fields of child and animal welfare and women's suffrage, through her writing, speaking, and organizations²⁴. In 1947, the year of her passing, she was named a "Person of National Historical Significance" by the Government of Canada.²⁵ 1494 Carlton Street was her home during much of her writing career until her relocation to Toronto circa 1913. Her 1908 book *My Pets; Real Happenings in My Aviary*, detailed the menagerie of animals kept in the home with notes about the home, particularly its second storey aviary. Birds were kept in the basement, second floor bath rooms, and the aviary²⁶. The home was locally known as 'Noah's Ark'.²⁷

The aviary deck is shown in the following photos, earlier without enclosure, and later with enclosing walls and forms part of the cultural association with Ms. Saunders. The photos show the original railings on the south deck.



South deck aviary, looking west.²⁸

²⁴ Research paper By Scott MacKnight. See appendices.

²⁵ <https://www.collectionscanada.gc.ca/women/030001-1470-e.html>

²⁶ *My Pets; Real happenings in my Aviary*, Saunders, 1908, pp 25-28

²⁷ From the research of Kathy Day, Just us Coffee, with assistance of Pat Townsend, Acadia University Archives.

²⁸ Photo displayed at Just Us Coffee, 1489 Carlton Street.

The basement aviary was just under my study and my father's. Above the studies was a sun-room. The veranda and sun-room were wired in so the birds could not get out, but as there was no access to them through the studies, a narrow well or elevator, as we called it, had been built at the back of the house.

Birds went up and down this elevator like flashes of color, and seemed to enjoy the fun. Some of them preferred to sleep above, some below.²⁹



South Deck Looking East at enclosure. Note this enclosure is shown on God's Maps, 1914 forward.³⁰

²⁹ My Pets; Real happenings in my Aviary, Saunders, 1908, pp 43

³⁰ Photo courtesy Gwyn Davies, University of New Brunswick.

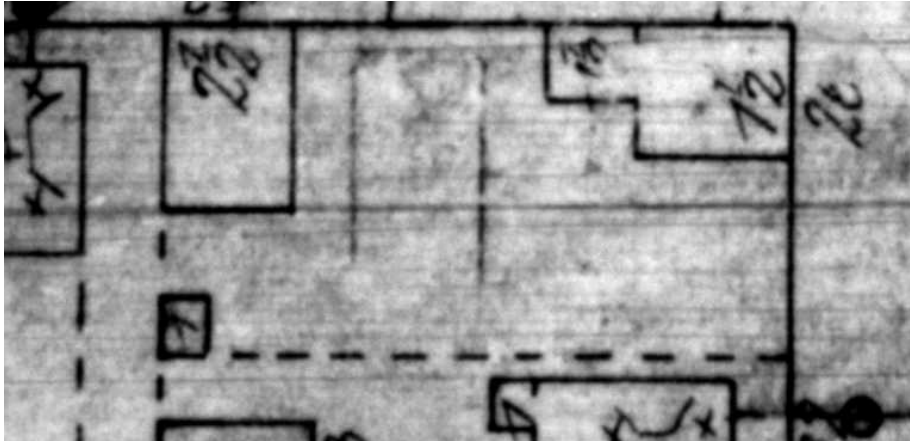


Margaret Marshall Saunders, on the south deck, looking east.



South Deck Circa 1950's with enclosure

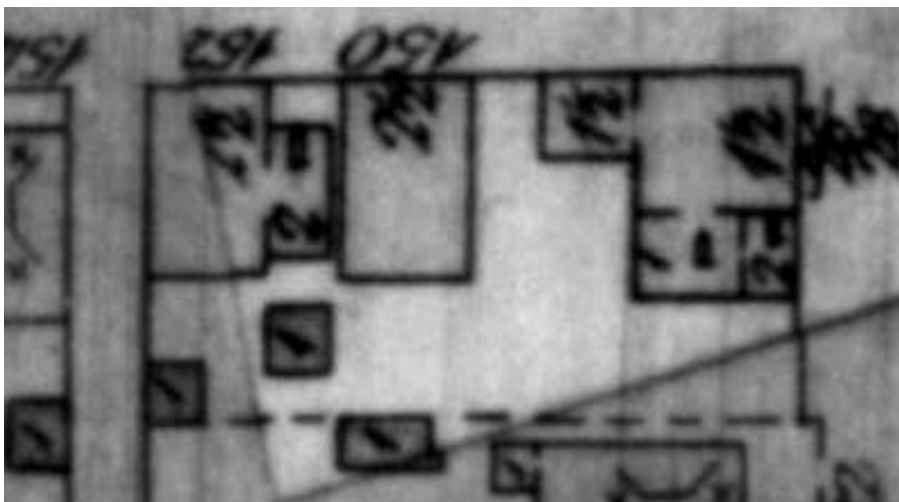
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1889 Goad's Atlas Detail



1895 Goad's Atlas Detail



1914 Goad's Atlas Detail

The preceding fire atlas images show that in 1889 the footprint of the building did not extend as far south as the present building, a fact re-enforced by the basement floor plan. By 1895 the home at 5950 has been constructed on the rear yard of the property. The south addition is known to have been built prior to the the 1908 publication of My Pets, and the 1914 Atlas shows a second floor enclosure at the east side of the aviary deck. The 1950's aerial photo on page 16 shows the deck enclosure over the full width of the second floor deck.

The home is also described in the 1978 heritage resource report by Jennifer Phillips-Cleland and appears with the following photo.³¹

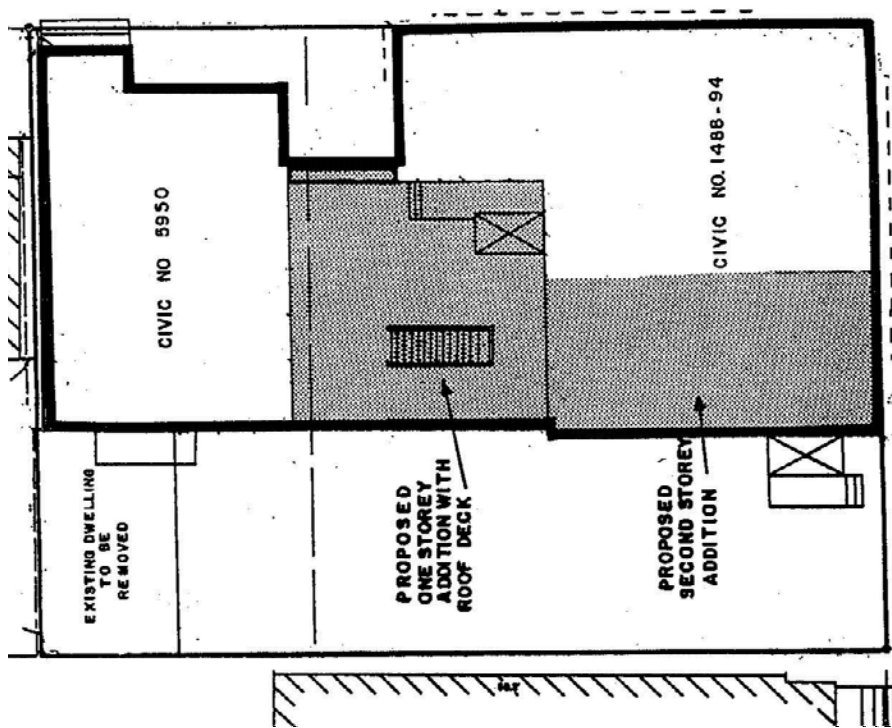


³¹ An Evaluation and protection System for Heritage Resources in Halifax, Jennifer Phillips-Cleland, City of Halifax, 1978, p. III-167. Note the city report appears to confuse photos and descriptions of 1484 and 1494 Carlton.

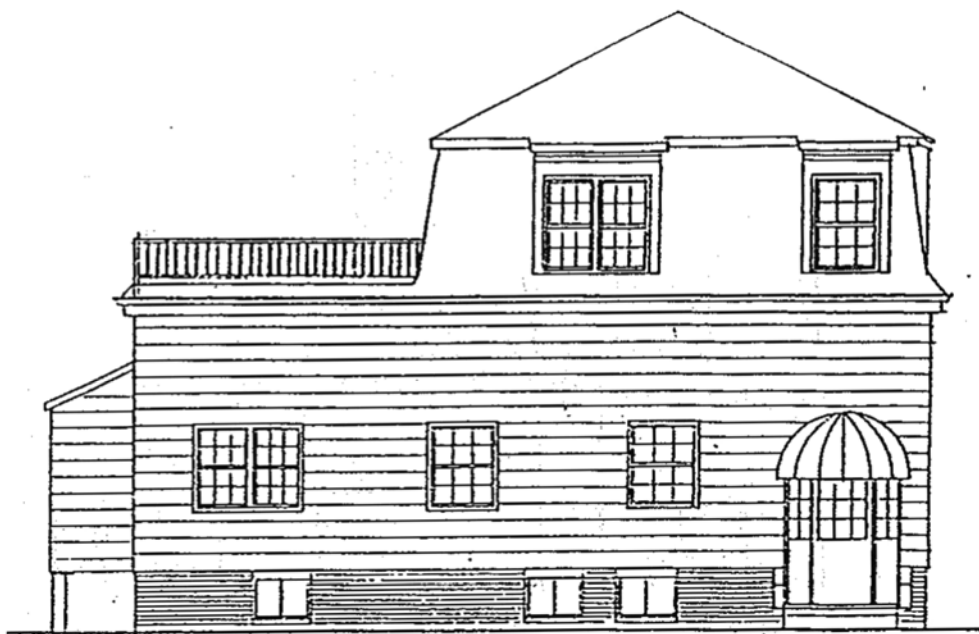
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The 1990 floor plans shown below were accompanied by the following site plan and elevations, believed also by G.E.C. Architect Ltd. They show that many of the alterations preceded the 1990 renovations, but also indicate the changes made at that time. Plans and elevations generally represent the buildings as they stand today.

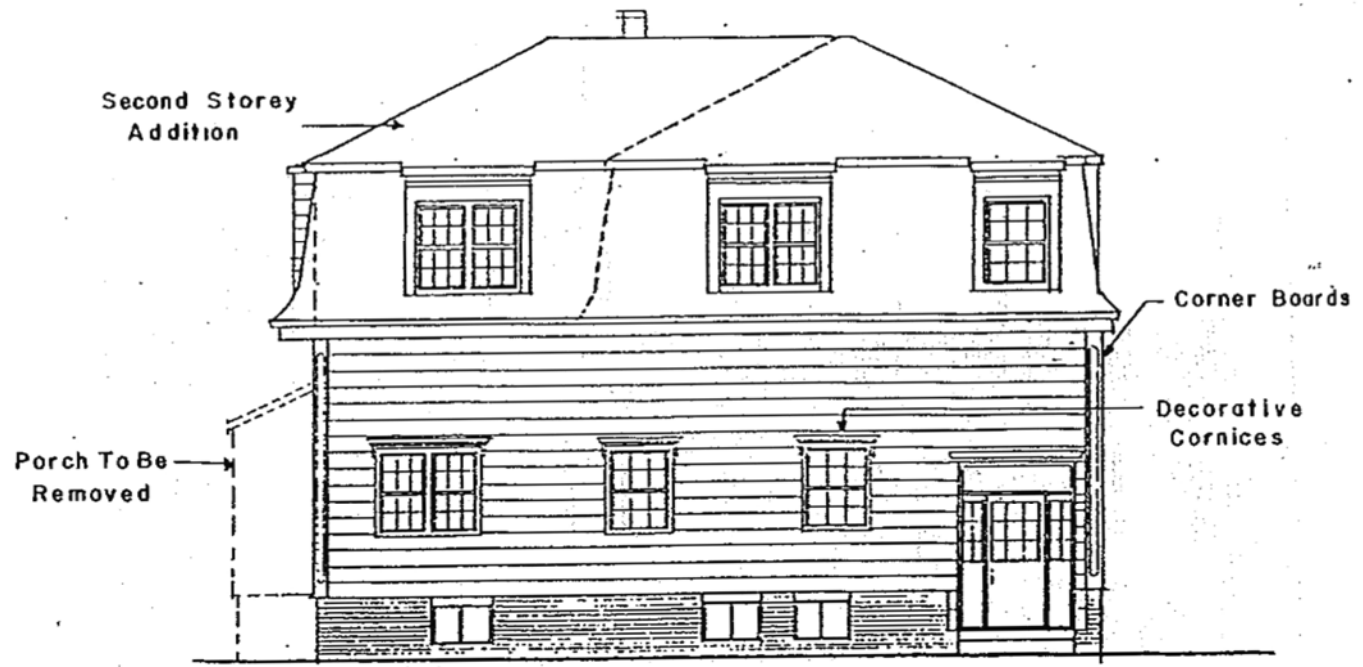
The site plan represents the removal of a small south entry porch, stairs and porch in the inside corner of the rear L, and a rear 'dwelling' at 5950 Spring Garden. The properties are represented as two legal addresses.



