

HALIFAX

Case H00456

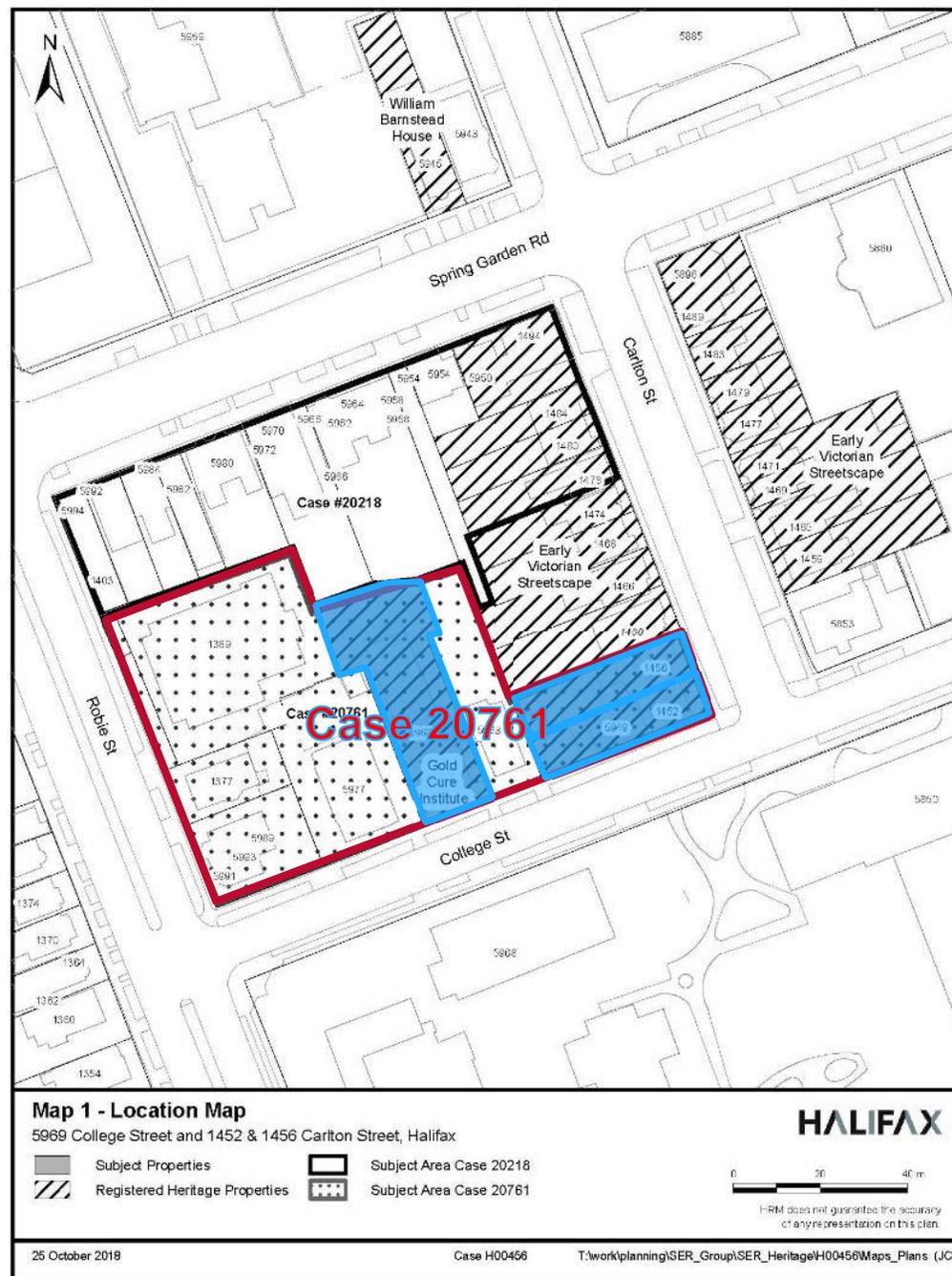
Substantial Alterations to municipally registered heritage properties at 5969 College Street and 1452 & 1456 Carlton Street, Halifax

