



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 9.1.3
Heritage Advisory Committee
Special Meeting
June 28, 2024
Halifax Regional Council
July 9, 2024

TO: Mayor Savage and Members of Halifax Regional Council

-Original Signed-

SUBMITTED BY:

Cathie O'Toole, Chief Administrative Officer

DATE: June 4, 2024

SUBJECT: **Case HRTG-2024-00259: Substantial Alteration to a municipally registered heritage property within the Carlton Street Streetscape, Halifax**

ORIGIN

An application by Zzap Consulting Inc., on behalf of the property owner, to substantially alter a registered municipal heritage property located at 1452-1456 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.

[...]

(5) The municipality may grant the application either with or without conditions or may refuse it.

By-law H-200, the *Heritage Property By-Law*

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.

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the proposed substantial alteration to the municipal heritage property at 1452-1456 Carlton Street, within the Carlton Street Streetscape, as set out in this report.

BACKGROUND

Zzap Consulting Ltd., acting on behalf of the property owner, has applied for a substantial alteration to relocate a building from 1377 Robie Street to the vacant site at 1452 Carlton Street, Halifax (forms part of the Carlton Street Streetscape) and address heritage resources in the area. The proposed substantial alteration is essential to support a future planning application for the construction of two towers on the southern portion of the block (refer to Attachments A and B).

To provide clarity, this report assigns names to the relevant buildings:

- Mary Belcher Building at 1377 Robie Street
- Mary Ann Noble Building (formerly at 1452 Carlton Street)
- Crosskill Building at 1456 Carlton Street
- Gold Cure Institute at 5969 College Street
- MacCoy Building at 5963 College Street

Carlton Street Streetscape

The Carlton Street Streetscape holds significant historical value, showcasing Victorian era residential architecture. Initially part of the South Commons in Halifax, the area saw substantial development from 1860 to 1906, characterized by various architectural styles and ornate designs (refer to Attachment C for additional information). The Carlton Street Streetscape was designated as a municipal heritage property on May 30, 1985.

Previous Substantial Alteration Approvals

Under Section 17 of the *Heritage Property Act*, substantial alterations to municipal heritage properties require approval from Regional Council. Such alterations encompass changes affecting the property's character-defining elements, reflecting its heritage value.

On January 29, 2019, Regional Council approved substantial alterations to the Mary Ann Noble Building, Crosskill Building, and Gold Cure Institute, (Case [H00456¹](#)). Regional Council approved the following substantial alterations:

- Moving the Gold Cure Institute from its current foundation and relocating it to a new foundation at the rear of 1452-56 Carlton Street;
- Removing an addition to the Mary Ann Noble Building and the rear ell of the Crosskill Building, and rehabilitating the rear walls and connecting the buildings by a glass stairway;
- Removing a 1990's addition to the Gold Cure Institute and rehabilitating its rear wall; and
- Moving the MacCoy Building onto a foundation with sunken terraces within the rear yard of 1452-56 Carlton Street and connecting the building to the Gold Cure Institute building in the form of a glass stairway.

However, during subsequent construction activities, the Mary Ann Noble Building was accidentally damaged beyond repair, and character defining elements were removed from the exterior walls of the Crosskill Building.

Both the existing development agreement and the site-specific Regional Centre Secondary Municipal Planning Strategy policies required compliance with the January 19, 2019 approved substantial alterations. As the building located at 1452 Carlton Street was damaged beyond repair, and subsequently removed, the development has not been able to proceed in compliance with the development agreement and relevant policies.

¹ <https://cdn.halifax.ca/sites/default/files/documents/city-hall/regional-council/190115rc1461.pdf>

Through negotiations with municipal staff the property owner has agreed to preserve the Mary Belcher Building, and move it to the corner lot location of the former Mary Ann Noble Building, within the registered Carlton Street Streetscape.

New Application for Substantial Alteration

All the approved substantial alterations and conditions from the 2019 approved Substantial Alteration (Case H00456) continue to apply, except for the approvals pertaining to the Mary Ann Noble Building since it has been demolished. To move this development forward, the applicant is seeking a new substantial alteration approval for the project to restore the Carlton Street Streetscape. The applicant is proposing to relocate the Mary Belcher Building to the corner of College Street and Carlton Street, where the Mary Ann Noble Building once stood. If approved, this substantial alteration to the Carlton Street Streetscape will support the applicant's ability to establish a comprehensive development of the lands through a new planning application.

DISCUSSION

The properties containing the Gold Cure Institute and Crosskill Building remain subject to the approved substantial alterations from 2019, and to the conditions outlined in the Heritage Impact Statement and Building Conservation Plans. Notably, the Crosskill Building must be restored to its original condition.

This new application for substantial alteration to the Carlton Street Streetscape seeks to add a building to the heritage streetscape. The Mary Belcher Building is currently located on the opposite end of the same block, at 1377 Robie Street. The proposal seeks to move the building to the corner of College Street and Carlton Street, at the southern extent of the Carlton Street Streetscape.

Historical Context and Architectural Assessment of the Mary Belcher Building

The historical context and architectural assessment of the Mary Belcher Building are summarized, below. Refer to Attachment A for additional information on this building.

Historical Context of the Mary Belcher Building

The Mary Belcher Building was constructed in 1896, along College Street, in tandem with neighbouring properties on the block, during a period of urban expansion and residential growth in Halifax in the late 19th century. The house was originally owned by Mary Belcher, widow, and mother of Edith Josephine MacCoy who resided at 5963 College Street (MacCoy Building) with her husband, Wensley MacCoy, a prominent lawyer. Following Mary Belcher's passing in 1918, the MacCoy family moved into the Mary Belcher Building and remained there until 1926.