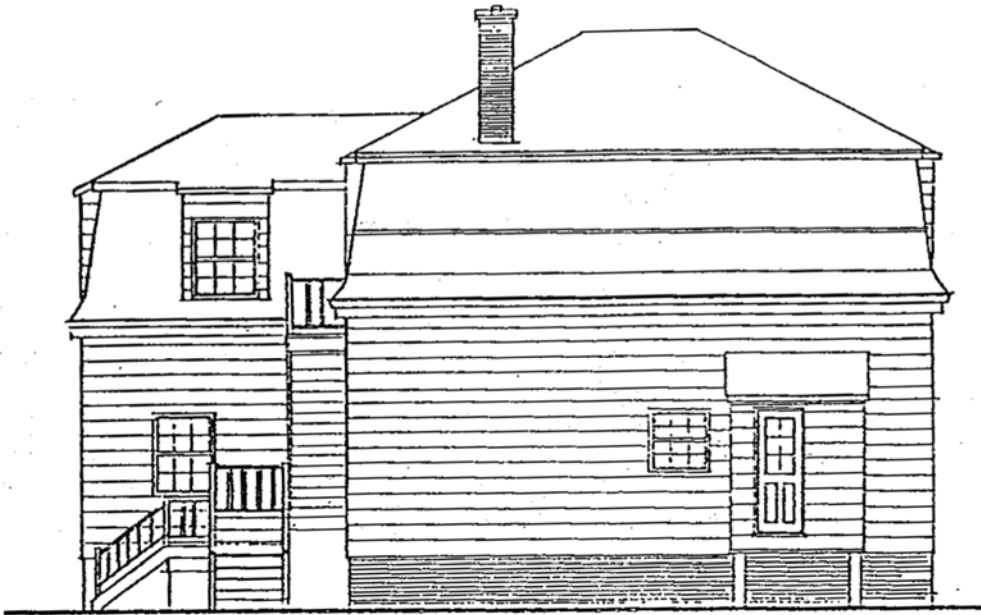
Site Plan, 1990, by G.E.C. Architect Ltd.



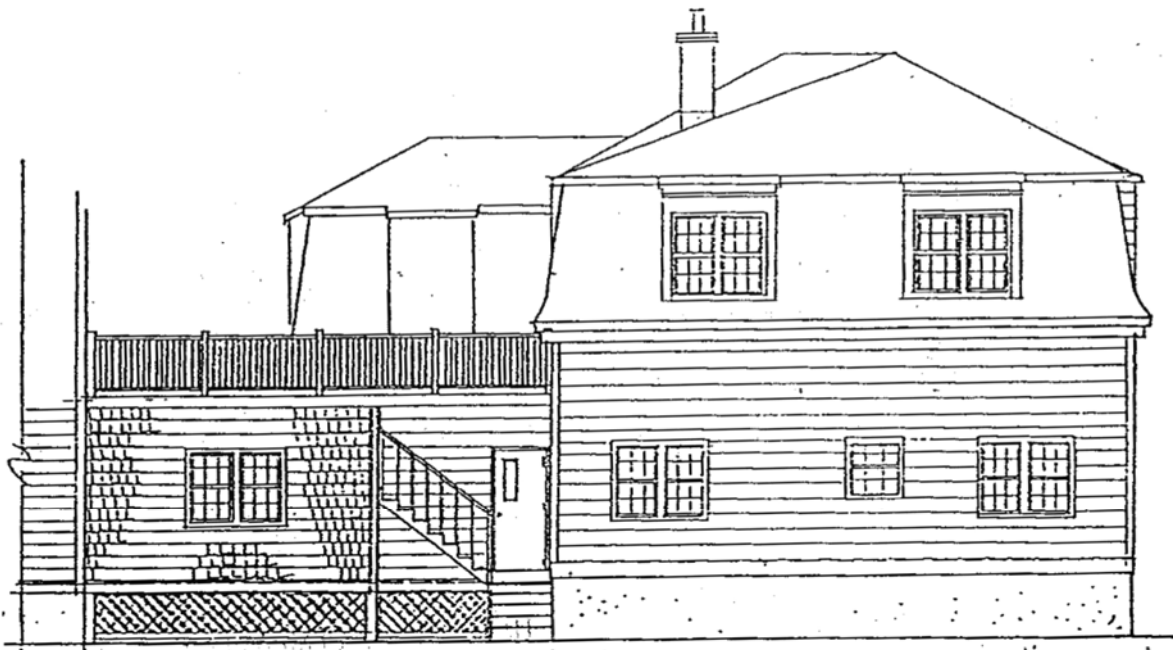
EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

'Existing' and 'Proposed' Elevations, 1990, by G.E.C. Architect Ltd.

FUTURE USE

The proposed future use of the property involves retention of the existing building at 1494 Carlton on its modified legal and independent address, reflecting its 1990 western property line. The building will be returned to residential use, with separate ground and second floor apartments. A minimum of one parking spot per unit would be assigned to the property within the new development.



1953 Funeral Parade, detail

HERITAGE CONSERVATION STRATEGY

The proposed conservation strategy is one of combined adaptive re-use and restoration with preservation of existing contributing heritage elements. The work proposed is the most significant intervention to any of the subject heritage properties, but we believe there is sufficient rationale and evidence to support the proposed changes. The existing historical images of the building, the 1990 documentation of the building, and the building itself will guide the proposed work.

Along with the demolition of 5950 Spring Garden Road, we are proposing the removal of the 1990 west addition, and the 1990 second floor south addition. We believe these removals will re-establish the building's intended form and internal layout.

The south addition will be retained as a complimentary and supportive addition in the history of the structure and the re-instated roof deck will provide additional exterior amenity space for the new tenants. The west L wing along Spring Garden will also be retained as an original contributing portion of the building. Both retentions maintain the street wall of the building.

1953 Funeral Parade, detail.





*Existing Step and Transition in Foundation Wall
Between Stone and Brick in rear L.*

*Foundations are continuous between main
building and the L wing.*

PROPOSED WORK

The proposed exterior alterations to the exterior of the building include:

1. Removal of 5990 Spring Garden and shortening of the rear yard of the property to the pre-1990 line.
2. Removal of the 1990 western addition.
3. Removal of the 1990 south second story addition and return to the original mansard roof lines.
4. Replacement of the Mansard roof claddings including upper roof simple asphalt shingles, lower slope cedar shingles, reconstruction of the trim boards between roof slopes complete with dentil detailing, and the reconstruction of roof dormers complete with new two-over-two windows and trims based on surviving evidence. Includes removal of existing second floor door to existing roof deck.

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5. Re-instatement of the south second floor roof deck with railings based on historical photographic evidence. Includes new access door and dormers along re-instated south Mansard roof.
6. Replacement of all windows with new two-over-two windows with locations, arched tops, and trims based on photographic and surviving evidence.
7. Replacement of front entry door with new transoms, side lights, arch profile, and trims based on photographic and surviving evidence.
8. Replacement of shingle cladding with historical exposure to weather, with new narrow round corner boards.
9. Re-construction of the eave and soffit roof entablature including brackets and low-relief detailing.
10. Re-instatement of a taller entry hall stair window breaking the eave cornice.
11. Removal of two larger ground floor south windows facing driveway.
12. Addition of a new ground floor deck in the inside corner of the L wing complete with new doors for ground floor unit use and access.
13. Selective repair and repointing of brick and ironstone foundation, particularly where window openings filled with 'softs'. Legibility of closed openings to remain.

The proposed interior alterations to the building include:

1. Retention and conservation of remaining original stairs and trim work at entry and re-instating of internal vestibule wall and door. Main entry to serve upper unit.
2. General renovation for residential use.

DESIGN RATIONALE FOR PROPOSED ELEVATIONS.

New restoration work will follow the principles of Standards 9 and 14 where work will be based on the information available, physically and visually compatible with the historic place, and will be identifiable as an intervention by close examination by a knowledgeable person.

The alterations shown on the attached proposed elevations are based on the historical images uncovered to date. They are intended to be interpreted at the level of schematic design and will require further research and clarification through the development of construction drawings. Renovations to the interior are anticipated to expose original framing and offer additional direction on original opening sizes and locations. We offer the following comments on individual elements.

The ground floor windows and entry are framed with half round pilasters similar to the existing profiles on the other buildings in this report. Capitals are evident just below the spring points of the window arches and at the level of the entry transom. The same round

profile and capitals can be seen on the dormers, but here with square stock bases and bracketed capitals. Lesser dentil brackets support the shed dormer roof. Bracket, base and capital profiles will require further study. Two-over-two window divisions are clearly shown and a ¾" muniton is anticipated.

The 1978 photo indicates a split entry door and indicates panel division.

Photos also show a water table, shingles, likely 4 1/2" to the weather, simple round corner trims on the original portion of the building, and an eave with alternating brackets and medallions. This eave treatment is on the main east elevation with returns at the corners.

The Mansard roof indicate dentil detailing along the upper eave.

Note that the south addition has a wider corner board design. We believe this to be specific to the south addition and it has been replicated on those corners.

The south balcony balustrade on the east and west sides is shown clearly in the deck photos as is the general elevation of the deck relative to the mansard roof. Given it is likely the deck roof sloped to the south, the taller balustrade without curb has been shown on that elevation.

Note on the north elevation the dormer window aligning with the interior stair landing breaks the line of the eave. Photo suggest the upper portion of this window may have been blanked off at some time. Where we cannot clearly see the design of the window a simple break in the window at the line of the eave has been shown, with the full window re-instated to bring light to the interior stair hall.

Photos showing the south and rear elevations have not been found to date. We have shown windows and rear entry door approximating the known design and located as generally indicated on the 1990 plans.

CONSIDERED ALTERNATIVES

The rationale for the shortening of the rear yard has been addressed earlier in this report within the discussion relating to the shortening of site's rear yard. We propose that this shortening does not reduce the heritage value of the property which lies principally in its contribution to an overall heritage street scape.

Retention of the 1990 additions has been considered. With respect to both additions we believe the resulting changes to the internal layouts of the buildings result in spaces that are neither clearly defined, nor conducive the original residential use of the building. Their retention and subsequent renovation would also lead to substantial amounts of conjecture as to what the building would or should have looked like, while their removals lead to supportable restoration solutions.

09 PROJECT SCHEDULE AND REPORTING STRUCTURE

While the project will follow the Municipal procedures for approvals and permitting of the work, we offer the following commentary on proposed heritage scope of work development:

1. Existing conditions elevation drawings are attached to this report as record submission.
2. Proposed schematic design elevations are appended to this report.
3. Documents confirming the conservation strategies will be prepared showing anticipated extents of work. These will be reviewed with City Staff and will form the basis for building permit and construction documents, which will confirm proposed scope and details.
4. A Building Code Analysis will be prepared for the buildings addressing the potential proposed means of alternative compliance for existing building re-use. These will be reviewed with City Staff and will form the basis for building permit and selective demolition and construction documents.
5. Excavation of a heritage site and artifact recovery plan will be prepared.
6. The preparation of a construction monitoring plan will be prepared outlining the documentation and monitoring of the protection of the retained and conserved historical elements of the building.

10 SUMMARY

In conclusion, the new contemporary podium and tower construction, while high in density, will fit within the overall context of the surrounding existing neighborhood while minimizing impacts and maintaining the historical value of the adjacent registered heritage structures and streetscape.

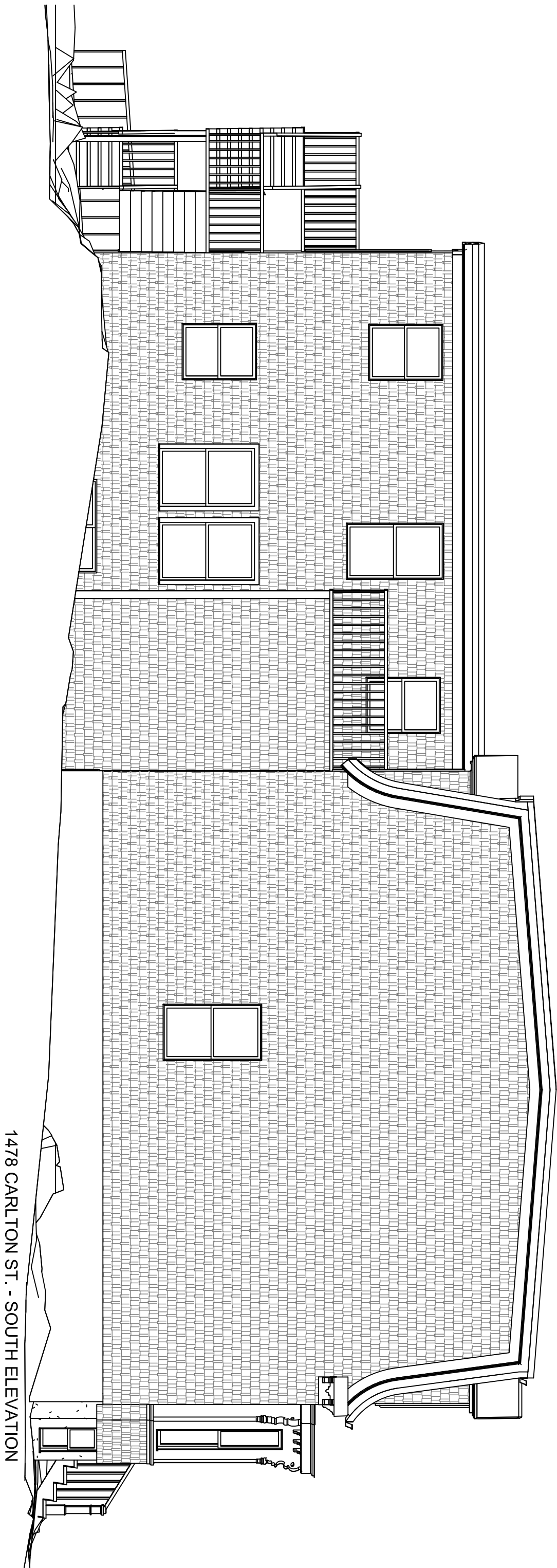
The buildings at 1478, 1480, 1484 and 1494 Carlton Street, are strong contributing buildings with the streetscape. They present a spectrum of maintenance and surviving heritage elements, and as such a mix of heritage conservation strategies covering preservation, rehabilitation and restoration will be applied as appropriate to each building. The work will maintain the heritage value of the buildings, returning them to appropriate residential use, and bring them to a level of repair and finish that will sustain and stabilize both the buildings themselves, and their contributions to the larger heritage streetscape.