Seamus McGreal
Planner III

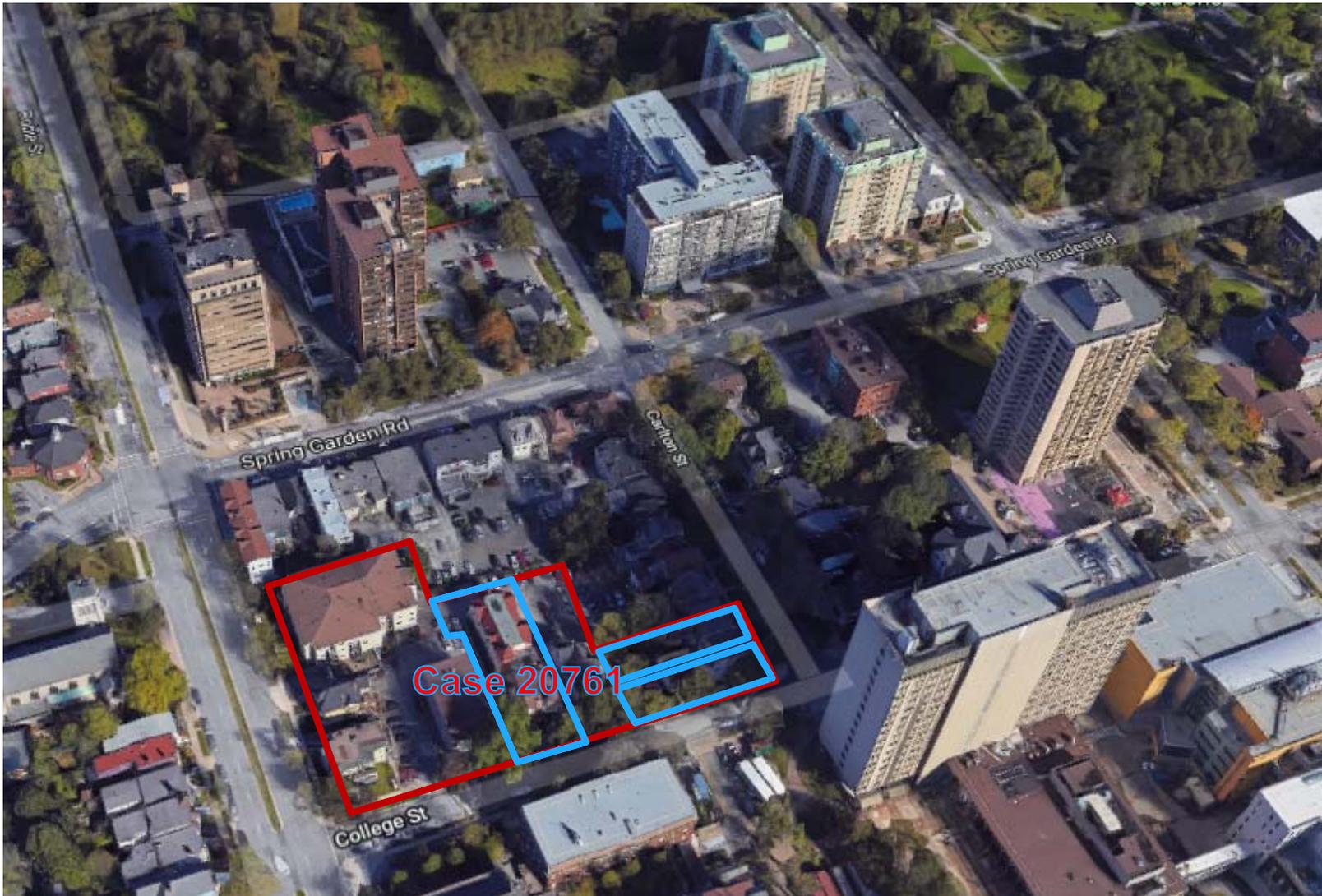
January 15, 2019
January 29, 2019

Location

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

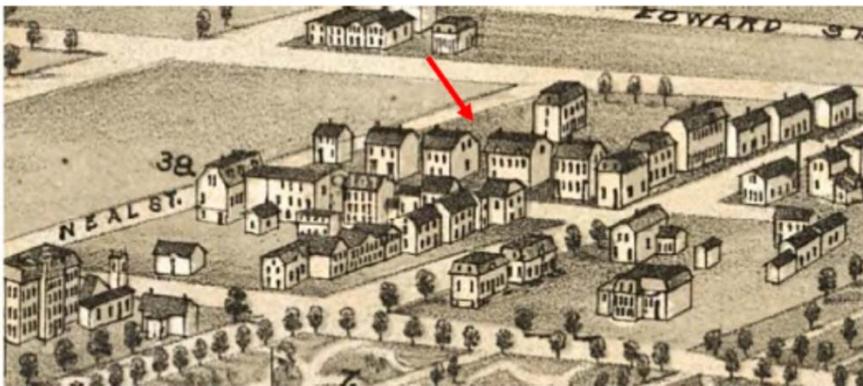


Site Context