Architectural Assessment of the Mary Belcher Building

The Mary Belcher Building is an example of the Queen Anne style characterized by asymmetrical front façades, expansive porches, and dormers. It has less elaborate features than the nearby Gold Cure Institute and MacCoy Building, also examples of the Queen Anne Style. Some notable character defining elements of the Mary Belcher Building include the two-storey wrap-around porch spanning the north half of the building, double bay windows on the front and south side, hipped roof, and front dormer.

HRM Conservation Standards Evaluation

The overarching term for protecting historic places in Canada is conservation, which is described by the *Standards and Guidelines for the Conservation of Historic Places in Canada* 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 Rehabilitation and Preservation.

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 Preservation standards 1 through 9 of the Standards and Guidelines and three additional standards (10, 11, and 12), which relate specifically to rehabilitation.

An evaluation of this proposed development using the Standards is summarized in Attachment D. The following are a brief summary of the notable discussion points from the evaluation:

Preservation Standards 1 and 3

The Mary Ann Noble Building was a significant part of the Carlton Street Streetscape. Its location on a corner lot, at the southern extremity of the heritage streetscape, was a character-defining element. One principle of the Standards is to not move a part of an historic place if its current location is a character-defining element. Unfortunately, the loss of this heritage building has had a negative impact on the heritage value of the streetscape. Although it is not possible to repair the lost heritage building, there is an opportunity to complete the heritage streetscape by replacing the heritage building at this location with another historic building: Mary Belcher Building.

Another principle of the Standards is to conserve heritage value by adopting an approach calling for minimal intervention. The loss of the Mary Ann Noble Building was an unfortunate circumstance and certainly not considered an approach calling for minimal intervention. Picking up and moving the Mary Belcher Building and adding a historic building to a heritage streetscape is a major project but it is the necessary measure to replace a character defining element of the heritage streetscape. Every measure should be taken to ensure that the Mary Belcher Building is not damaged or lost during its journey to its new location.

Significant character-defining elements of the Crosskill Building were removed, including shingle cladding, cornice, windows, and front porch. A principle of the Standards indicates that intact or repairable character-defining elements should not be removed, replaced, or substantially altered. The Crosskill Building must be completely restored to its original condition, in accordance with the approved substantial alterations from 2019. Every measure should be taken within the new development agreement to identify intact or repairable exterior architectural features of the Mary Belcher Building and to ensure that these architectural features are not lost or replaced unnecessarily before or after it is moved to its new location.

Preservation Standard 4

The Standards seek to recognize each historic place as a physical record of its time and maintains a principle to not create a false sense of historical development by adding elements from other historic places or other properties. The Mary Belcher Building is an element from another property. However, its introduction to the heritage streetscape will not necessarily create a false sense of historic development because it shares historical context and architectural styles and features with other buildings within the streetscape. It has also stood on the opposite side of the same block as the heritage streetscape for over a century. Every measure should be taken within the new development agreement to ensure that the public understands that the Mary Belcher Building was moved from its current location into the heritage streetscape.

Rehabilitation Standard 10

Where character-defining elements are too severely deteriorated to repair, a pertinent rehabilitation standard seeks to make the form, material and detailing of a new element compatible with the character of the historic place. Adding the Mary Belcher Building at the southern extent of the heritage streetscape

rehabilitates a character defining element of the heritage streetscape. Its form, material and detailing are compatible with the character of the heritage streetscape.

Conclusion

In conclusion, the relocation of the Mary Belcher Building to the Carlton Street Streetscape presents an opportunity to redeem the architectural heritage of the streetscape. However, ensuring the success of this project requires strong measures to protect the streetscape's historical integrity. Given the loss of the Mary Ann Noble Building and its impact on the streetscape's heritage value, it's essential to safeguard the Mary Belcher Building throughout its relocation. This entails identifying and preserving its character-defining elements, such as the wrap-around porch and bay windows. By adhering to Rehabilitation and Preservation Standards, the project aims to seamlessly integrate the Mary Belcher Building into its new environment while respecting its architectural legacy. Through careful preservation efforts, this endeavor not only revitalizes the streetscape but also honors Halifax's rich architectural history.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved 2024/2025 operating budget for C340 – Culture, Heritage and Planning Information Services.

RISK CONSIDERATION

There are no significant risks associated with the recommendations in this Report. The risks considered, rate as moderate due to the potential for affected property owners to object to the recommendations outlined in this report. These risks would be mitigated by appropriate public and stakeholder engagement in-keeping with the Municipality's current policies and procedures.

To reach this conclusion, consideration was given to operational, financial, and/or strategic risks.

COMMUNITY ENGAGEMENT

The community engagement process for a substantial alteration is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public access to the required Heritage Advisory Committee meeting.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

1. The Heritage Advisory Committee may recommend that Council approve the substantial alteration as outlined in this report with additional conditions.
2. The Heritage Advisory Committee may recommend that Council refuse the substantial alteration. This is not the Staff recommendation.