APPENDICES:

Appendix A: Existing and Proposed Elevations

Appendix B: 1478 Carlton Street (VII) – A Research Brief, Wayde Brown, B. Arch. August 27, 1984.
HRM Archives CR 30J 12.6

Appendix C: Set Back Plan



1478 CARLTON ST. - SOUTH ELEVATION

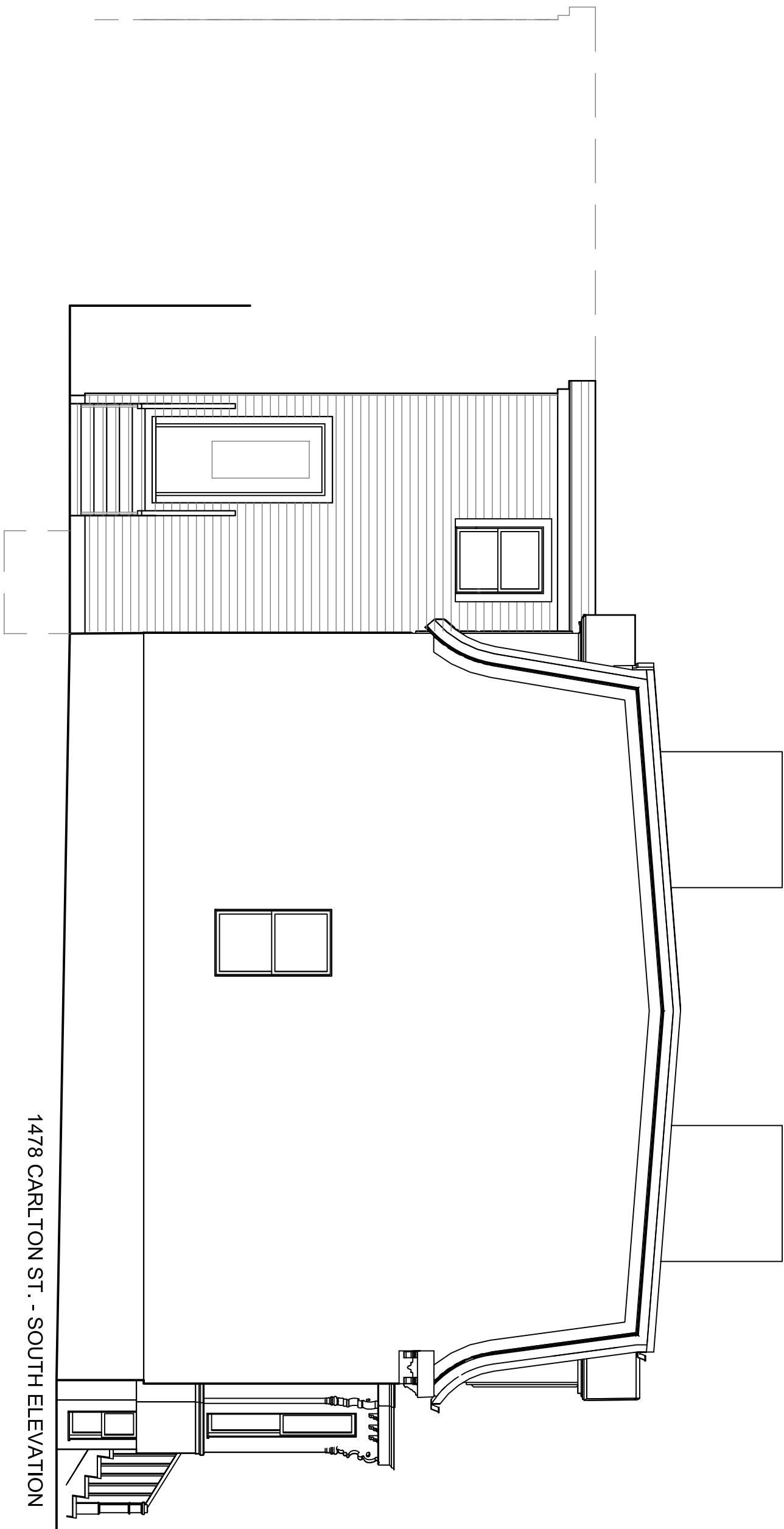
DATE: 2018-03-08
 SCALE: 3/16"=1'-0"
 DRAWN BY: STAFF
 CHECKED BY:
 JOB NUMBER:
 SHEET NUMBER: A-001

1478 CARLTON ST.
 EXISTING
 SOUTH ELEVATION

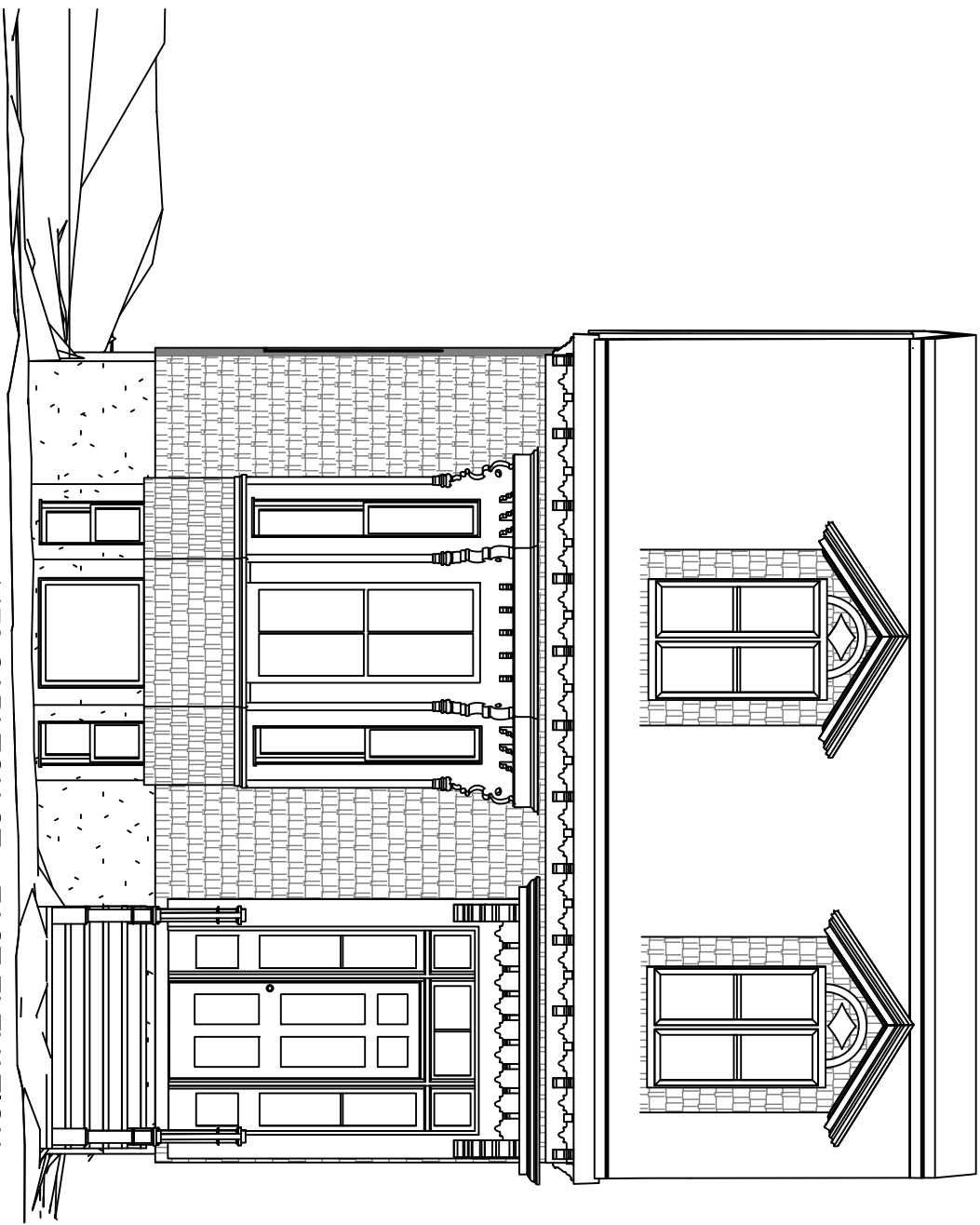
APPENDIX A

DATE	ISSUED FOR (PACKAGE)	REV #

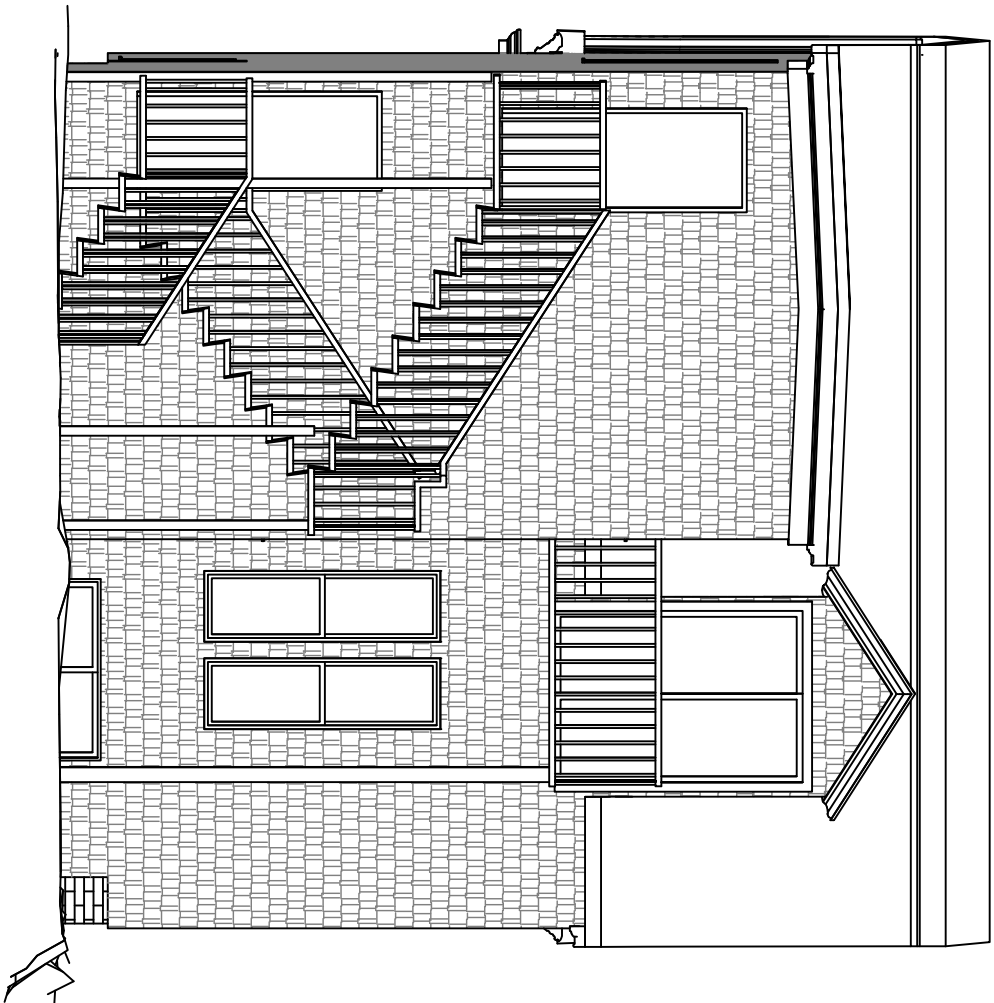
DEXEL
 1245 Barrington Street
 Halifax, NS B3J



1478 CARLTON ST. - SOUTH ELEVATION



1478 CARLTON ST. - EAST ELEVATION



1478 CARLTON ST. - WEST ELEVATION

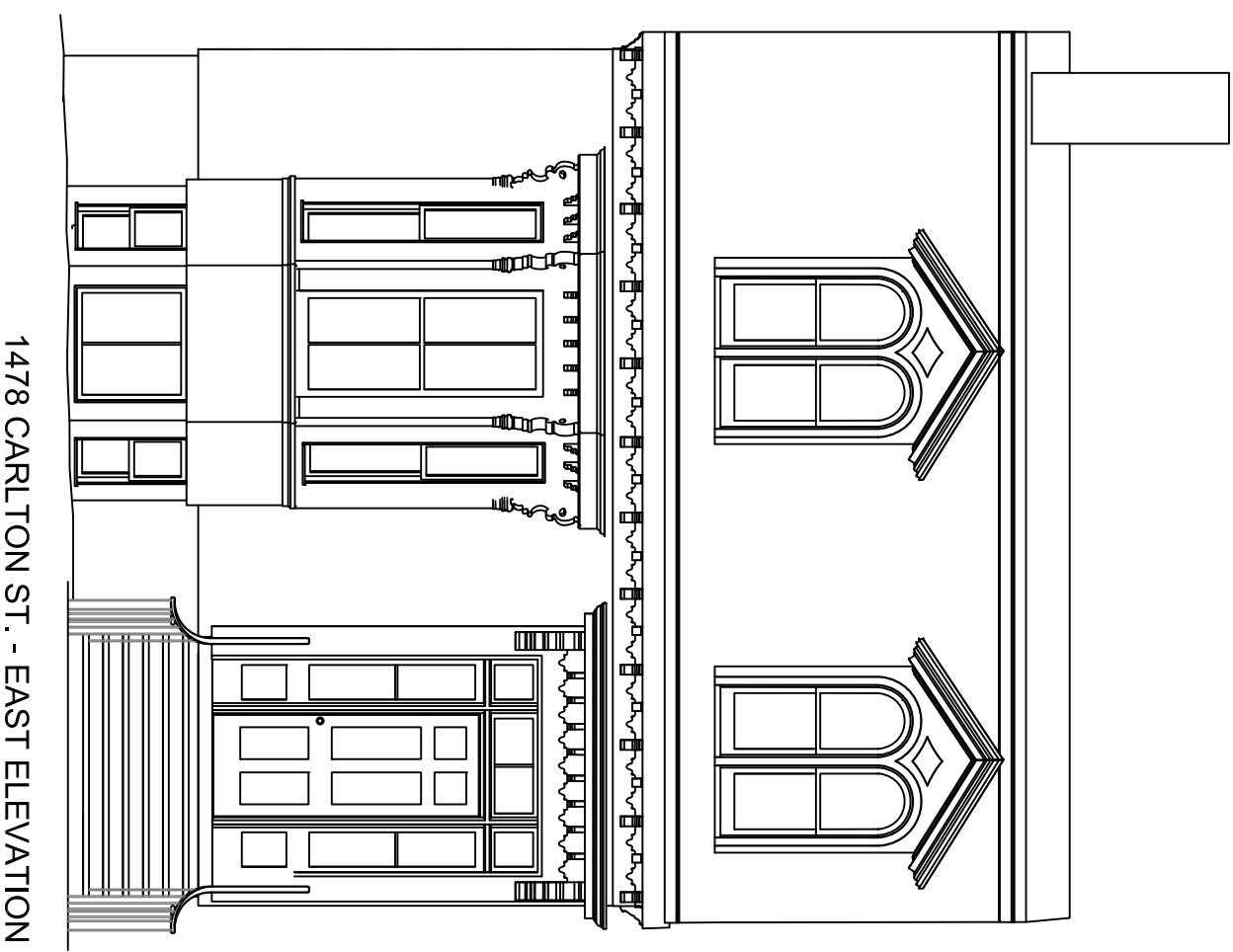
DATE	ISSUED FOR (PACKAGE)	REV #

DEXEL
 1245 Barrington Street
 Halifax, NS B3J 1Y2

**1478 CARLTON ST.
 EXISTING EAST
 & WEST ELEVATION**

APPENDIX A

DATE: 2018-03-08
 SCALE: 3/16" = 1'-0"
 DRAWN BY: STAFF
 CHECKED BY: [REDACTED]
 JOB NUMBER: [REDACTED]
 SHEET NUMBER: **A-002**



