

HALIFAX

Case: H00461

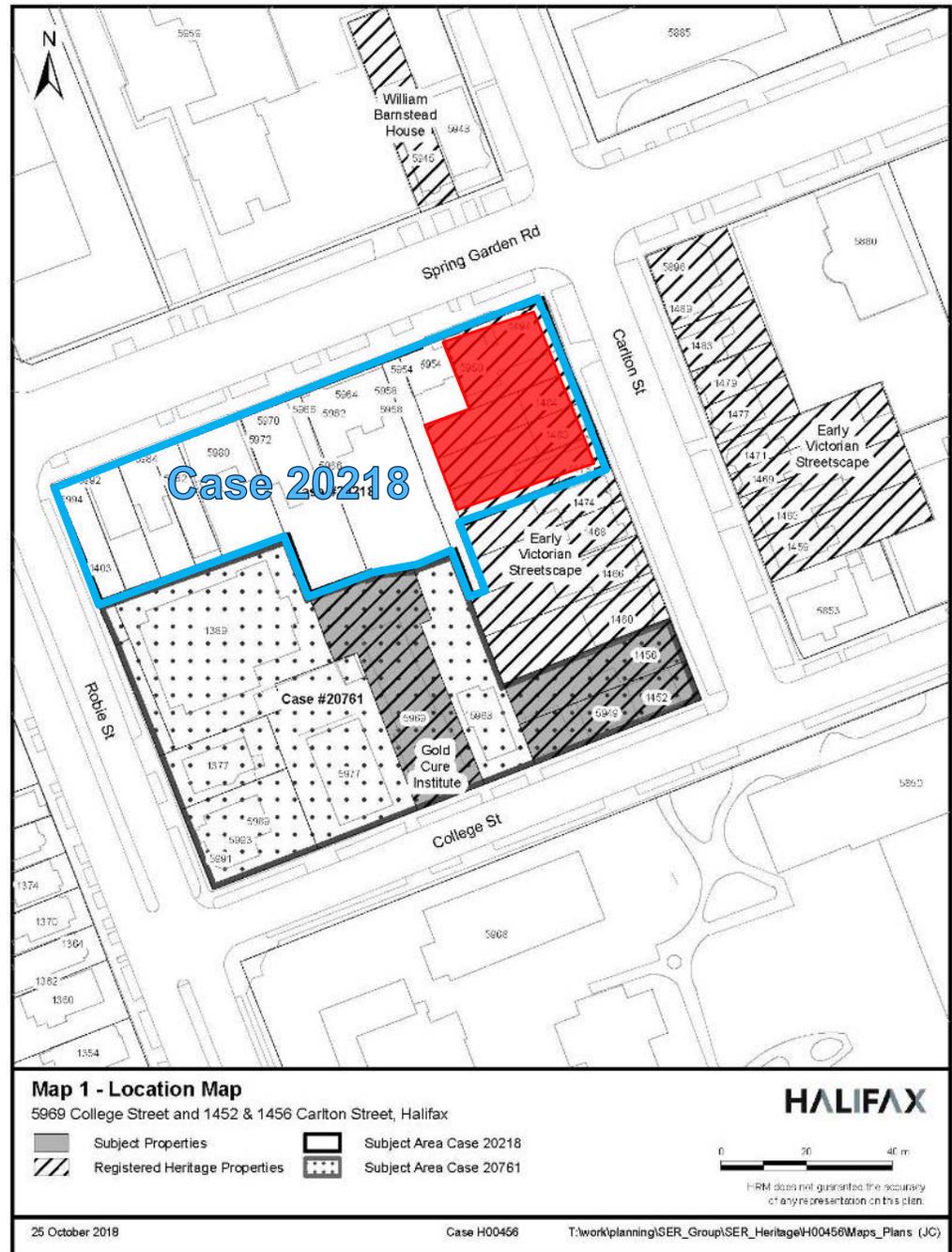
Substantial Alterations to 1478, 1480,
1484 and 1494 Carlton Street