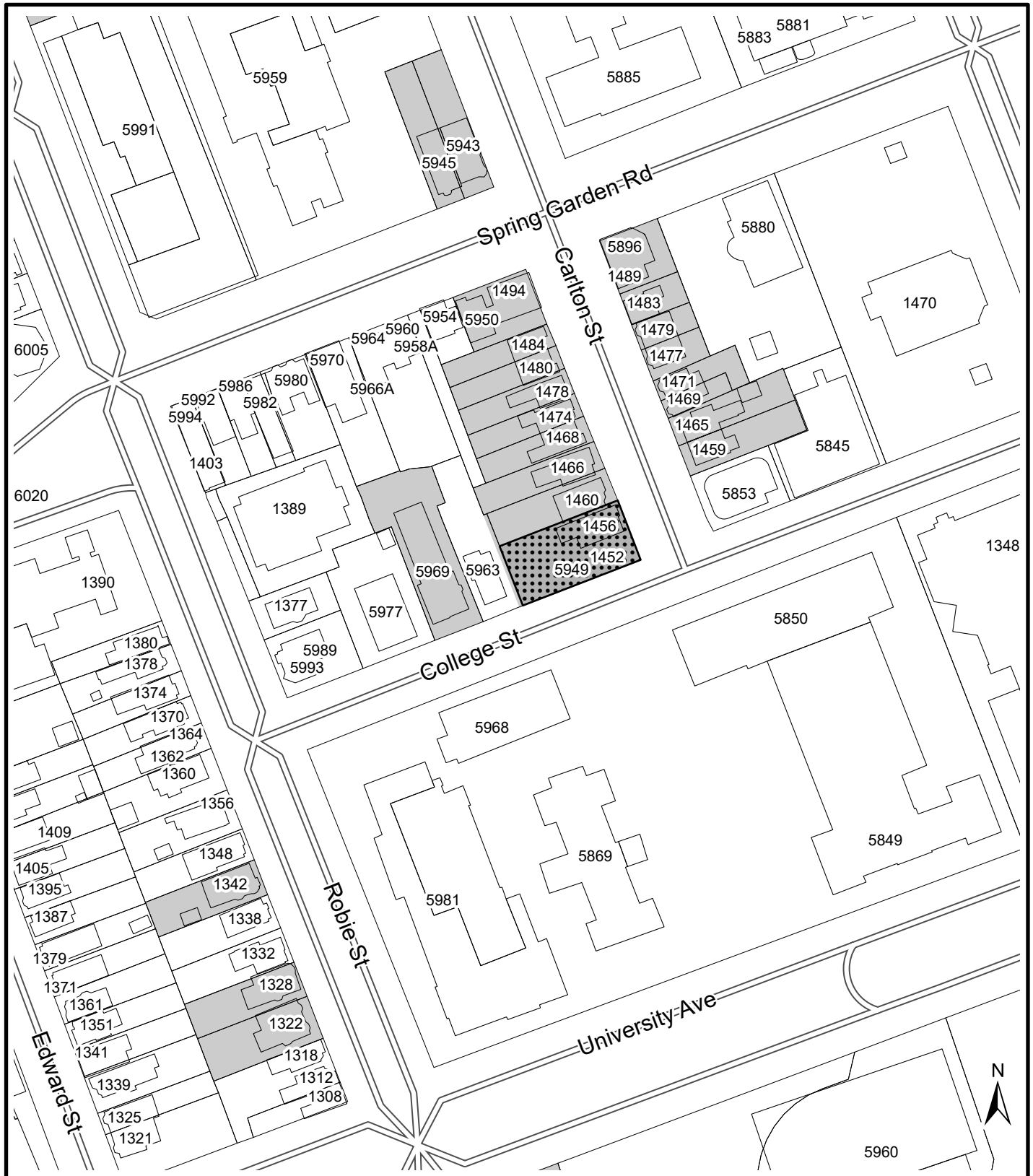
ATTACHMENTS

Map 1: Location Map

Attachment A Heritage Impact Statement
Attachment B Building and Elevation Drawings
Attachment C Heritage Streetscape Summary for Carlton Street Victorian Streetscape
Attachment D Standards & Guidelines Evaluation

A copy of this report can be obtained online at [halifax.ca](https://www.halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

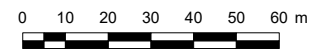
Report Prepared by: Seamus McGreal, Principal Planner, Planning and Development, 902.717.1568



Map 1 - Location Map

1452-56 Carlton Street,
Halifax

- Registered Heritage Property
- Subject Property



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

ATTACHMENT A
Heritage Impact Statement



Heritage Impact Statement

MacCoy Residence, 5963 College Street

Gold Cure Institute, 5969 College Street

Crosskill Residence, 1452 Carlton Street

Mary Belcher Residence, 1377 Robie Street

Halifax, December 2023



MCLEAN HERITAGE

PLANNING & CONSULTING



Courtenay Office:

6091 Ledingham Road, Courtenay, BC V9J 1M5

Vancouver Office:

57-3436 Terra Vita Place, Vancouver, BC V5K 5H6

(778) 308-6357

mccleanheritage@gmail.com

www.mccleanheritage.ca

TABLE OF CONTENTS

1. INTRODUCTION	1
1.1.SITE INFORMATION	1
1.2.EXECUTIVE SUMMARY	2
1.3.DEVELOPMENT CONTEXT – CURRENT AND PROPOSED	5
1.4.CURRENT OWNER	10
1.5.MCLEAN HERITAGE PLANNING AND CONSULTING	10
2. BACKGROUND RESEARCH AND ANALYSIS	10
2.1.HISTORIC CONTEXT AND HERITAGE VALUES	10
2.2.SURROUNDING CONTEXT	14
3. RESEARCH AND ANALYSIS	18
3.1.MacCOY RESIDENCE, 5963 COLLEGE STREET	21
3.1.1. HISTORICAL AND CULTURAL CONTEXT	21
3.1.2. ARCHITECTURAL ASSESSMENT	27
3.1.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN	37
3.2.GOLD CURE INSTITUTE, 5969 COLLEGE STREET	39
3.2.1. HISTORICAL AND CULTURAL CONTEXT	39
3.2.2. ARCHITECTURAL ASSESSMENT	45
3.2.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN	51
3.3.MARY BELCHER RESIDENCE, 1377 ROBIE STREET	53
3.3.1. HISTORICAL AND CULTURAL CONTEXT	53
3.3.2. ARCHITECTURAL ASSESSMENT	56
3.3.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN	59
3.4.CROSSKILL RESIDENCE, 1456 CARLTON STREET	59
3.4.1. HISTORICAL AND CULTURAL CONTEXT	59
3.4.2. ARCHITECTURAL ASSESSMENT	64
3.4.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN	65
3.5.SUMMARY	68
4. STATEMENTS OF SIGNIFICANCE	69
4.1.MacCOY RESIDENCE, 5963 COLLEGE STREET	69
4.2.GOLD CURE INSTITUTE, 5969 COLLEGE STREET	71
4.3.MARY BELCHER RESIDENCE, 1377 ROBIE STREET	73
4.4.CROSSKILL RESIDENCE, 1456 CARLTON STREET	75
5. CONSERVATION STANDARDS AND ASSESSMENT OF EXISTING CONDITIONS	77
5.1.STANDARDS AND GUIDELINES – PARKS CANADA	77
5.2.EXISTING CONDITIONS	79
5.2.1. MacCOY RESIDENCE, 5963 COLLEGE STREET	80
5.2.2. GOLD CURE INSTITUTE, 5969 COLLEGE STREET	81
5.2.3. MARY BELCHER RESIDENCE, 1377 ROBIE STREET	82
5.2.4. CROSSKILL RESIDENCE, 1456 CARLTON STREET	83
5.3.PHOTO DOCUMENTATION	85
5.3.1. MacCOY RESIDENCE, 5963 COLLEGE STREET	85
5.3.2. GOLD CURE INSTITUTE, 5969 COLLEGE STREET	89
5.3.3. MARY BELCHER RESIDENCE, 1377 ROBIE STREET	92
5.3.4. CROSSKILL RESIDENCE, 1456 CARLTON STREET	96
5.4.HALIFAX REGIONAL MUNICIPALITY – MUNICIPAL REQUIREMENTS	97
6. IMPACT OF DEVELOPMENT – SITE ALTERATION	100
6.1.DESTRUCTION OF CHARACTER DEFINING ELEMENTS	100