1478 CARLTON ST. - EAST ELEVATION



1478 CARLTON ST. - \

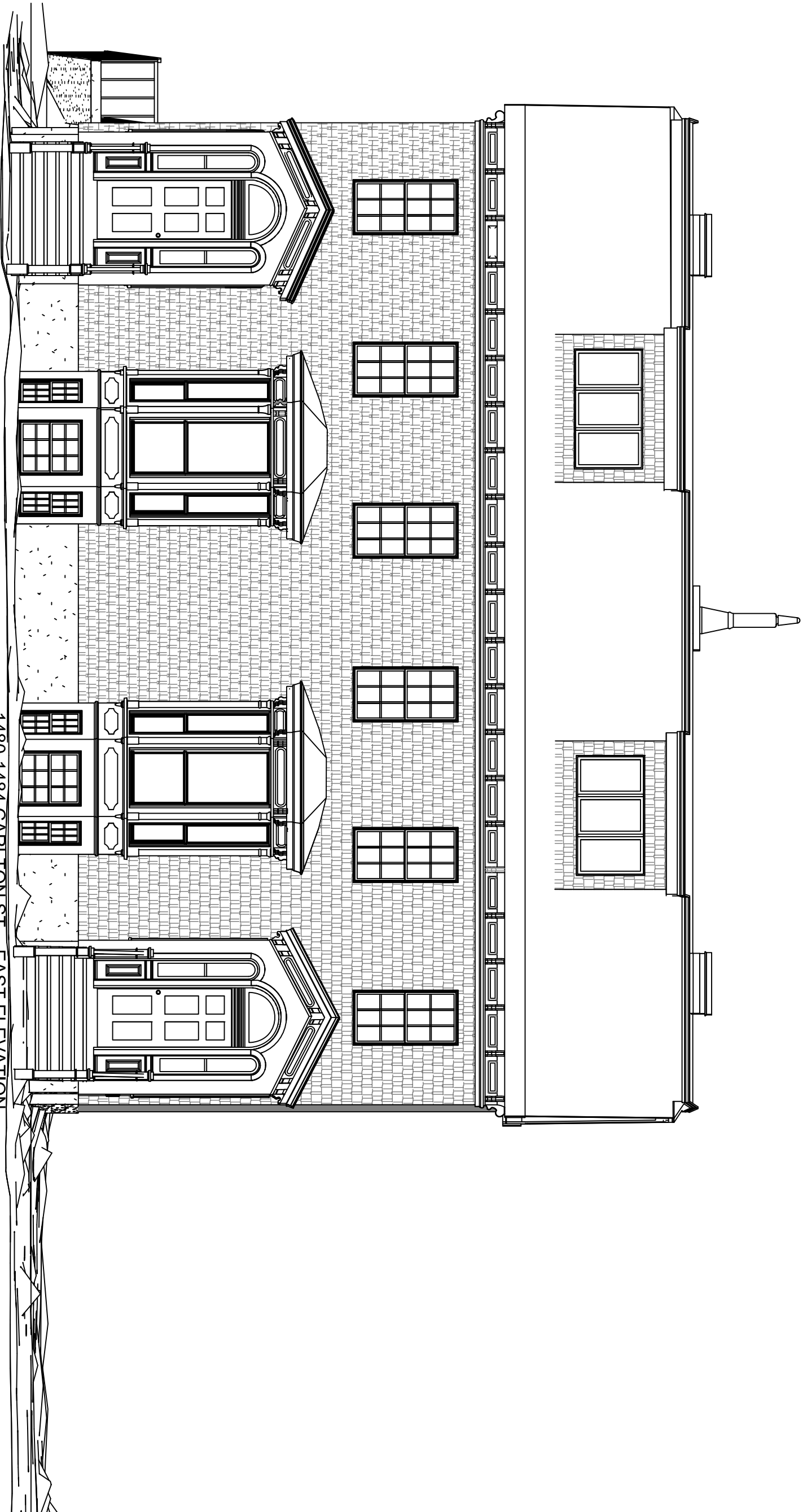
1478 CARLTON ST.
PROPOSED EAST
& WEST ELEVATION

APPENDIX A

DATE	ISSUED FOR (PACKAGE)	REV #

DEXEL
1245 Barrington Street
Halifax, NS B3J 1Y2

DATE: 2018-03-08
SCALE: 3/16" = 1'-0"
DRAWN BY: STAFF
CHECKED BY: STAFF
JOB NUMBER:
SHEET NUMBER:
A-002P

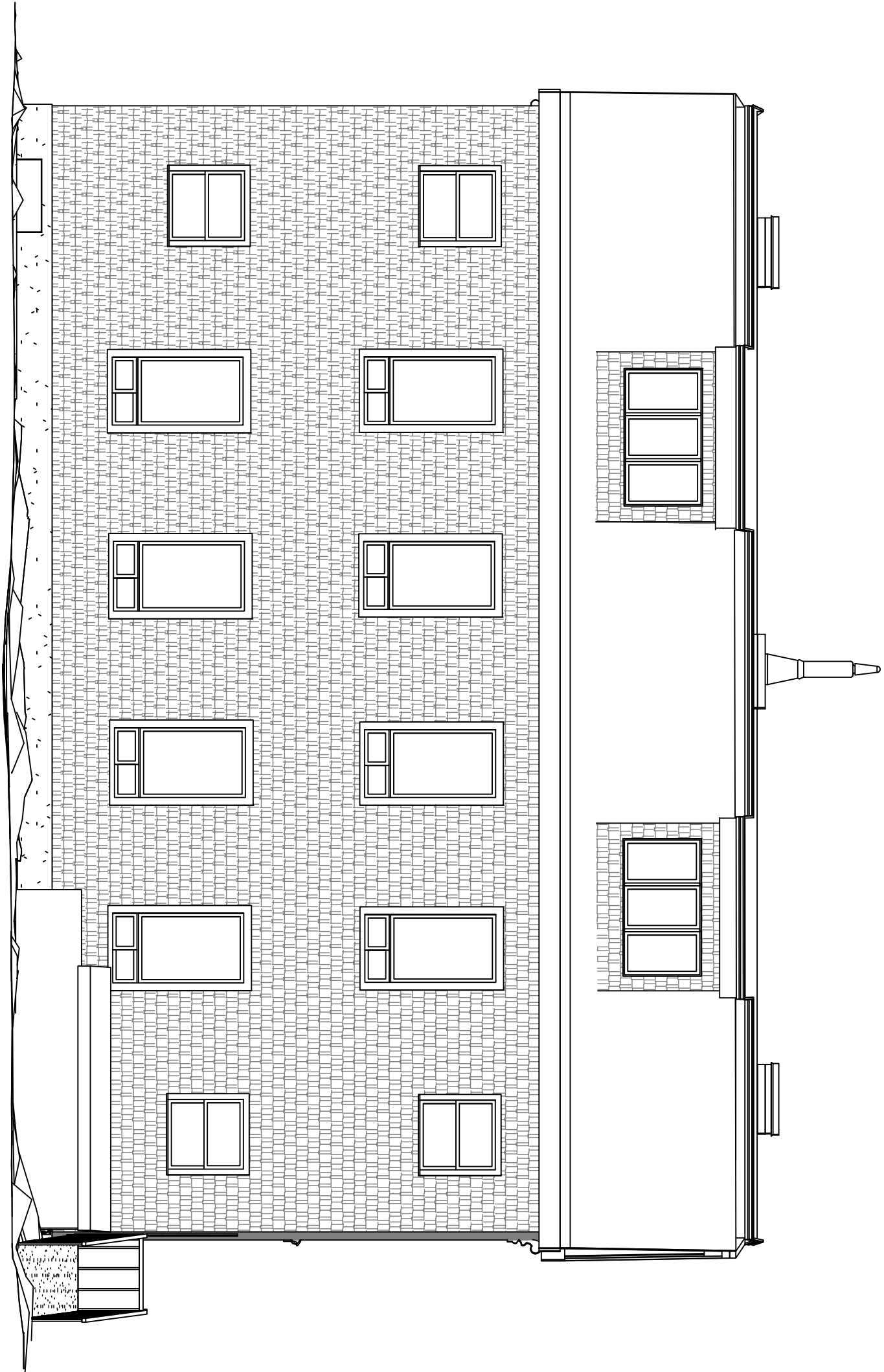


1480-1484 CARLTON ST. - EAST ELEVATION



1480-1484 CARLTON ST. - EAST ELEVATION

1484-1480 CARLTON ST. - WEST ELEVATION



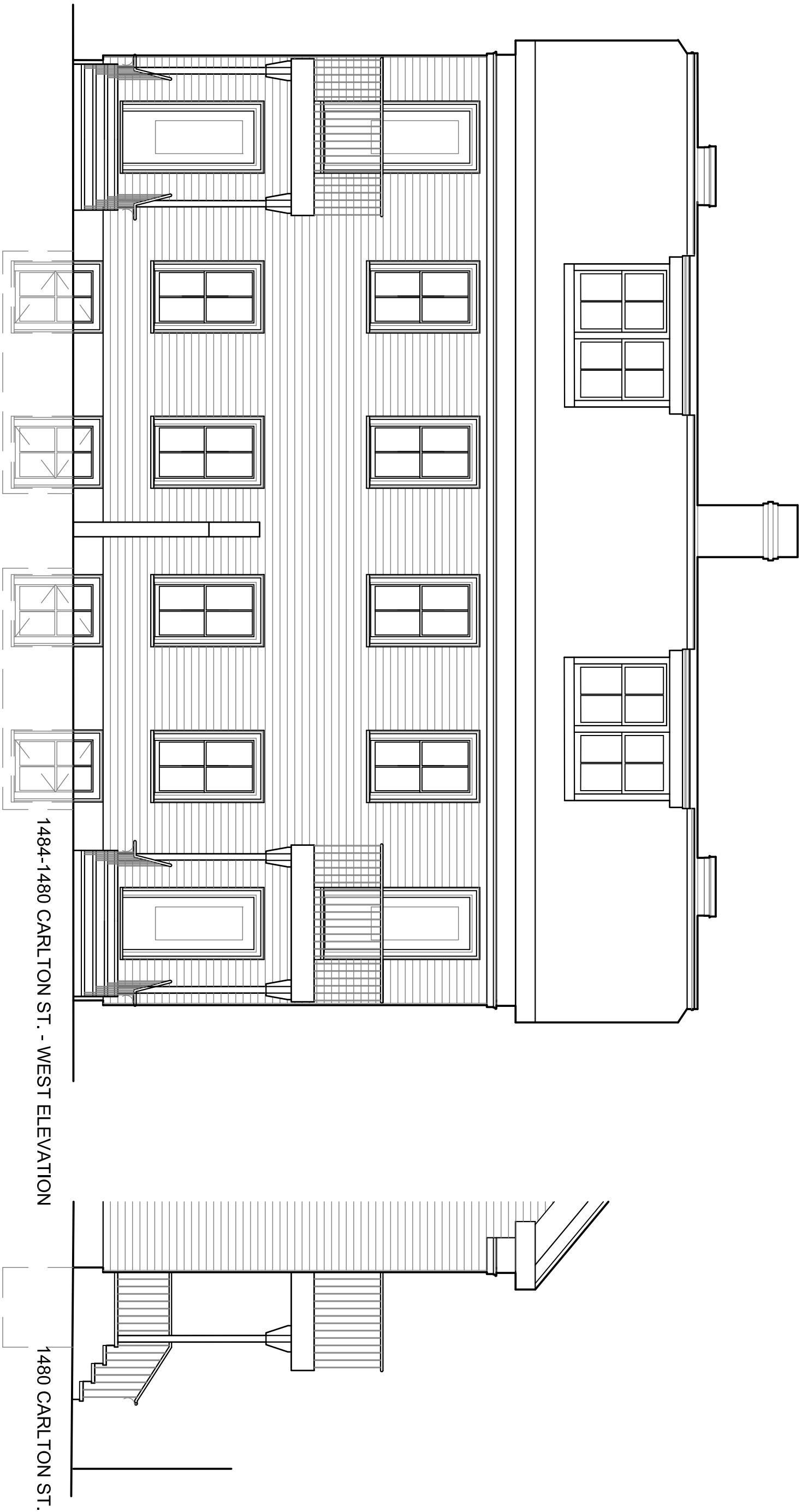
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 CHECKED BY: [REDACTED]
 JOB NUMBER: [REDACTED]
 SHEET NUMBER: A-004