Carlton Early Victorian Streetscape

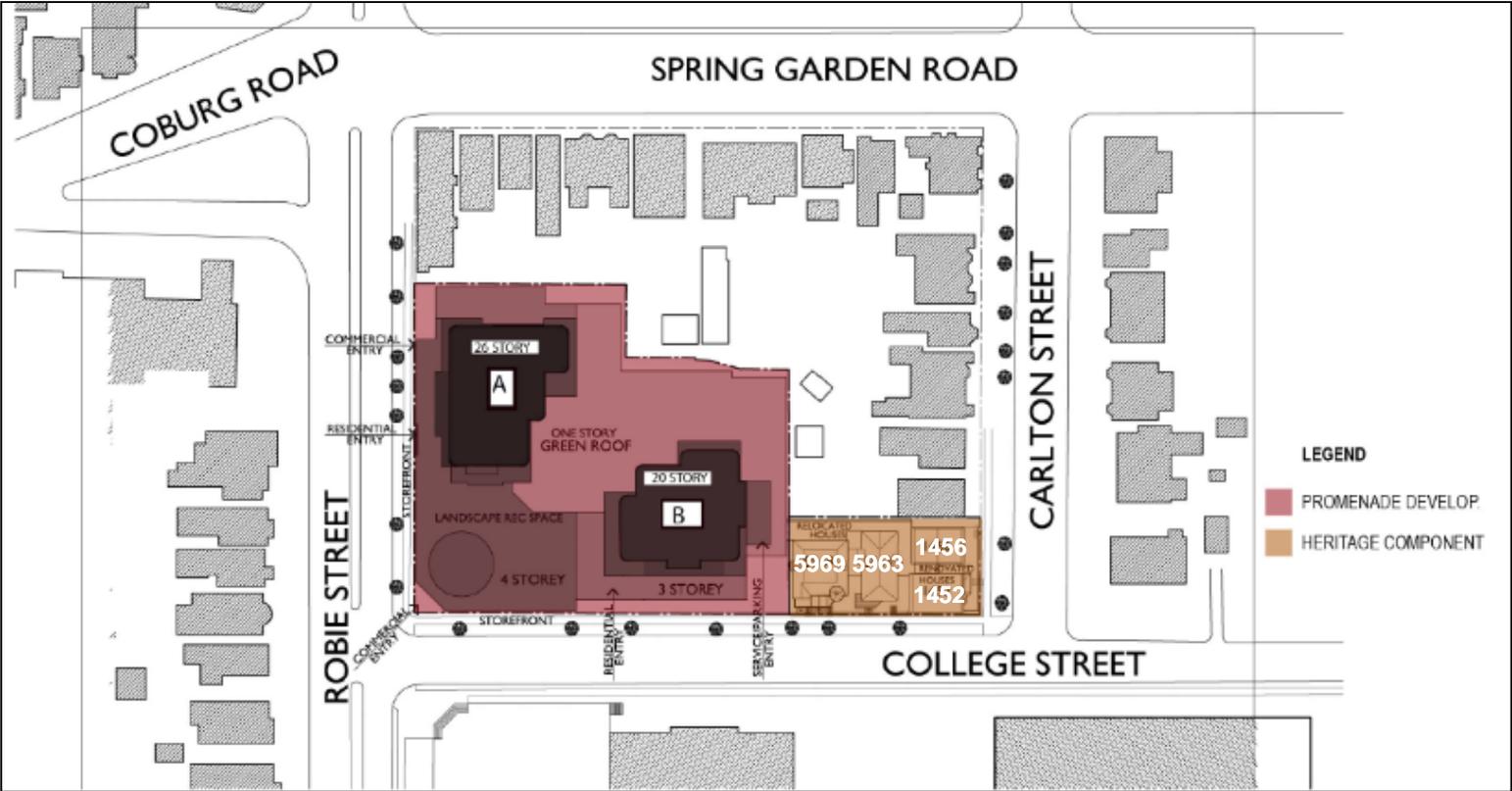
- Wooden Victorian buildings built between 1860 and 1906
- Valued for unity of architectural style and scale
- Houses are unique, but compliment each other