6.2.ALTERATIONS OR INTERVENTIONS	101
6.2.1. MacCOY RESIDENCE, 5963 COLLEGE STREET	101
6.2.2. GOLD CURE INSTITUTE, 5969 COLLEGE STREET	101
6.2.3. MARY BELCHER RESIDENCE, 1377 ROBIE STREET	102
6.2.4. CROSSKILL RESIDENCE, 1456 CARLTON STREET	102
6.3.SHADOWING, ISOLATION, OBSTRUCTION OR CHANGE IN USE	103
7. PROPOSED DEVELOPMENT – ALTERNATIVE AND MITIGATIVE STRATEGIES	103
7.1.ALTERNATIVE DEVELOPMENT APPROACHES	103
7.2.MINIMIZING IMPACT AND IDEAL DESIGN APPROACHES	104
7.3.RESPECTING THE HERITAGE RESOURCES	105
8. CONSERVATION STRATEGY	105
8.1.METHODOLOGY FOR MITIGATING NEGATIVE IMPACTS	105
8.2.SCOPE OF WORK	109
8.3.IMPLEMENTATION OF MAINTENANCE AND MONITORING PLAN	110
8.4.PRECEDENTS	114
8.5.INTERPRETATION AND MITIGATION STRATEGIES	115
9. APPENDICES	116
9.1.BIBLIOGRAPHY	116
9.2.MCLEAN HERITAGE PLANNING AND CONSULTING – CURRICULUM VITAE	116
9.3.SITE PLAN AND ELEVATION DRAWINGS	119
9.4.LANDSCAPE PLAN	121

1. INTRODUCTION

1.1. SITE INFORMATION

Primary Address: 5963-5969 College Street, Halifax

Secondary Addresses: 1377 Robie Street; 1452-1456 Carlton Street

Neighbourhood: Regional Centre Plan Area

Zoning: CEN-1 and CEN-2

5963 College Street

Type of Resource: Building; Residential; Multi-unit conversion dwelling

Historic and Current Name: MacCoy Residence

Original Owner: Wensley B. MacCoy

Date of Construction: 1896 (Source: Building permit)

Architect: Not known

Builder: Not known

Heritage Status: Proposed Registered heritage property

5969 College Street

Type of Resource: Building; Residential; Multi-unit conversion dwelling

Historic and Current Name: Gold Cure Institute

Original Owner: Not known

Date of Construction: 1894 (Source: Halifax Regional Municipality)

Architect: Not known

Builder: Not known

Heritage Status: Registered heritage property

1377 Robie Street

Type of Resource: Building; Residential; Multi-unit conversion dwelling

Current Name: Mary Belcher Residence

Original Owner: Mary E. Belcher

Date of Construction: 1896-1897 (Source: Halifax Building Permit, 1896)

Architect: Not known

Builder: John Keating

Heritage Status: Proposed Registered heritage property

1452 Carlton Street

Type of Resource: Vacant lot

Historic Name: Not applicable

Original Owner: Not applicable

Date of Construction: 1861 (Source: Halifax Regional Municipality; **now demolished**)

Architect: Not applicable

Builder: Not applicable

Heritage Status: Registered Early Victorian Streetscape

1456 Carlton Street

Type of Resource: Building; Residential; Multi-unit conversion dwelling

Current Name: Crosskill Residence

Original Owner: Not known

Date of Construction: 1865 (Source: Halifax Regional Municipality)

Architect: Not known

Builder: Not known

Heritage Status: Registered Early Victorian Streetscape

1.2. EXECUTIVE SUMMARY

The subject site, located in the neighbourhood that has come to be known as Halifax Common, is situated on the south half of the block bounded by Robie Street on the west, College Street on south and Carlton Street on the east (Figure 1).



Figure 1: Context of subject site

Source: Google Earth

It is set in the westerly portion of the district adjacent to Dalhousie University. For planning purposes, it is in the area defined as the Regional Centre Plan Area.

There are a number of major university buildings in the immediate area, although the general context of the neighbourhood retains a substantial amount of its original single-family housing character. It is worth noting that Carlton Street is registered as an Early Victorian Streetscape (see Section 2.2).

The purpose of this Heritage Impact Statement is to present the issues around a DA that had been previously issued for the subject site but is currently on hold pending the resolution of unauthorized deviations from the original plan and requiring new approvals from Halifax Regional Municipality.