1480-84 CARLTON ST.
 EXISTING
 WEST ELEVATION

APPENDIX A

DATE	ISSUED FOR (PACKAGE)	REV #

DEXEL
 1245 Barrington Street
 Halifax, NS B3J 1Y2



DATE	ISSUED FOR (PACKAGE)	REV #

DEXEL
 1245 Barrington Street
 Halifax, NS B3J 1Y2

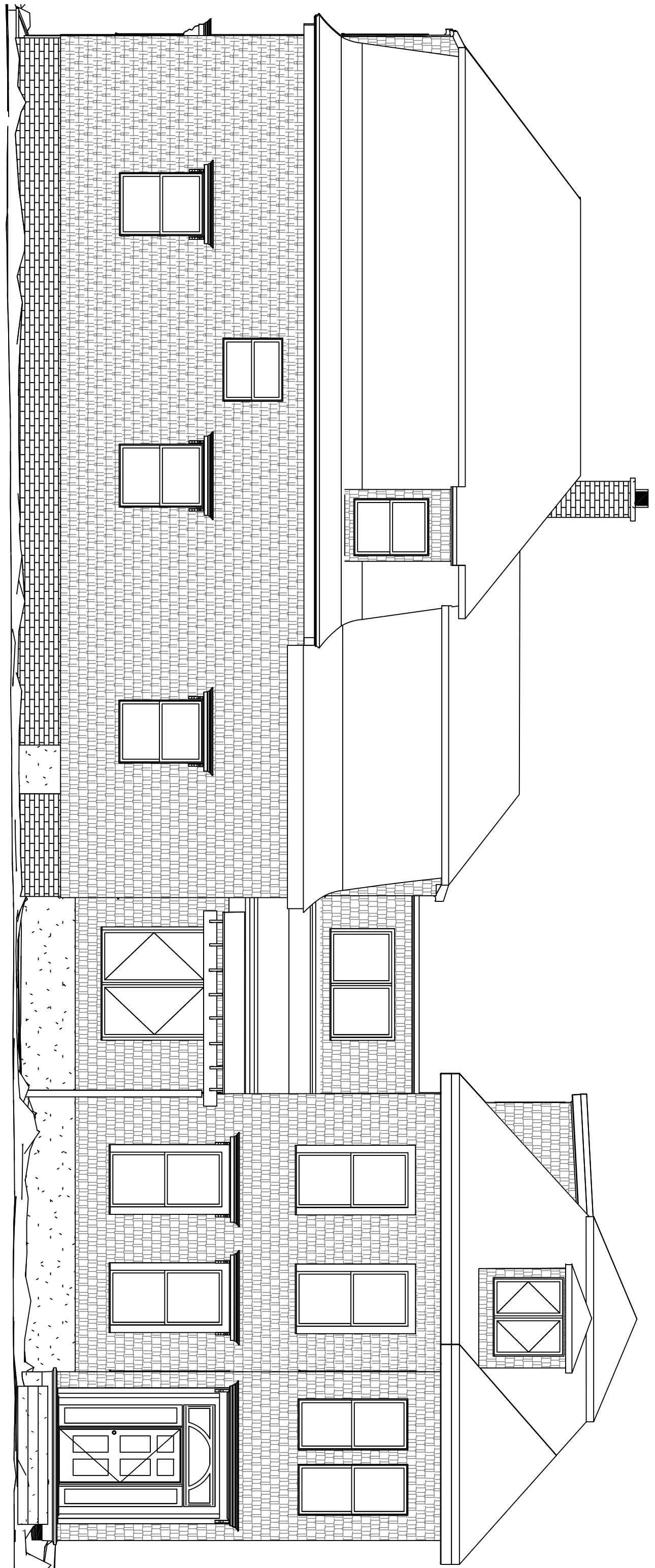
**1480-84 CARLTON ST.
 PROPOSED SOUTH &
 WEST ELEVATION**

APPENDIX A

A-004P

DATE: 2018-03-08
 SCALE: 3/16"=1'-0"
 DRAWING BY: STAFF
 CHECKED BY: STAFF
 JOB NUMBER:

1494 CARLTON ST. - NORTH ELEVATION



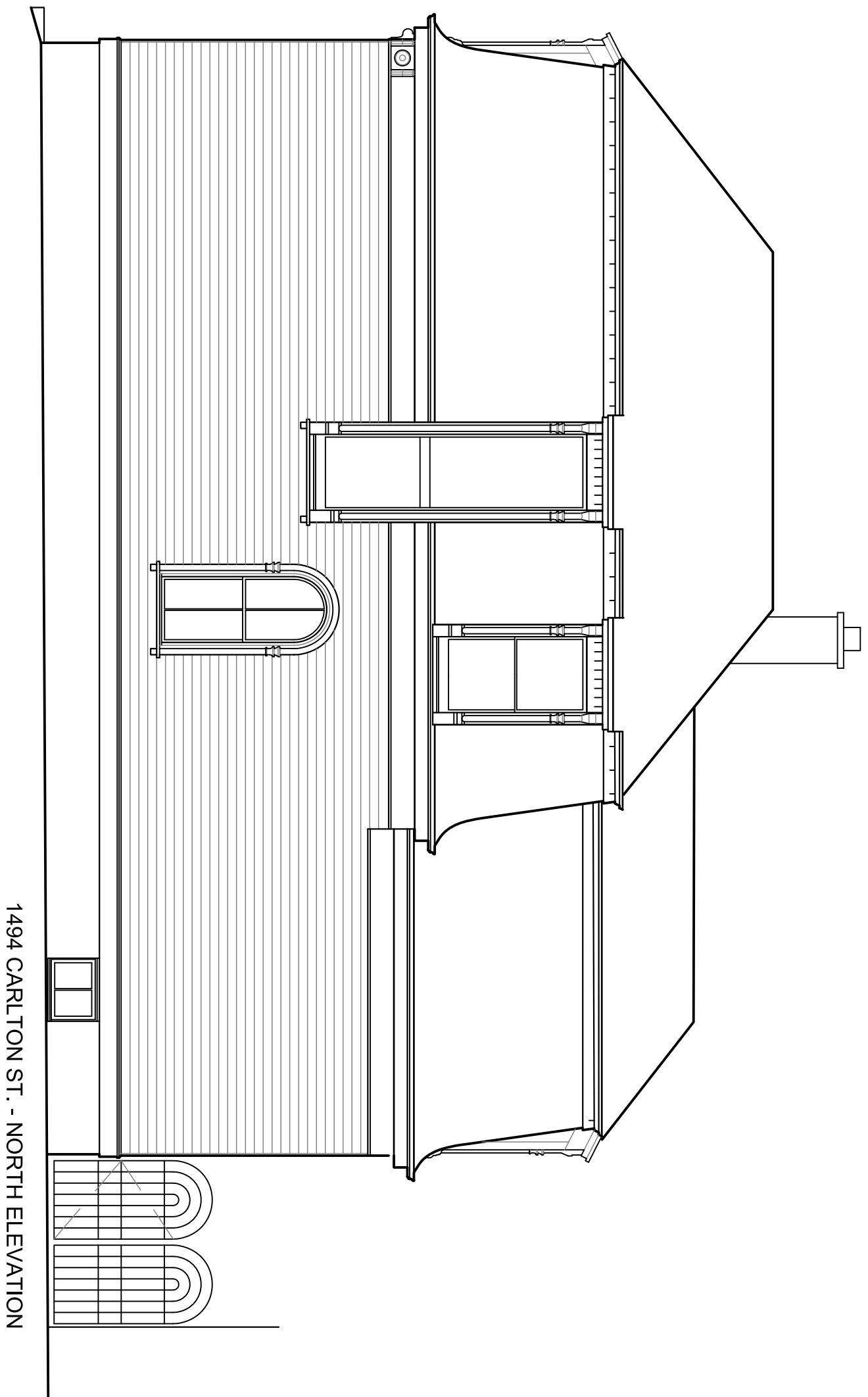
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SCALE: 3/16"=1'-0"
DRAWN BY: STAFF
CHECKED BY:
JOB NUMBER:
SHEET NUMBER: A-005

1494 CARLTON ST.
EXISTING
NORTH ELEVATION

APPENDIX A

DATE	ISSUED FOR (PACKAGE)	REV #

DEXEL
1245 Barrington Street
Halifax, NS B3J 1Y2



1494 CARLTON ST. - NORTH ELEVATION

DATE: 2018-03-08
 SCALE: 3/16" = 1'-0"
 DRAWN BY: STAFF
 CHECKED BY: STAFF
 JOB NUMBER:
 SHEET NUMBER: A-005P

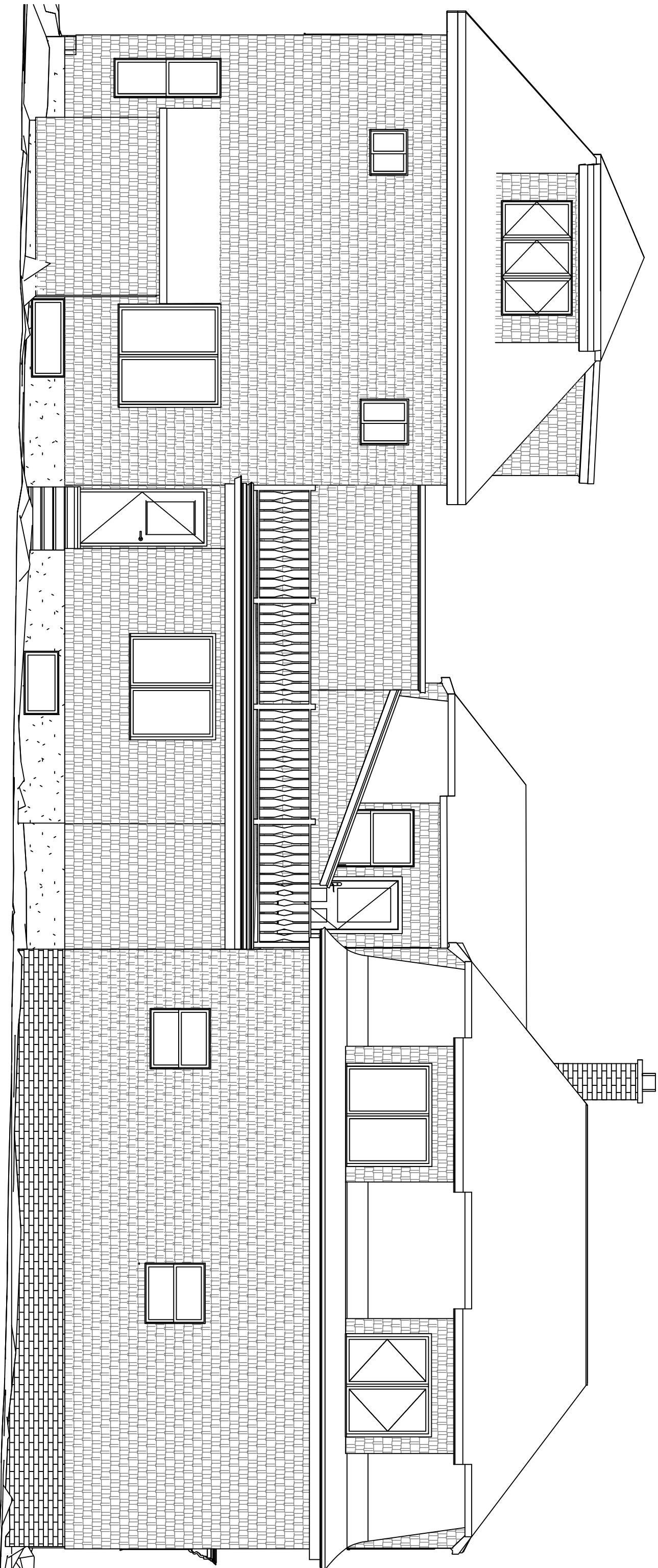
1494 CARLTON ST.
 PROPOSED
 NORTH ELEVATION