Halifax Bird's Eye View, 1879, Detail



“The Promenade on Robie South” Requested Alterations



Definitions – Heritage Property Act

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

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

5969 College Street

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



Substantial Alterations



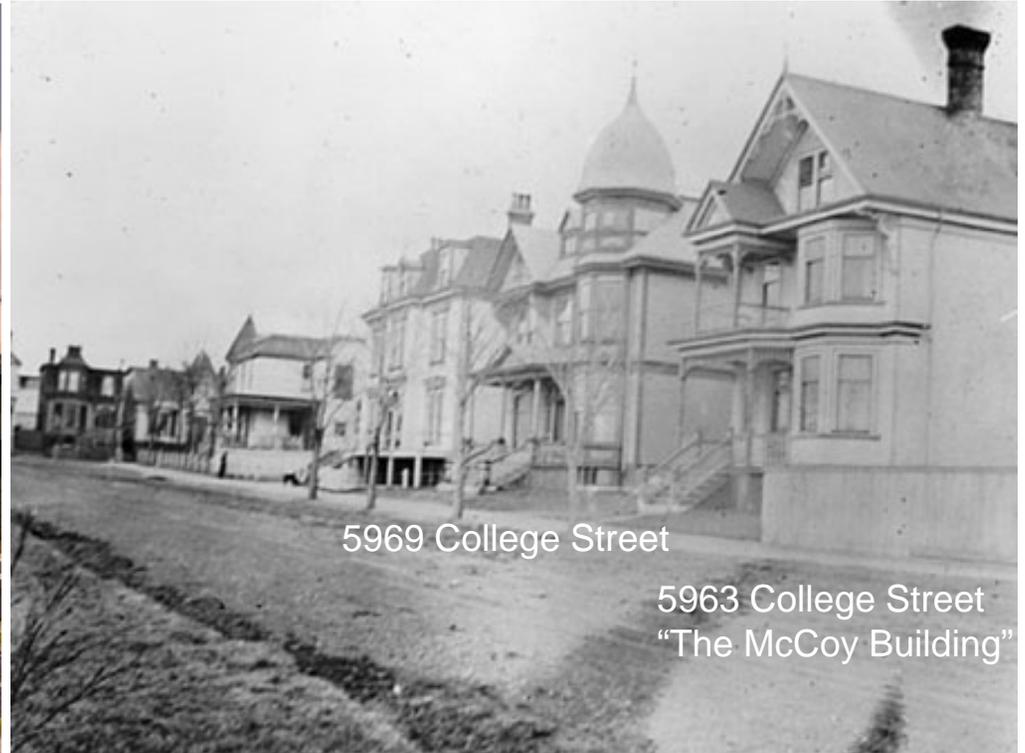
HALIFAX

Heritage Registrations



5969 College Street

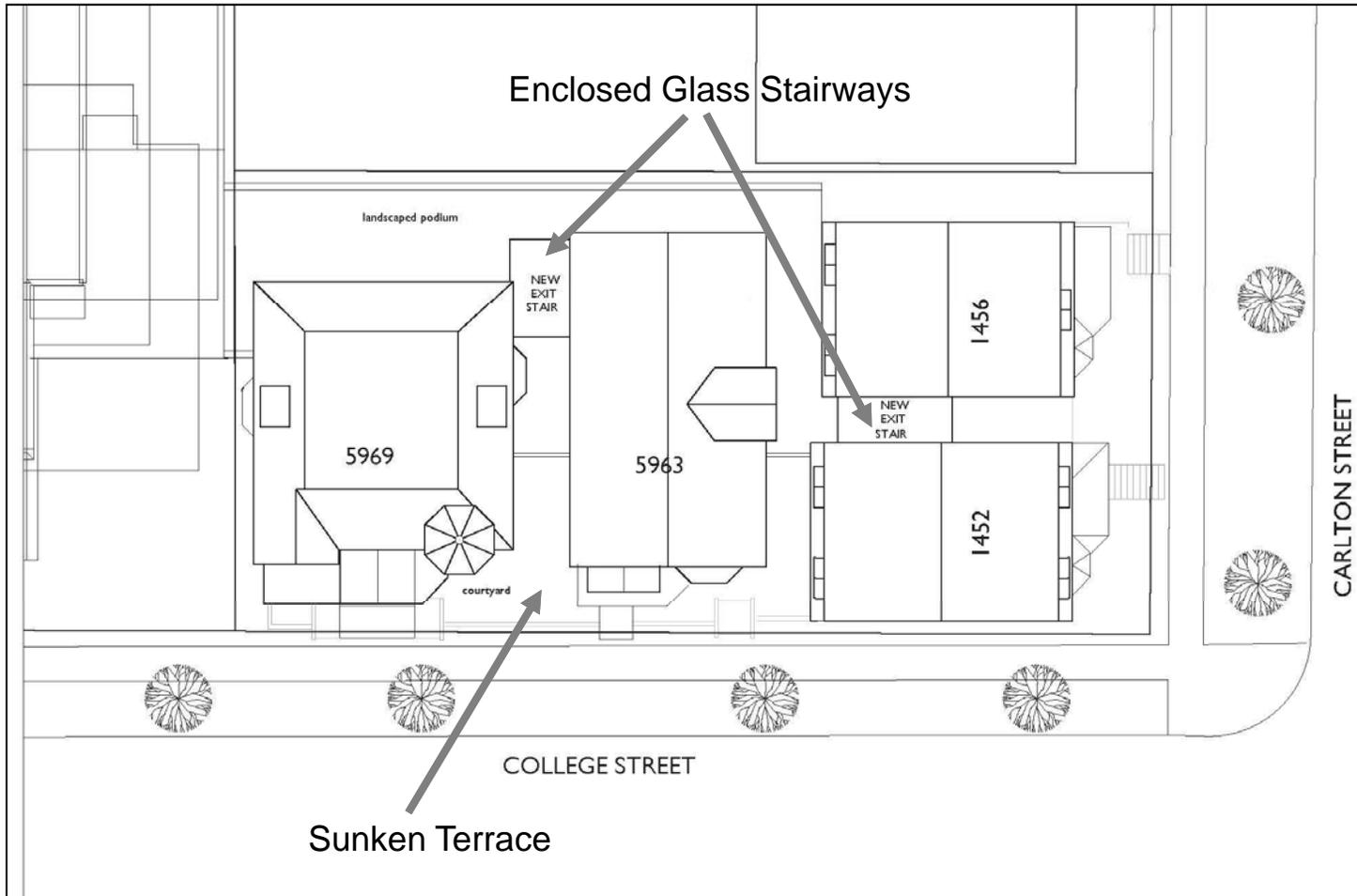
5963 College Street
"The McCoy Building"