The four buildings that make up this Heritage Impact Statement are situated around the perimeter – the west, south and north edges – of the proposed development site known as “Promenade”, bounded by Robie, College and Carlton Streets. They are part of a large land assembly that is intended for redevelopment by the owners, and for which a DA was already issued. Due to circumstances around the work undertaken in the early stage of the DA, elaborated on further in this report, an amended DA is necessary. It is the intention of the owners to conserve and rehabilitate the heritage buildings through a varied approach that includes retention in situ and relocation as part of a two-tower residential development situated toward the west and north section of the site. The approach proposed as part of the amended DA, to retain and relocate the historic resources, is felt to be the optimal approach to retain the heritage assets in a meaningful context.

Despite the range in ages and styles of the four buildings that make up this Heritage Impact Statement – with construction as early as 1861 and as late as 1897 – they collectively exemplify the early and on-going evolution during the Victorian era around what was to become Dalhousie University. The Crosskill Residence at 1456 Carlton Street forms the south end of a collective streetscape of Victorian houses, in the Second Empire style, the Gold Cure Institute and MacCoy Residence form a strong street presence on College Street in the Queen Anne style, while the Mary Belcher Residence on Robie Street illustrates the same era of development in a more modest presentation. Collectively, they are each valued for how they illustrate the evolution of the neighbourhood, with single-family owner-occupied houses and later becoming rental for tenants, many of them students at Dalhousie University seeking affordable accommodation.

They are also valued for their association with early owners and organizations, in part, connected to Dalhousie, but in a broader sense, their connection to successful merchant and professional classes who found this area an attractive place to live and develop housing.

Finally, they are each valued for their aesthetic expression, primarily style, but also design details of either the Second Empire style or later Queen Anne style. The

critical elements of each house are intact, including a high level of integrity vis a vis form, original window openings, frames and sashes, porches and fenestration. The exception to this is the Crosskill Residence at 1456 Carlton Street which had unauthorized alterations to the exterior. The integrity, however, can be restored to original.

As a result of these values, the Gold Cure Institute at 5969 College Street and the Crosskill Residence at 1456 Carlton Street are both formally recognized as Registered Heritage Properties. The MacCoy Residence at 5963 College Street and the Mary Belcher Residence at 1377 Robie Street are not currently Registered Heritage Properties, but are proposed to be as part of the DA process.

It is a combination of these intangible and tangible components – early Halifax housing and associations with owners and organizations of local importance, the socio-economic transition of the neighbourhood, and design that express the heritage values of each. These values and character defining elements are outlined in a Statement of Significance for each of the four buildings proposed to be retained and conserved as part of this development – see Section 4 for further details.

The proposed development will have varying impacts on each of the four heritage resources.

The proposed development will result in extremely limited destruction of elements on three of the four buildings: the MacCoy Residence at 5963 College Street, the Gold Cure Institute at 5969 College Street and the Mary Belcher Residence at 1377 Robie Street. The fourth building, the Crosskill Residence at 1456 Carlton Street, has already had most of its character-defining elements removed without authorization, and as such no further destruction is anticipated or proposed as part of this amended DA, besides a new foundation.

The elements impacted as a result of the development are the replacement of original foundations on all four buildings, and relocation of the MacCoy Residence at 5963 College Street, the Gold Cure Institute at 5969 College Street and the Mary Belcher Residence at 1377 Robie Street. While the destruction of any character-defining element is not desired, as a result of the previously-issued DA, and in the interest of retaining as much of the heritage character of this site as possible, the extremely limited destruction is felt to be an acceptable compromise.

First, the primitive foundations are no longer viable even in their current form. Although they express early construction techniques they do not allow for livable space in the lower levels. Its replacement with concrete foundations will allow for full structural and seismic integrity and ensure the long-term viability of each of the buildings in the context of the new development without affecting overall character.

Second, the orientation of two buildings on College Street will not change and furthermore, their relocation is minimal: approximately 60 feet to the east. They will retain their relationship. However, the third relocated building, the Mary Belcher Residence currently at 1377 Robie Street, will be the most impacted. Its orientation will no longer be on Robie Street: it will change to face Carlton, at the south-east corner of the site on what is currently a vacant parcel. The relocation of any building is typically a last resort to full demolition and removal, but the placement of the Mary Belcher Residence on the corner of Carlton and Robie Street will have several advantages to off-set the move. First, its design, despite being set mid-block on Robie Street, has elements that will provide a strong corner presence, primarily the wrap-around double-height porch, and also its gabled bay set behind the porch. Its width is one that will fit the now-vacant site, without requiring any change to the overall footprint. The rear extensions, and exterior fire escapes, which are the result of its later conversion to multiple residential units, will be removed, but none of these is considered a character-defining element.

The conservation measures include preserving, restoring and rehabilitating the front and sides of all four buildings, while the impacts will be mitigated by conducting most of the work on sides that cannot be seen from the street. Where such work can be seen from the street, for example, the rear of the Mary Belcher Residence, the restoration work will make it indistinguishable from the rest of the buildings by matching material, profile and style. Where new interventions are necessary, for example, connecting the buildings to function as a single unit, the materials will be lightweight, transparent and set back as far as possible from the street to maintain the visual historical separation of each building. Where any exterior walls end up being enclosed into interior spaces, the original elements will remain intact to retain the historical appearance and character.

1.3. DEVELOPMENT CONTEXT – CURRENT AND PROPOSED

The development site comprises seven properties on the south half of this block bounded by Robie Street, College Street and Carlton Street. In 2022, a Development Approval (“DA”) was issued for the subject site that included provision for two residential towers, each 26 and 20 storeys, and retention of four historic buildings on site: 1452 Carleton Street, 1456 Carleton Street, 5963 College Street and 5969 College Street (Figure 2).