APPENDIX A

DATE	ISSUED FOR (PACKAGE)	REV #

DEXEL
 1245 Barrington Street
 Halifax, NS B3J 1X7

1494 CARLTON ST. - SOUTH ELEVATION



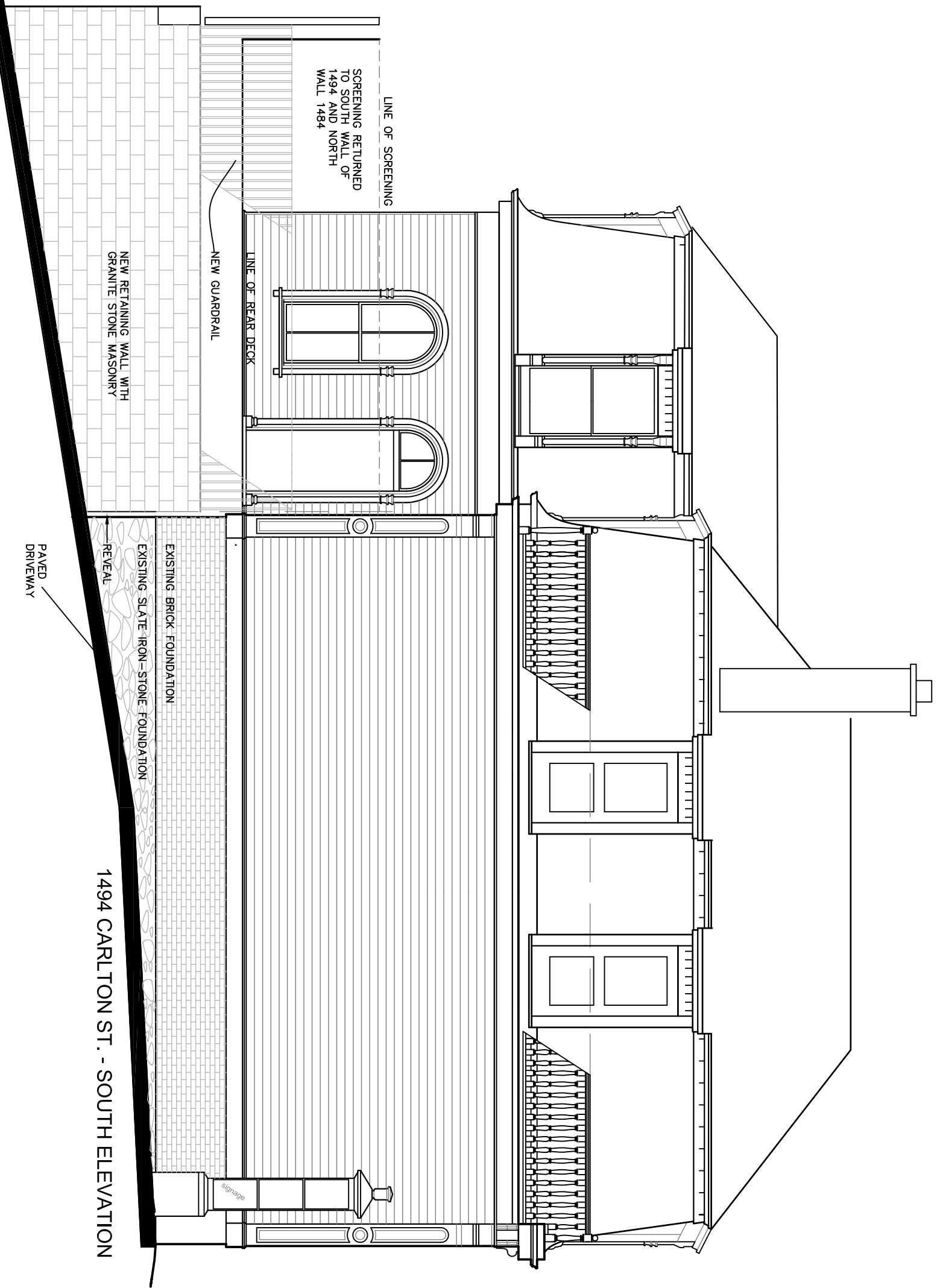
1494 CARLTON ST.
EXISTING
SOUTH ELEVATION

APPENDIX A

DATE	ISSUED FOR (PACKAGE)	REV #

DEXEL
 1245 Barrington Street
 Halifax, NS B3J 1Y2

DATE: 2018-03-08
 SCALE: 3/16" = 1'-0"
 DRAWING BY: JCP
 STAFF: STAFF
 3 BY:
 JOB NUMBER:
 SHEET NUMBER: **A-006**



1494 CARLTON ST. - SOUTH ELEVATION

PAVED DRIVEWAY

NEW RETAINING WALL WITH GRANITE STONE MASONRY

NEW GUARDRAIL

LINE OF REAR DECK

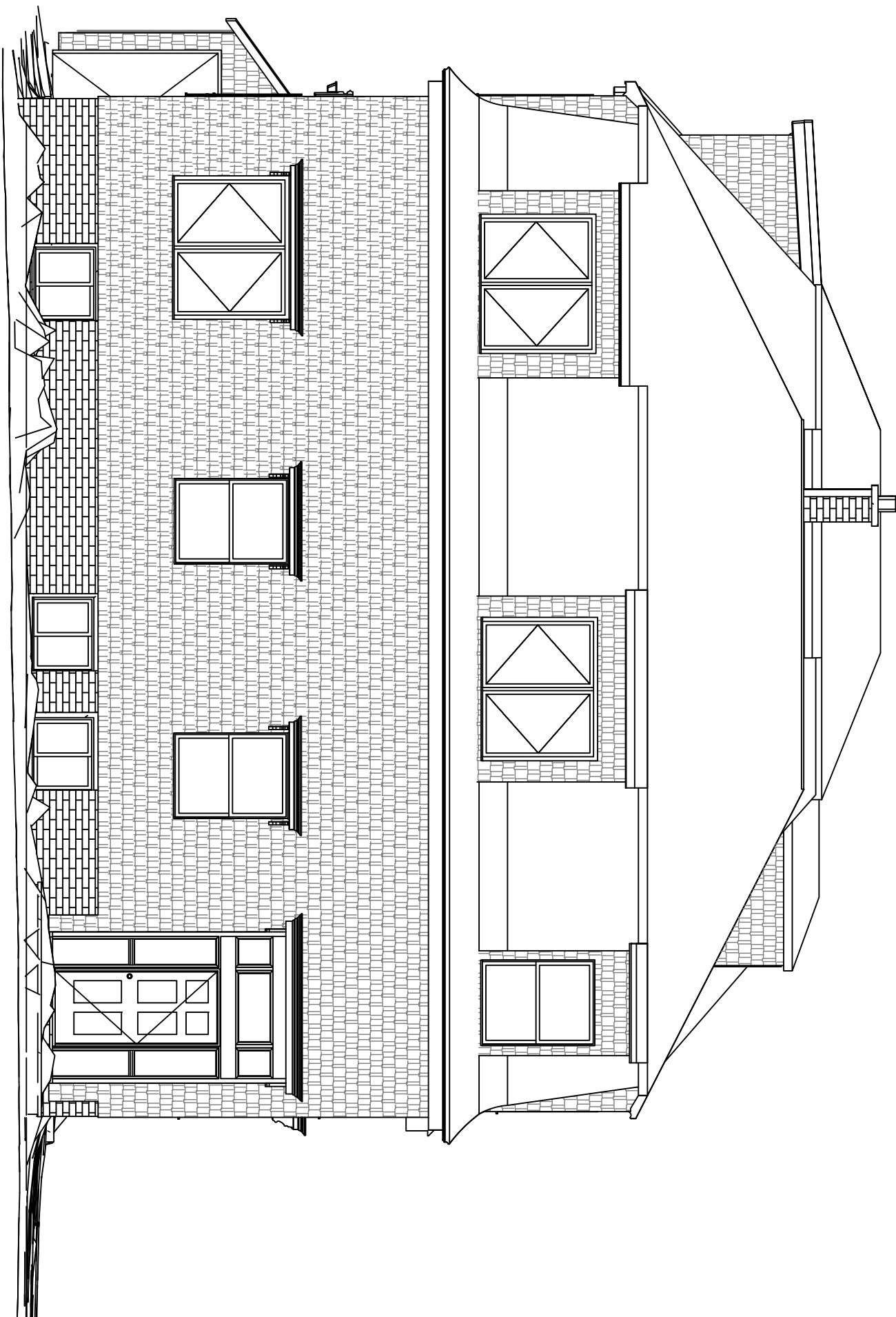
LINE OF SCREENING
SCREENING RETURNED TO SOUTH WALL OF WALL 1484

EXISTING BRICK FOUNDATION

EXISTING SLATE-IRON-STONE FOUNDATION

REVEAL

signage



1494 CARLTON ST. - EAST ELEVATION

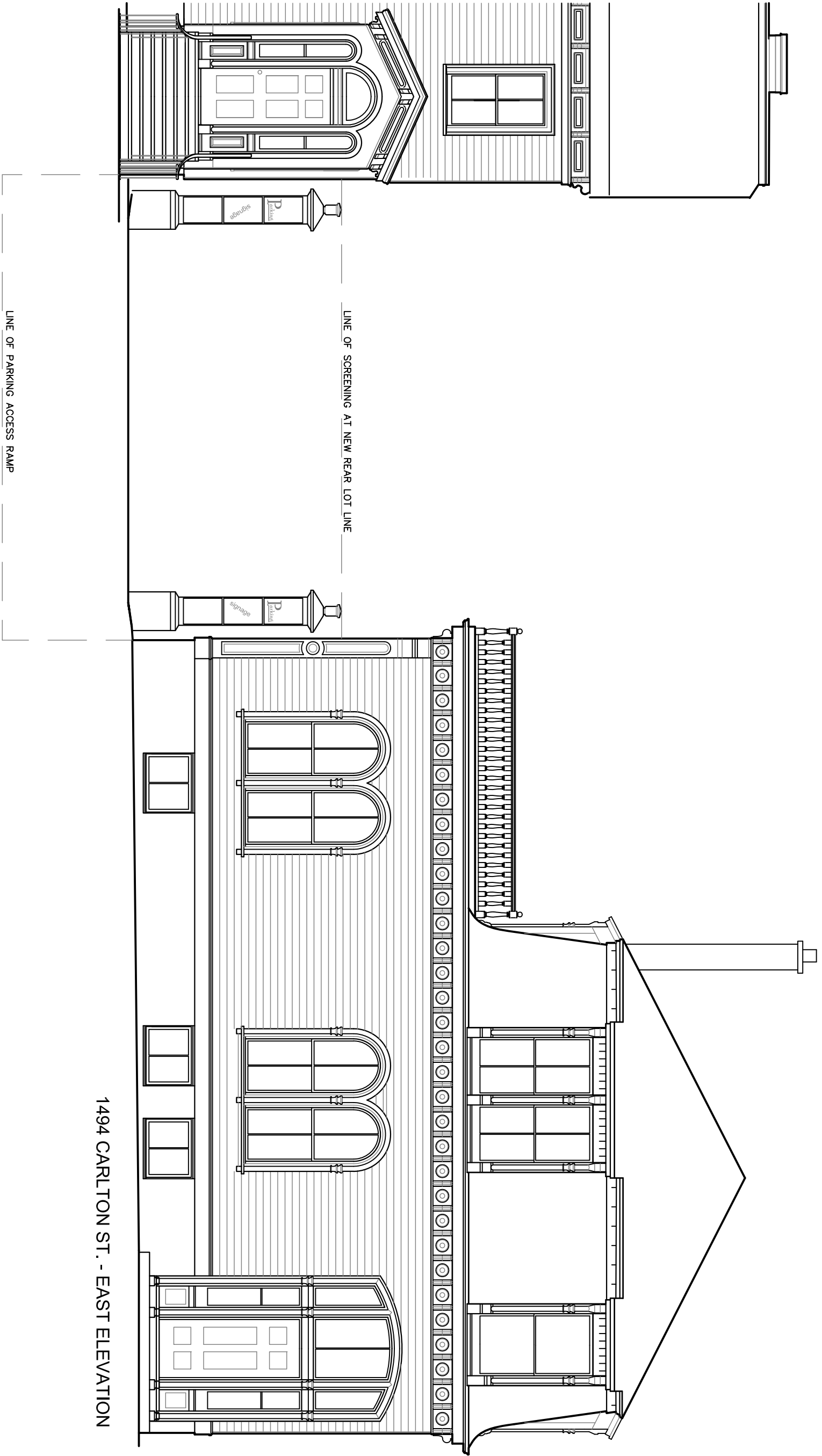
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 SCALE: 3/16"=1'-0"
 DRAWING: STAFF
 BY: [REDACTED]
 SHEET NUMBER: A-007