Aaron Murnaghan
Principal Heritage Planner

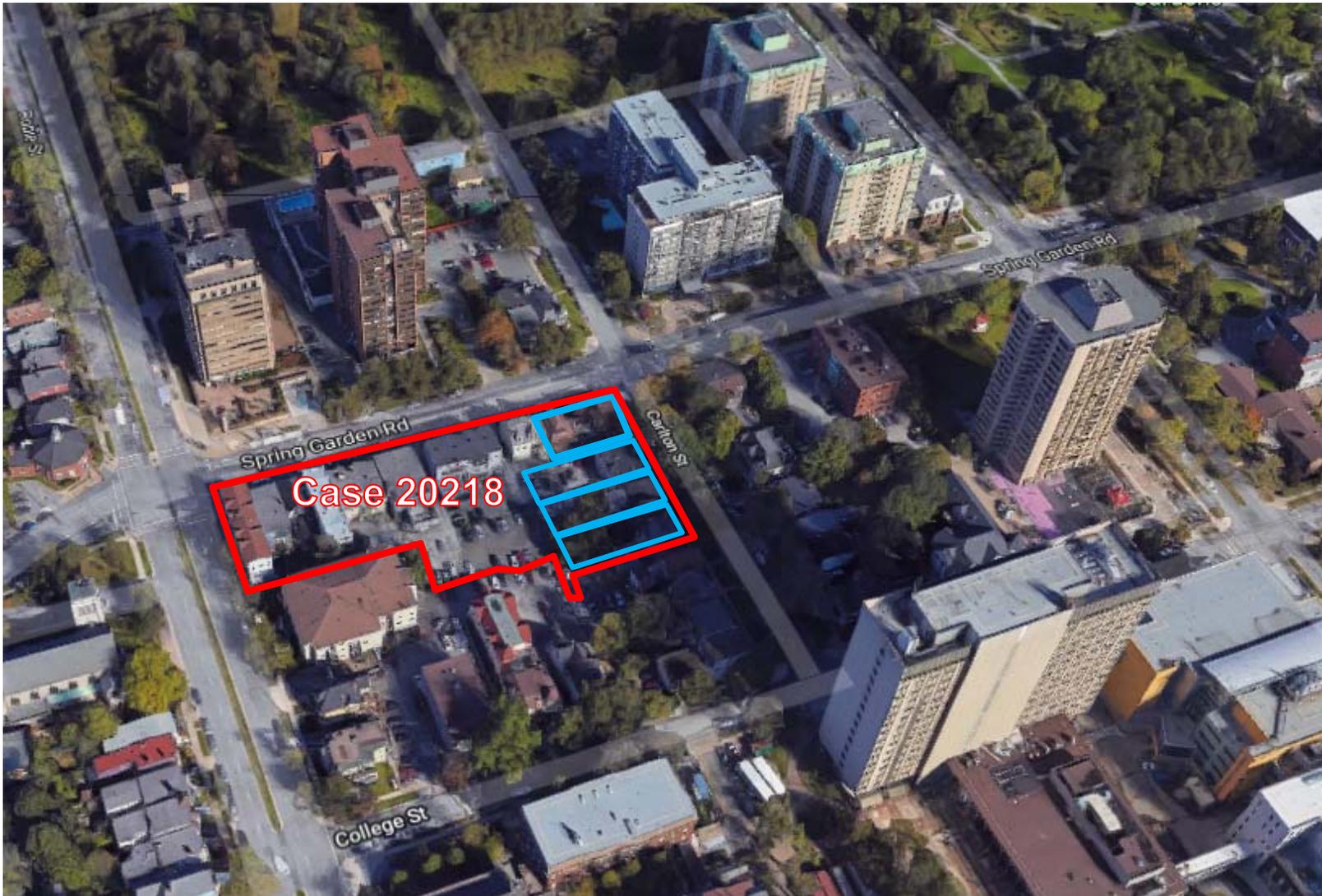
January 15th 2019
January 29th 2019

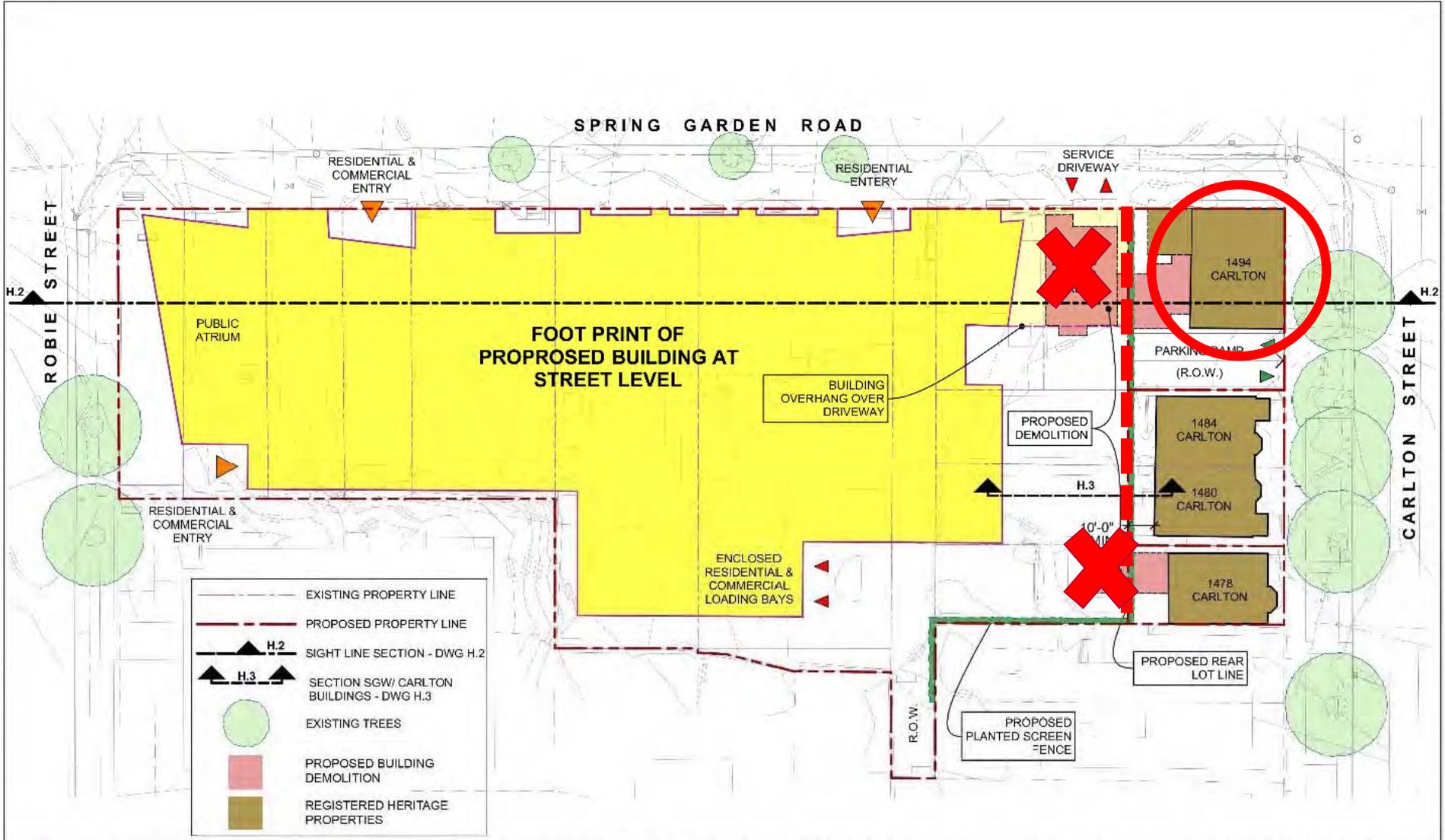
Location

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



Site Context





1245 Barrington Street
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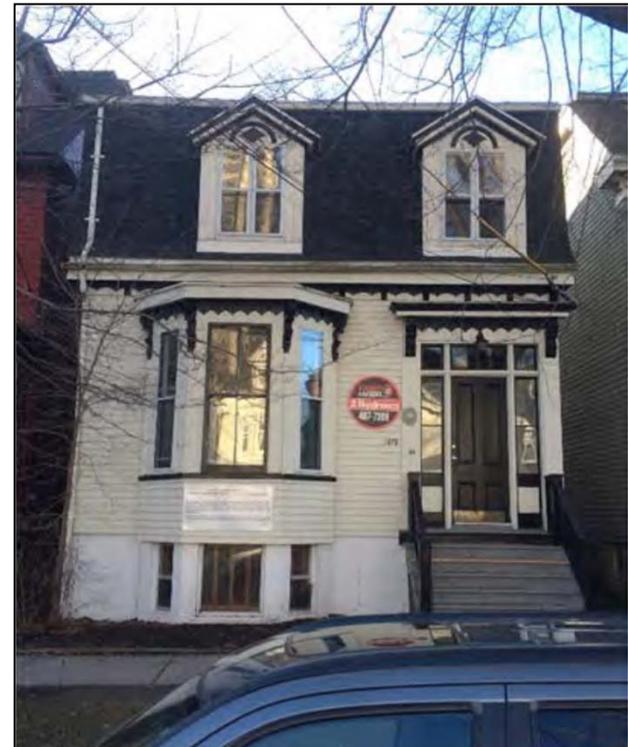
DATE 2017-10-19
 SCALE: 1" = 30'

CARLTON PROPERTIES PROPOSED LOT DIVISION AND DEMOLITION PLAN

H.1

1478 Carlton Street: Substantial Alteration

Queen Anne Revival / Second Empire style structure built in 1894.



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1480-84 Carlton Street: Substantial Alteration

- Halifax-style symmetrical duplex built in 1860.



→
Front



1494 Carlton Street: Substantial Alteration

- Second Empire style residence constructed in 1878
- Former home of Best-selling Author Margaret Saunders (1861-1947)
- A full restoration to its 19th century design is proposed.



Front



1494 CARLTON ST. - EAST ELEVATION

1494 CARLTON ST. - EAST ELEVATION

1494 Carlton Street: Substantial Alteration



Non-Substantial Alterations

For all properties:

- Repairs and/or restoration of siding, trim and roofing
- Repair or replacement (as necessary) of windows, doors and dormers
- Rehabilitation of front and rear entry porches and stairs



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 in the staff report dated November 9th 2018.

HAC Motion – 1494 Carlton

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.

5950 Spring Garden Road



- Built between 1889 and 1895
- Not specifically registered, it was consolidated with 1494 Carlton Street in 1989, thus assuming its registered status
- It was attached to 1494 Carlton Street through a Development Agreement in 1990 and altered in appearance
- HAC has recommended that this building be considered for registration.

5950 Spring Garden Road

Timeline

1890s – Building constructed

1970s – Alterations to building exterior

1981 – Registration of 1494 Carlton St.

1985 – Designation of Carlton Streetscape

1989 – Consolidated with 1494 Carlton and Development agreement adopted allowing conversion to office use.