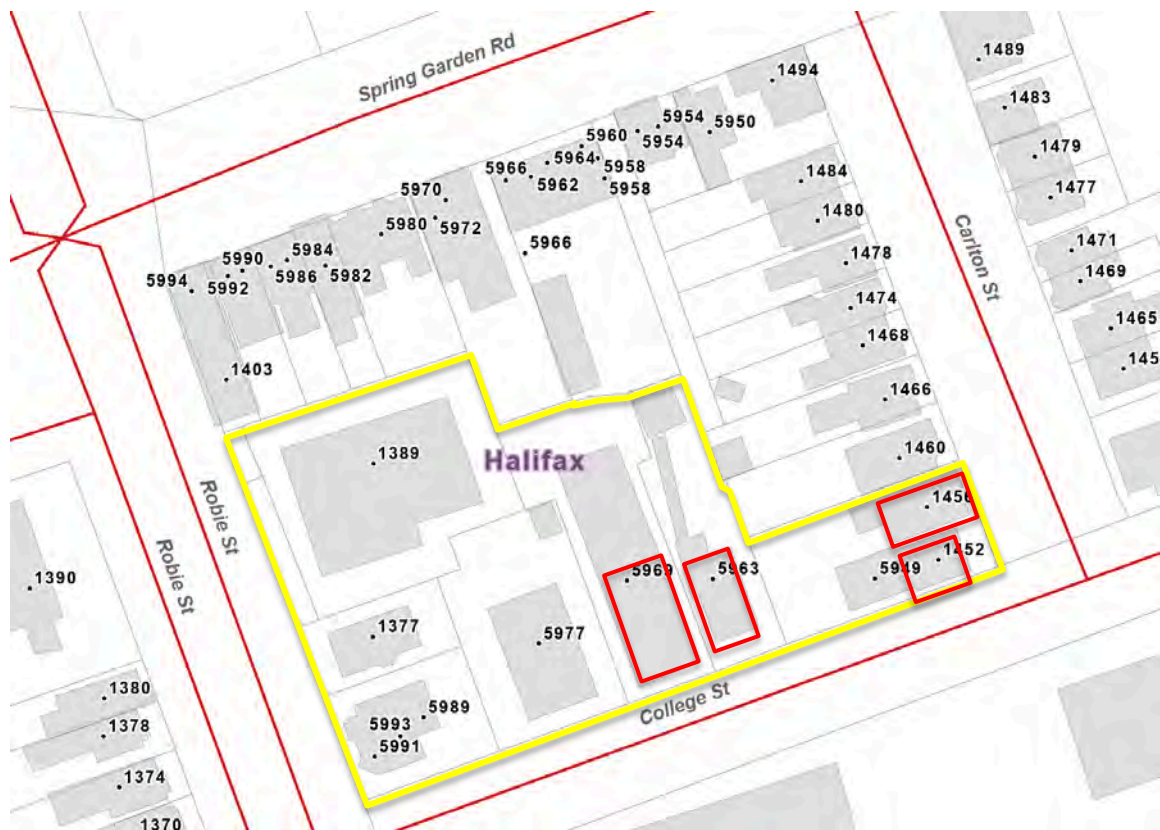


Figure 2: Subject site, outlined (yellow), and portions of buildings proposed to be retained as part of the original DA outlined (red)

Source: Nova Scotia Civic Address Finder

The original development proposal was presented in two sections, the westerly and largest section featuring two residential towers and the easterly heritage precinct incorporating the four retained heritage buildings (Figure 3).

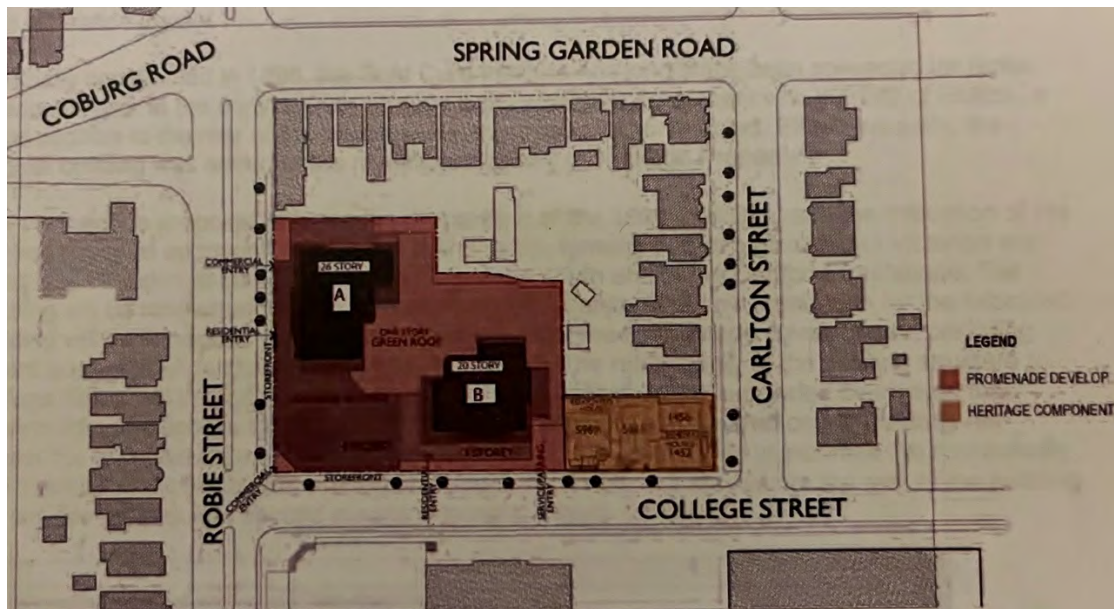


Figure 3: Development Proposal – Promenade (Original DA)
Source: Kassner Goodspeed Architects Ltd.

The two buildings on College Street were to be shifted to the east and placed directly behind 1452 and 1456 Carlton Street on the “panhandle” of the development site, at the corner of College and Carlton Streets (Figure 4).