1494 CARLTON ST.
 EAST ELEVATION

APPENDIX A

DATE	ISSUED FOR (PACKAGE)	REV #

DEXEL
 1245 Barrington Street
 Halifax, NS B3J 1Y2



1494 CARLTON ST. - EAST ELEVATION

LINE OF PARKING ACCESS RAMP

LINE OF SCREENING AT NEW REAR LOT LINE

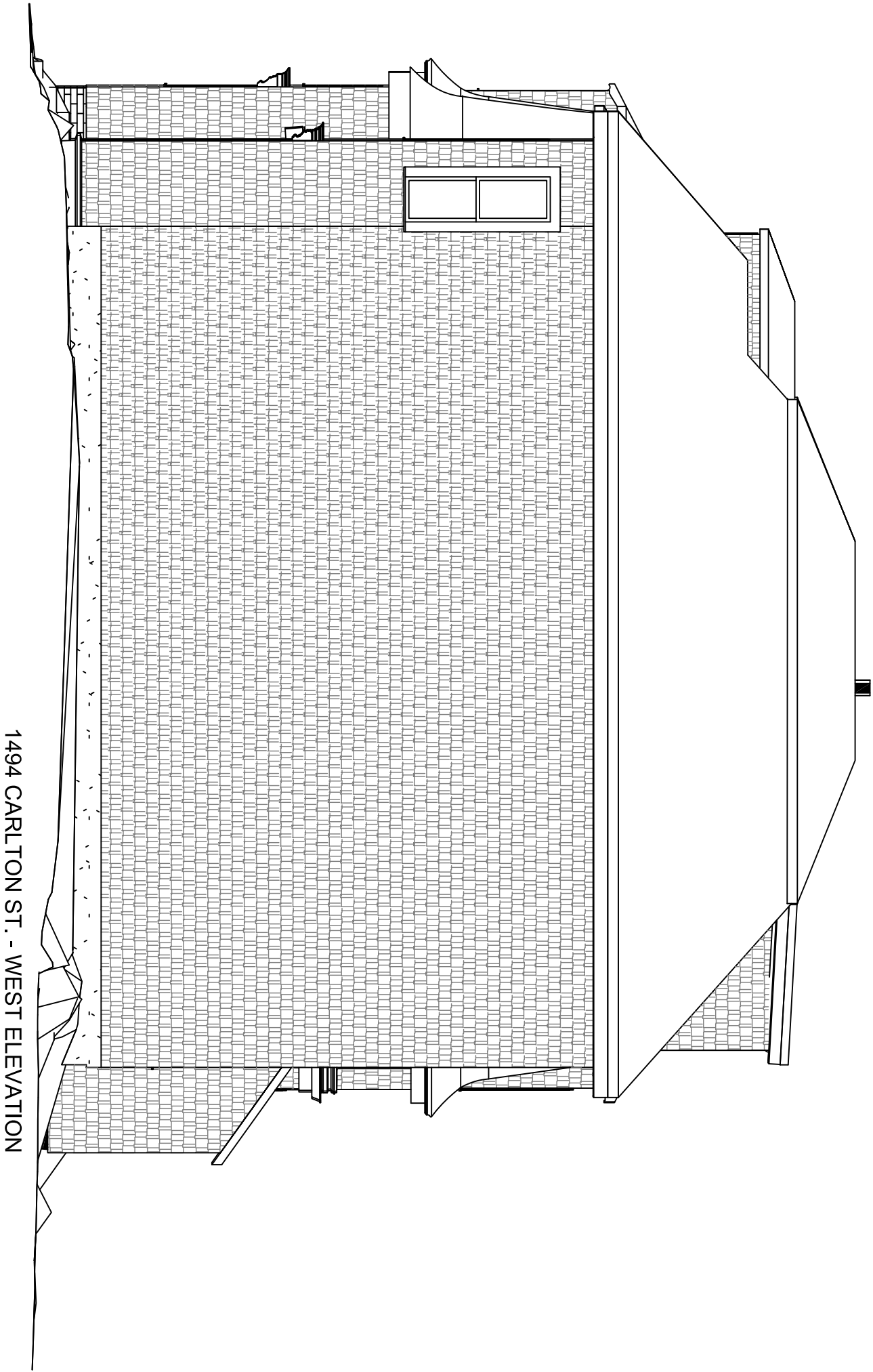
DATE	ISSUED FOR (PACKAGE)	REV #

DEXEL
 1245 Barrington Street
 Halifax, NS B3J 1Y2

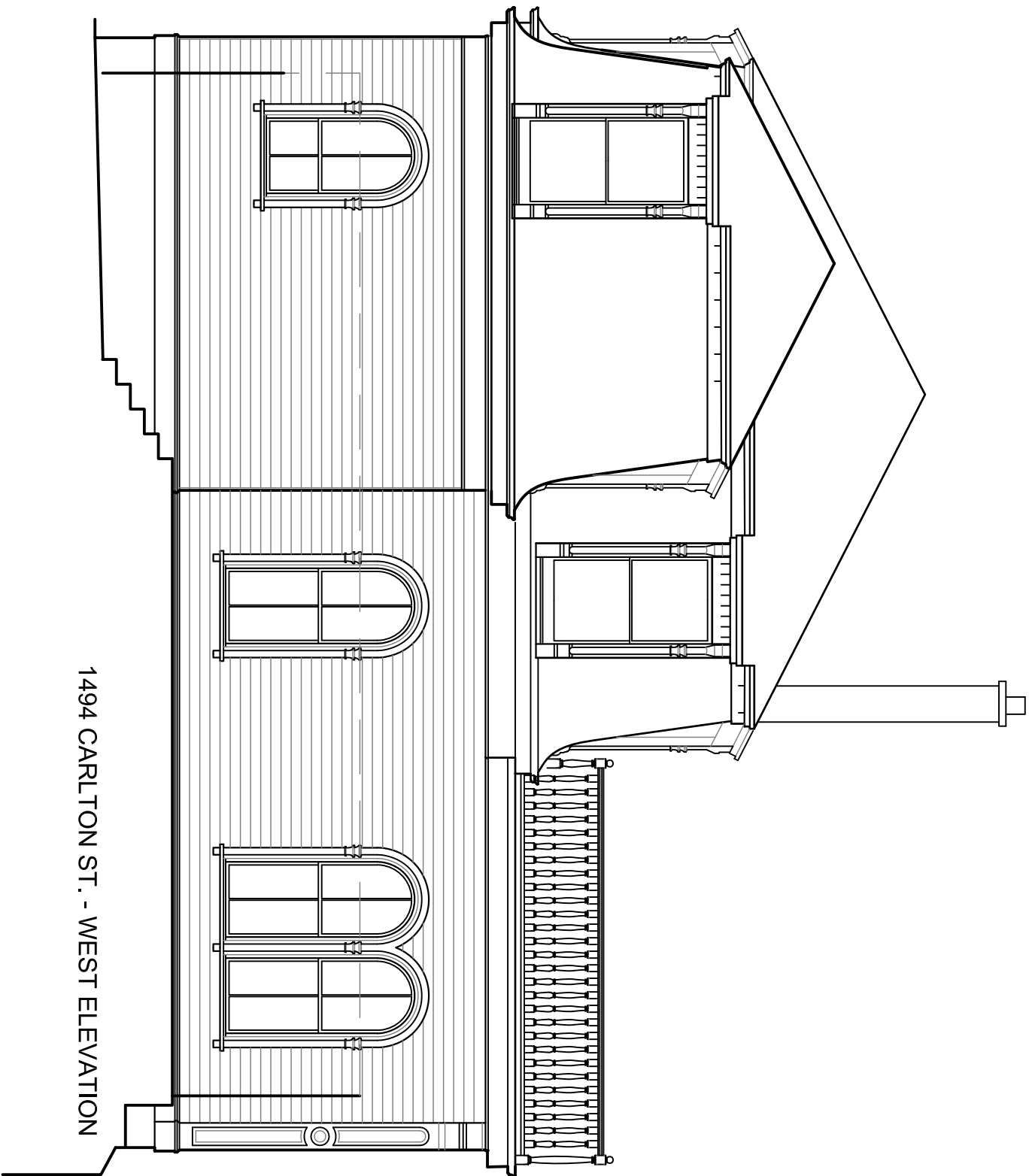
APPENDIX A

1494 CARLTON ST.
 PROPOSED
 EAST ELEVATION

DATE: 2018-03-08
 SCALE: 3/16"=1'-0"
 DRAWING: STAFF
 SHEET NUMBER: A-007P



1494 CARLTON ST. - WEST ELEVATION



1494 CARLTON ST. - WEST ELEVATION

DATE: 2018-03-08
 SCALE: 3/16" = 1'-0"
 DRAWN BY: STAFF
 CHECKED BY: [REDACTED]
 JOB NUMBER: [REDACTED]
 SHEET NUMBER: A-008P

1494 CARLTON ST.
 PROPOSED
 WEST ELEVATION

APPENDIX A

DATE	ISSUED FOR (PACKAGE)	REV #

DEXEL
 1245 Barrington Street
 Halifax, NS B3J 1Y2

1478 CARLTON STREET (yii)

A research brief

Prepared by Wayde Brown, B.Arch.

27 August 1984

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All of the land in this area was originally part of the south Commons. However, in 1818 and 1819, portions of this land was drawn into lots by the city and leased to various individuals for a period of 999 years. The land laying to the west of Carlton Street was lot # 18, and was leased to Richard Tremaine. Tremaine, in turn, had to undertake certain improvements such as the planting of trees.

The lease was transferred to William Anderson in 1844, and then to Benjamin Etter Black in the following year. The lease was eventually transferred to James Fraser, a carpenter, in 1866, and then to Edmund Smith in 1869. In 1880 the present house was erected, then sold to Rev. Watson Smith, with a \$1600.00 mortgage to Edmund Smith. Rev. Smith was a Methodist minister, and lived in the house for two years. By 1882, however, it would seem that Rev. Smith had not paid off the mortgage and ownership reverted to Edmund Smith, who then rented out the house to various tenants.

In 1883, Edward Gilpin moved in to the house. Gilpin was born in Halifax on 28 October 1850. He attended the Halifax Grammar school, where his father was headmaster, and then went on to King's College in Windsor. There, he received an A.B. in 1871 and in 1873, an A.M. degree, specializing in mining, geology and chemistry. Gilpin was elected a member of the Nova Scotia Institute of Natural History, in 1874 he was elected a fellow of the Geological Society (London), and was an original member of the Royal Society of Canada. Gilpin was a commissioner in the provincial department of Public Works and Mines and the Chief Inspector of Mines for the province, a post he held while living on Carlton Street. In 1875, he married Florence Johnston, and they lived at the Carlton Street house until 188⁶, when they moved elsewhere. Gilpin died, in Halifax, in 1907. His writing and research in the field of the geology of the province served as a foundation for later study in that area.

For the year of 1890, the occupant of the house was Prof. James MacKay, professor of calisthenics at Dalhousie. MacKay had been a Lance Corporal in the North West Rebellion and, in Halifax, operated a "Hall of Health" on Doyle Street. Later tenants included Henry Hechler, who operated a toy store, and Gilbert Vail of Globe Laundry.

Architectural Profile

The building is a 1½ story wood frame structure, built in 1880. The upper story has a mansard roof, with two dormers on the street (east) facade. The main floor has two bays, with bay window and an entrance way. Both the roof eaves and the entrance have heavy brackets. The main door is surrounded by glazing - sidelights and transom. The house is of no particular style, but borrows from mid-Victorian and Queen Anne styles.

Relationship to Surrounding Area

The house fits in well with the surrounding area.

Architectural Merit

Facade:

The facade is original.

Rarity of Style/Quality of Example:

As mentioned, no specific style is represented here. Of the styles borrowed from, there exists good examples in Halifax.

Addendum I - Ownership

- 1869 to Edmund Smith, B162/650;
1880 to Rev. W.Smith, B229/156;
..... by 1889, ownership had reverted to Edmund Smith;

Addendum II - Occupancy

- 1880 house built, Rev. Watson Smith;
1883 Edward Gilpin, Inspector of Mines;
1887 Thomas Caldwell, Customs House;
1890 James MacKay, professor at Dalhousie;
1891 Henry Hechler, operating a toy store;
1900 vacant;
1901 Gilbert Vail, Globe Laundry;
1903 Harris Allison;
1904 Arthur Boutiler;
1907 vacant;
1908 William Spooner;
1909 vacant;
1911 Emma Crowell;
1919 E.F.Gladwin;
1921 Simeon Fraser;
1926 Thomas Lee;
1930 Sydney Watt (owner);
1972 L.Davis, rooming house;
1973 R.Douglas MacDonald;

Some of the included information has been obtained from:

Cyclopedia of Canadian Biography,

Collections of the N.S. Historical Society, vol. 23,

Carleton Streetscape

Historical Associations—A Street of Famous Writers

Carleton Streetscape consists of eight residences on the west side and five on the east side running from College Street north to Spring Garden Road. The first residence believed to have been built on Carleton Street was that of C.H. Belcher. In 1869 he built a house on the east side of Carleton Street at the north west corner with Spring Garden Road. Belcher is best known as the publisher of Belcher's *Almanack*, which became almost an indispensable tool for Nova Scotians in the mid the 19th century, combining within its pages a business directory, almanac, and book of reference. He was also a man of broad public interests and much thought of in his day. He did not long live in his newly built house as he died in 1869 and the house was put up for sale two years later as a "desirable two story house".

1483

By the end of the next decade all the east side of Carleton Street had houses and on the west there were just three vacant lots. All the houses were two storey and boasted as being fitted with gas, water, bath, water closet, hot water with the dining room usually in the basement. The occupants were engaged in various businesses and professions such as the manufacture of piano fortes in the case of the Leverman family and Henry Laurillard a tailor.

A notable addition to the street in 1890 was the family of the Reverend Edward Saunders, a former minister of the prestigious Granville Street Baptist Church (now First Baptist on Oxford Street). While living at 28 Carleton (now 1488-1494) at the corner of Spring Garden Road, the Reverend Saunders entered onto a career as trenchant and voluminous writer on both religious and secular subjects of which *The Three Premiers of Nova Scotia—Johnston, Howe and Tupper*, remains the best known. Better known, however, as a writer was his daughter Marshall Saunders. As an unmarried daughter she lived at home on Carleton Street while she worked as a school teacher and wrote numerous books for children. By far her most popular book, written in 1893, was *Beautiful Joe*, in which a dog told of his sufferings and

7
1488-1494

pleasures. By 1912 the book had sold 500,000 copies and had been published in twenty languages. She was also a pioneer of the movement in Halifax for establishing children's playgrounds.

Joseph Chisholm, then a young lawyer and recently married, took up residence as an immediate neighbour to the Saunders family around 1894. Mayor of Halifax from 1909-1911, he would rise in his profession to become Chief Justice of Nova Scotia and be knighted in 1935. He too became a well known writer of which his *Speeches and Public Letters of Joseph Howe* (1909) is still a major reference for Howe's political career.

1484

22

Among those who resided on Carleton Street in latter half of the 20th century was another writer of international fame, Dr. Authur Lister Murphy. While a member of the Dalhousie Department of Surgery he wrote for the highly popular television series *Ben Casey* and his plays were performed in Toronto, Hollywood and Dublin. He was the recipient of the Canada Drama Award in 1962. When approached about selling his Carleton Street residence, Dr. Murphy had been known to say: "You don't have enough money to buy my home".

circ #
1488
JB

Architectural Description

Both sides of the Carleton Streetscape have an intermixing of styles found in Halifax architecture of the ~~second~~ ~~half~~ ~~of~~ the 19th century. Those built as matching residences (nos 1459-1465, 1469-1471, 1489-1491) exhibit the characteristics of what Allen Penny in *Houses of Nova Scotia* calls the Late Victorian Plain Style, with its notably flat or nearly flat roofs, little decorative detail except the doorways, and matching bay windows. Contemporary to the Late Victorian Plain Style was the more elaborate and eclectic Queen Anne Revival and found in Nos 1464 and 1477-1479 with their steep front gables and shaped shingles. Of the remaining houses, with the exception of No. 1494 with its mansard roof, all show characteristics of the Halifax House Style, a term originated by Allen Penny. All have a single bay window and

off-centre doors, are deep from front to back to compensate for their narrow fronts, and have steeply pitched or truncated roofs to allow for attics. The use of dormers also conforms to the Halifax House style (No. 1474 has the distinctive Scottish dormer). Throughout most of the 19th century the Halifax House found a ready market among the mercantile and professional classes as in the case of Carleton Street.

A distinctive feature of Halifax South End houses is the off-centre porch, often with a wealth of Italianate detailing, such as the porch of No 1474. However, a number of the Carleton Streetscape houses (1452, 1460, 1464, 1469-1471 and 1477-1479) instead have open roofed verandas supported by carved circular columns, an unusual architectural feature for South End Halifax.