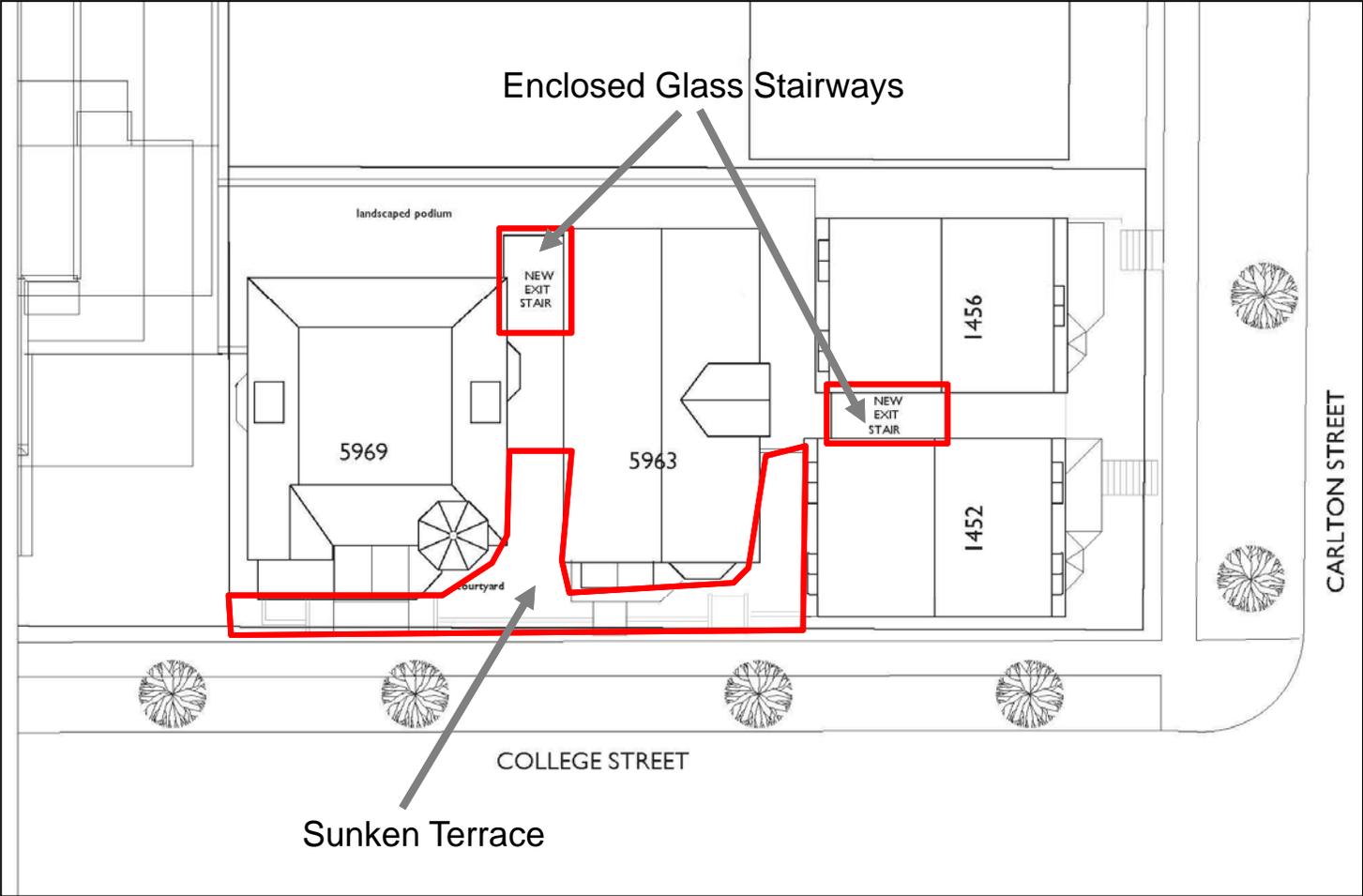
5969 College Street

5963 College Street
"The McCoy Building"

Substantial Alterations



Substantial Alterations



1452-56 Street (Carlton Victorian Streetscape)

- **Excellent example of a Victorian era residential street.**
- The houses and townhouses range between two and three storeys
- Buildings offer a vast array of dormers, windows, bays, decoration, porches, and verandas
- Each house commands its own attention while complementing its abutting, opposite, or adjacent structure



Substantial Alterations



Recommendation

The Heritage Advisory Committee recommends that Regional Council:

- Approve the substantial alteration of 5969 College Street with the following conditions:
 - a. register the buildings, formerly located at 5969 College Street and 5963 College Street, as municipal heritage properties after their relocation; and
 - b. Deregister the property at 5969 College Street after the building is removed.
- Approve the substantial alteration of 1452 Carlton Street and 1456 Carlton Street.