Figure 4: Promenade Development -College Street Rendering (Original DA)
Source: Kassner Goodspeed Architects Ltd.

The remainder of buildings on site were proposed to be demolished as part of the redevelopment. A Heritage Impact Statement was developed as one of the requirements for the DA.

Subsequently, as part of on-site preparation in advance of the development, the building located at the corner of Carleton and College Streets, 1452 Carleton Street, had the modern rear addition (addressed as 5949 College Street) removed. In early March 2023, as part of the process of preparing for a new foundation, the original portion of the building was lifted by crane and it collapsed, destroying the building. This is significant, as this building is listed as a Registered Heritage Property built in 1861 as part of the entire block listed by the Halifax Regional Municipality as an Early Victorian Streetscape.

With the loss of the corner building at 1452 Carlton Street, seven buildings remain on site, two of which are registered heritage properties (Figure 5).



Figure 5: Subject site, outlined and comprising seven remaining buildings on seven properties; from top right, clockwise: 1456 Carleton Street, 5963 College Street, 5969 College Street, 5977 College Street, 5989-5993 College Street, 1377 Robie Street, 1389 Robie Street. Source: Nova Scotia Civic Address Finder

The proposed development context, for which a revised Heritage Impact Statement is required as part of a new DA for the site, comprises three of the four originally retained buildings:

- 1456 Carlton Street – Crosskill Residence (Registered Early Victorian Streetscape) (Figure 4)
- 5963 College Street – MacCoy Residence (proposed Registered Heritage Property) (Figure 5)
- 5969 College Street – Gold Cure Institute (Registered Heritage Property) (Figure 6)

The proposed development includes the incorporation of a fourth building on the site that, previously, was to be demolished, and is to take the now-vacant corner site at Carleton and College Street: the Mary Belcher Residence at 1377 Robie Street (Figure 7).

The characteristics of each building, their evolution, values and proposed conservation in the context of the revised development is further outlined in Sections 5, 4, and 5 of this report.

The two registered heritage properties, 5969 College Street (Gold Cure Institute Building, 1894) and 1456 Carlton Street (Crosskill Residence, registered as part of an intact Early Victorian Streetscape, 1865), along with 5963 College Street (MacCoy Residence, 1896), which is not registered, were to be retained, along with the registered and inadvertently demolished 1452 Carlton Street.

The remaining five buildings were not part of the previous DA, and were to be demolished. These comprised 5977 College Street, 5989-5993 College Street, 1377 Robie Street, and 1389 Robie Street; these buildings all illustrate the evolution of the area to varying degrees, as late 19th century or early 20th century housing either as converted to multi-unit residential or built as low-rise apartment buildings.

Another notable and unauthorized action was removal of the cladding on 1456 Carleton Street. Neither the inadvertent demolition of 1452 Carlton Street nor the stripping of cladding on 1456 Carlton Street – both formally registered by HRM – was approved as part of the larger redevelopment. As such, the DA is no longer consistent with policy. A revised planning strategy is necessary as part of substantial alterations and the proposal must be presented again to HRM Council for a new DA.

The MacCoy Residence and the Gold Cure Institute on College Street and the Mary Belcher Residence on Robie Street date to the late Victorian period (1896, 1894 and 1896-1897 respectively), and the other building remaining on the site, the Crosskill Residence on Carlton Street dates to the early Victorian period (1865). The context

of this Heritage Impact Statement is based on these three buildings and their subsequent additions and alterations. The site is zoned CEN-1 and CEN-2.

This Heritage Impact Statement and the proposed conservation strategy is based on Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, in conjunction with enabling policies established by the Halifax Regional Municipality. It outlines the preservation, rehabilitation and restoration that will occur as part of the proposed development initiative.

1.4. CURRENT OWNER

The owner of the development site is 3088962 Nova Scotia Limited. The mailing address is 7165 Quinpool Road, Halifax, NS B3L 1C7 (Suite 449)

1.5. MCLEAN HERITAGE PLANNING AND CONSULTING

As Principal of McLean Heritage Planning and Consulting, Hugh McLean has an extensive municipal background, integrating heritage conservation, urban design and project management. As a registered planner, with over 26 years of work for the City of Surrey and City of Vancouver, his work includes evaluating resources, researching and writing Statements of Significance, determining best strategies for conservation including negotiating incentives and protection through designation, legal agreements and covenants, and administering the Heritage Incentive Program. Municipal policy work includes the Historical-Cultural Review of Powell Street (Paueru Gai), an updated City of Vancouver Heritage Register evaluation system and city-wide upgrade, the City of Vancouver Heritage Awards and plaque program. He serves on the Vancouver Heritage Foundation's Granting Committee, is a Board member of the BC Association of Heritage Professionals, is a member of the Village of Cumberland's Heritage Advisory Committee and has served as a Collaborator to the University of Victoria's "Landscapes of Injustice" (2013-2019). A curriculum vitae is provided in Section 9.2 of this report.

2. HISTORIC CONTEXT

2.1. HISTORIC CONTEXT AND HERITAGE VALUES

In the mid-1800s, Halifax was spreading outward from its early downtown and harbour orientation, northward and to the west beyond the Halifax Public Gardens. The area did not extend far beyond the Public Gardens, however, and much of the southwest part of the peninsula, certainly beyond what is now Robie Street, was pastoral and rural in character (Figure 6).



Figure 6: Ruger’s Early Panoramic Map of Halifax Public Gardens and Surroundings, 1879.

At this time, College Street was known as Neal Street, in reference to the prominent Neal Estate, and the university’s presence had not yet been made here (Figure 7). William H. Neal operated a dry goods store in downtown Halifax during this period. He also served as Alderman for Ward I from 1871-1872.