Contextual Relationships

Although unnamed, Carleton Street first appears as a cross street on an 1818 plan of the South Common showing Spring Garden Road. In that year the city began leasing for 999 years lands on the South Common. A 1859 plan of the Commons shows two large lots, which later would be designated as Numbers 17 and 18. Number 17 was bounded by Morris Street, Summer Street, Spring Garden Road, and as yet unnamed Carleton Street. Number 18 was bounded by Morris Street, Robie Street, Spring Garden Road, and as yet unnamed Carleton Street. Both lots 17 and 18 had been leased for 999 years. After 1851, however, the City began leasing lots of the South Common with terms limited to just fifteen years. In 1862 John Erwin took a lease on Number 18 for fifteen years with the condition also that he was to erect no buildings whatsoever. Erwin and others were leasing South Common lands to enclose them for agricultural purposes. In both the lease and the attached plan, Carleton Street was named, though spelt Carlton. Number 17 was marked vacant.

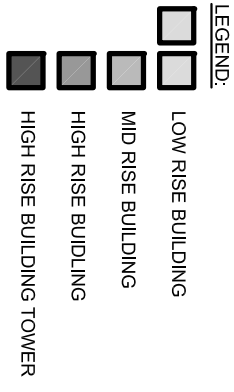
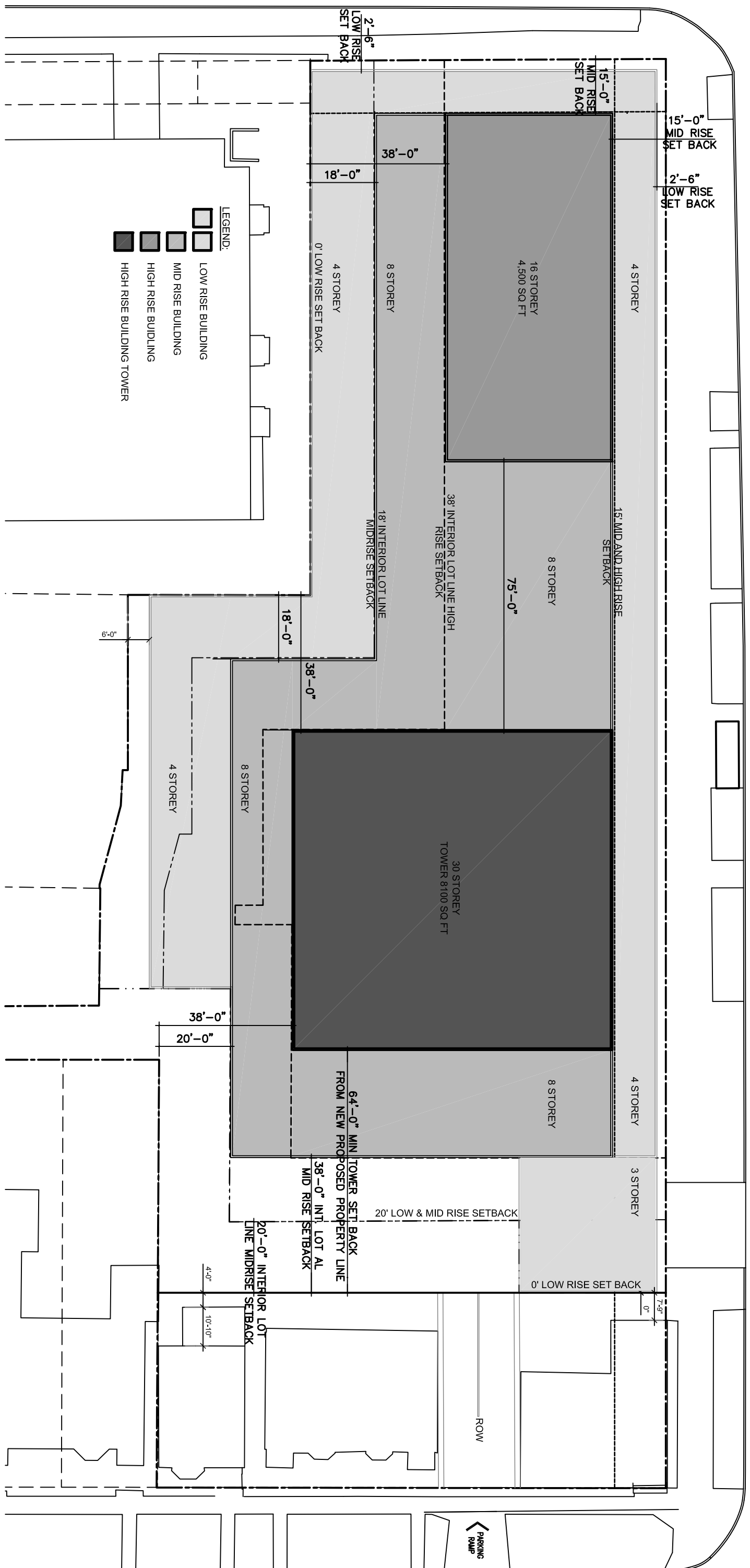
Why the Streets and Works Commissioners chose the name Carleton remains unknown because the minutes of its meetings in this period are not extant. The most

likely reason, however, was that it was named after Sir Guy Carleton. During the American Revolution Carleton had saved Quebec in 1775 against an American invasion force and had overseen the evacuation from New York of thousands of Loyalists in 1783, many of whom came to Nova Scotia. As Lord Dorchester and the first Governor General of British North America, he visited Halifax in 1786. He was extremely popular and during his visit there were numerous rounds of various entertainments.

Beginning in the 1850s Halifax entered an era of substantial construction beyond its traditional confines bounded by the harbour front and Citadel Hill of public buildings and private residences. This involved the alienation of much of South Common that had begun with the creation of Camp Hill Cemetery in 1844 and for which Carleton Street served as one of the entrances. Both the City Hospital, built between 1859 and 1860, and a new poor house completed in 1869 were contiguous to Carleton Street. In 1875, the Halifax Medical College would be built on a lot at the bottom of Carleton Street on the east side where it joined College Street. In the mid-1860s, the City began selling lots on the South Common for residential purposes. (Susan E. Markham noted in her thesis "An Investigation of the Development of the Common of Halifax, Nova Scotia: 1749-1979" (Dalhousie, 1980) could find not any rationale for selling the lots set out in any documentation). Those on Carleton Street proved highly attractive and within a decade nearly all taken up with private residences. Its desirability increased after Dalhousie College moved from the Grand Parade to a newly constructed building (the Forrest Building) in 1887 on the South Common, fronting onto Carleton Street between Morris and College Streets.

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DATE	ISSUED FOR (PACKAGE)	REV #	1245 Barrington Street Halifax, NS B3J 1Y2
APPENDIX C		SET BACK PLAN	
A-020		DATE: 2018-03-22	
		SCALE: NTS	
		DRAWN BY: STAFF	
		CHECKED BY: STAFF	
		DATE: 2018-03-22	
		SCALE: NTS	
		DRAWN BY: STAFF	
		CHECKED BY: STAFF	

ATTACHMENT B

Heritage Streetscape Summary – 1478 and 1494 Carlton Street

Victorian Streetscape: 1478 Carlton Street, Halifax (c. 1890)



Character Defining Elements:

The Character defining Elements of this property are as follows:

- American Queen Anne / Second Empire design;
- Front lawn with sidewalk in close proximity to entry steps;
- One and a half and two storey wood framed structure;
- Side hall L-shaped plan;
- Asymmetrical two-bay street façade with bay window and entry door with
 - rectilinear transom and sidelights;
- Steep mansard roof with gabled dormers;
- Parged Ironstone foundation;
- Wood shingle siding;
- Two over two single hung windows;
- Decorative exterior trim at eaves, bay window, entry door and dormers;
- South-side chimney and fireplaces.

Victorian Streetscape: 1480 and 1484 Carlton Street, Halifax (c. 1860)



Character Defining Elements:

The Character defining Elements of this property are as follows:

- Modified Halifax Style symmetrical duplex with late Victorian/Italianate detailing;
- Front lawn with sidewalk in close proximity to forward facing entry steps;
- Two and a half storey wood framed structure;
- Side hall plan;
- Three-bay street façades with lower bay window and gabled entry porch under
 - three second floor windows;
 - 39
- Truncated principal gable roof with simple shed dormers front and back level
 - with the low slope portion of the roof;
- Central back-to-back chimneys along the dividing line between duplex halves;
- Painted Ironstone foundation with brick at window openings;
- Wood shingle siding;
- Two over two single hung windows (where originals exist);
- Round-arched entry door transom and sidelights;
- Decorative exterior trim at eaves, bay window, entry door and windows.

Victorian Streetscape: 1494 Carlton Street, Halifax (c. 1860)



Character Defining Elements:

The Character defining Elements of this property are as follows:

- Second Empire design;
- Front lawn with sidewalk in close proximity to entry steps;
- One and a half storey wood framed structure;
- Side hall L-shaped plan;
- Asymmetrical three-bay principal street façade with double-arched windows
- (removed) and entry door with shallow-arched transom and sidelights (altered);
- Full Mansard roof with shallow shed dormers;
- Painted brick foundation to grade, on ironstone below grade;
- Wood shingle siding (altered);
- Two-over-two, single hung windows (altered);
- Decorative Second Empire / Italianate exterior trim at eaves, window, entry door and dormers (altered/removed);
- South chimney. (along original south wall)

Carlton Street Early Victorian Streetscape

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 C

Standards & Guidelines Evaluation – 1478 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. The 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		All proposed changes to this property constitute maintenance and rehabilitation due to degradation of those elements over time. The exception is the removal of a portion of the rear wing, which is being done to conform to the new lot dimensions, but will not affect the heritage value of the property.
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	Yes		The building at 1478 Carlton Street will be restored using physical and documentary evidence.

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.
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		Original building materials will be conserved to the highest quality. Replacement will only be undertaken when necessary.
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		All character defining elements will be preserved if possible and restored. Interventions are being documented through this application and through submissions for permitting.

TREATMENT: REHABILITATION			
<i>Rehabilitation is the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.</i>			
STANDARDS 10-12	Complies	N/A	Discussion
10. Repair rather than replace <i>character-defining elements</i> . Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and	Yes		A combination of repair and replacement, where necessary will be used for all character defining elements.

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		The rear wing will be partially removed from the building. It is not considered to be a character defining element in its own right. All exterior renovations will be compatible with the existing historic structure.
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		No additions are being proposed, and the integrity of the historic value of the structure will not be negatively affected by the proposed work.

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.	Yes		All character defining elements will be rehabilitated with the exception of the mansard roof, which will be restored using cedar shingles based on documentary evidence, in-keeping with the character of the historic structure.
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.	Yes		Restored elements will be based on documentary evidence or on an understanding of historic construction and materials.

ATTACHMENT D

Standards & Guidelines Evaluation – 1480 and 1484 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.
2. Conserve changes to historic places that, over time, have become <i>character-defining elements</i> in their own right.	Yes	N/A	
3. Conserve <i>heritage value</i> by adopting an approach calling for <i>minimal intervention</i> .	Yes		There will be minimal intervention to remaining character defining elements, however a restoration approach is being followed.
4. Recognize each <i>historic place</i> as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the property that never coexisted.	Yes		The building at 1480/84 Carlton Street will be restored using photographic, physical and documentary evidence.

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 building will be maintained.
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		Original windows and other elements will remain if possible. Replacement materials will match existing, and some elements will be restored in-keeping with these guidelines.
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		All character defining elements will be preserved if possible and restored. Interventions are being documented through this application and through submissions for permitting.

TREATMENT: REHABILITATION			
<i>Rehabilitation is the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.</i>			
STANDARDS 10-12	Complies	N/A	Discussion
10. Repair rather than replace <i>character-defining elements</i> . Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is 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 used for all character defining elements. In some cases, replacement elements may be re-created based solely on the character of the historic structure when photographic evidence provides insufficient detail.

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		The integrity of the historic structure will be retained, and no additions are proposed.
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		No additions are being proposed, and the integrity of the historic value of the structure will not be negatively affected by the proposed work.

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.	Yes		All character defining elements will be rehabilitated where possible or will be restored using photographic evidence.
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.	Yes		Restored elements will be based on photographic and documentary evidence or on the existing character of the historic structure.

ATTACHMENT E

Standards & Guidelines Evaluation – 1494 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.
2. Conserve changes to historic places that, over time, have become <i>character-defining elements</i> in their own right.	Yes		None of the contemporary (1990) changes to the property are considered character defining elements and will be removed.
3. Conserve <i>heritage value</i> by adopting an approach calling for <i>minimal intervention</i> .	Yes		There will be minimal intervention to remaining character defining elements, however a restoration approach is being followed.
4. Recognize each <i>historic place</i> as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the property that never coexisted.	Yes		The building at 1494 Carlton Street will be restored using photographic, physical and documentary evidence.

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 building will be reinstated and the existing commercial use will cease.
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, however, very few original exterior elements remain.
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		All character defining elements will be preserved if possible and restored. Interventions are being documented through this application and through submissions for permitting.

TREATMENT: REHABILITATION			
<i>Rehabilitation is the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.</i>			
STANDARDS 10-12	Complies	N/A	Discussion
10. Repair rather than replace <i>character-defining elements</i> . Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is 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 used for all character defining elements. In some cases, replacement elements may be re-created based solely on the character of the historic structure when photographic evidence provides insufficient detail.

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		The integrity of the historic structure will be retained, and no additions are proposed.
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		No additions are being proposed, and the integrity of the historic value of the structure will not be negatively affected by the proposed work.

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.	Yes		All character defining elements will be rehabilitated where possible. Most have been removed, and will be restored using photographic evidence.
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.	Yes		Restored elements will be based on photographic and documentary evidence or on an understanding of historic construction and materials.