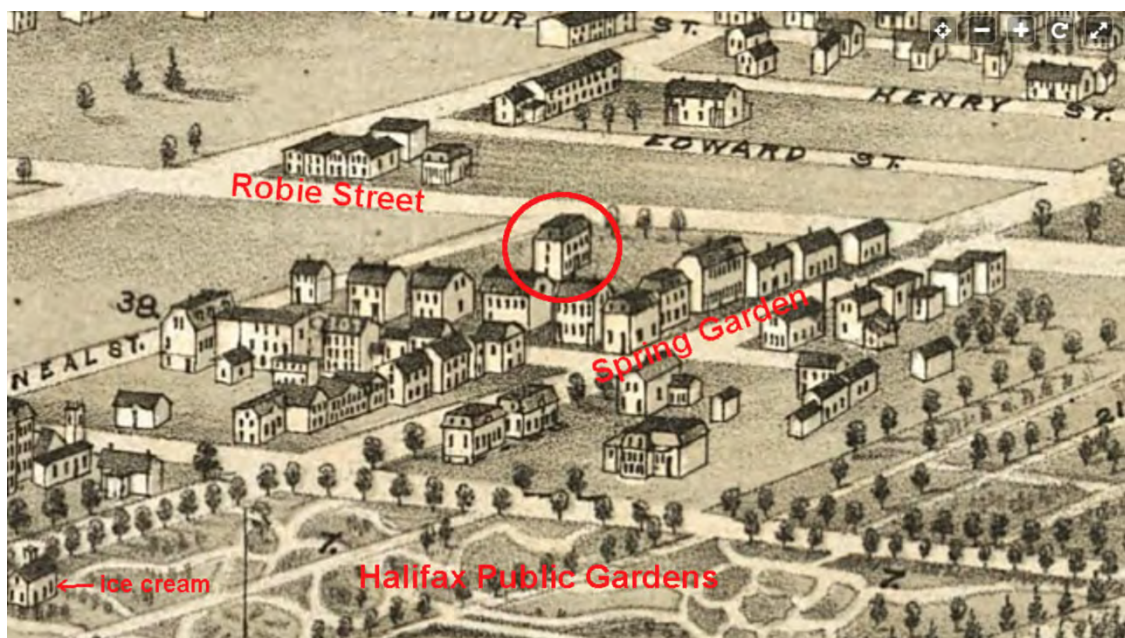


Figure 7: Magnified Ruger's Early Panoramic Map of Halifax Public Gardens and Surroundings, 1879. Neal Estate circled. This pre-dated the siting of the Forrest Building on the Dalhousie campus in 1887, the University's first building here. Source: Heritage Trust of Nova Scotia

Dalhousie University, founded as a college in 1818, was initially based downtown, on the Grand Parade, where City Hall is currently – although instructions were not offered there until 1838. By 1863, Dalhousie had opened with an instruction faculty and 28 students and the first degree was offered in 1866. As a more direct influence on the area covered by this report, in the late 1880s the university relocated to the Forrest Building, constructed in 1887, on what is now referred to as the Carleton Campus. This evolution was reflected, in part, with the renaming of Neal Street to College Street. Later development spread over to the Studley Campus (Figure 8).¹

¹ Dalhousie University: History and Tradition, Inspiring Minds for Nearly Two Centuries, dal.ca/about-dal/history-tradition.html



**Figure 8: Forrest Building, Dalhousie University, 1887, and as it appeared in 1910.
Source: Notman Studio, Nova Scotia Archives 1983-310 No. 46**

The Forrest Building, as the centre of all activities associated with the university from its construction until 1914, is notably located immediately south of the subject site, and it strongly influenced how the neighbouring blocks developed and evolved up until World War I and beyond.

The immediate area became known as the Carlton Campus of Dalhousie University, with various buildings such as medical and nursing.² The Halifax Medical College was located at the northeast corner of College and Carlton Streets (Figure 9). The medical and nursing faculties to this day are situated in the immediate area, with nursing occupying the Forrest Building.

² An undated map of the Dalhousie campus shows a building on College Street, presumably the MacCoy Residence, as one of two buildings on College adapted for nursing.



Figure 9: Halifax Medical College, College Street, Halifax. Northeast corner of College and Carleton Streets.

Source: J.A. Irvine Nova Scotia Archives Album 35 No. 31 Negative N-5587

The mid to late 19th century buildings on the subject site and beyond collectively illustrate the evolution of the area. The MacCoy Residence, Gold Cure Institute and the Mary Belcher Residence in particular, contribute to this story of the area, initially as an upper-class area exemplified by the Neal Estate, followed by middle-class and professionals. This continued to evolve into the early to mid-20th century as a transition area with houses reconfigured for apartments and offices, primarily the impact of expanding Dalhousie University (Figures 8 and 9).

2.2. SURROUNDING CONTEXT

As introduced in Section 1.3, there is a cluster of sites in proximity to the subject site listed as Municipally Registered Heritage Properties, the most notable being the Early Victorian Streetscape listed as Registered Heritage Properties and along both sides of the 1400 block of Carlton Street.

Through the latter half of the 1800s, Carlton Street and the streets immediately surrounding it were developed with houses that were generally modest in size and unadorned when it came to detailing (Figure 10).



Figure 10: Registered houses immediately north of subject site on Carlton Street: early Victorian houses (left and far right) with a 1906 Edwardian house (centre right)

Source: Google Streetview, 2019

This preceded the later Victorian styling trend – far more ornate houses that are commonly thought of as “Victorian” with expansive porches, gingerbread, shingles, posts and other elements. The houses on Carlton Street are notably simple and many feature the form of the Second Empire style, defined by its low-slope side-gable roof, with the front Mansard form, and modest front porches and above-grade entry and many with double-height protruding bays on the front.

Carlton Street was approaching full build-out but several properties remained vacant as of 1878. One of the greatest influences on the development of the block was the Neal Estate: having that single owner of nearly half the block meant that the southwest portion remained undeveloped until the mid-1890s. The ownership of a pair of properties on Carlton Street by William Neal is worth noting (Figure 11).

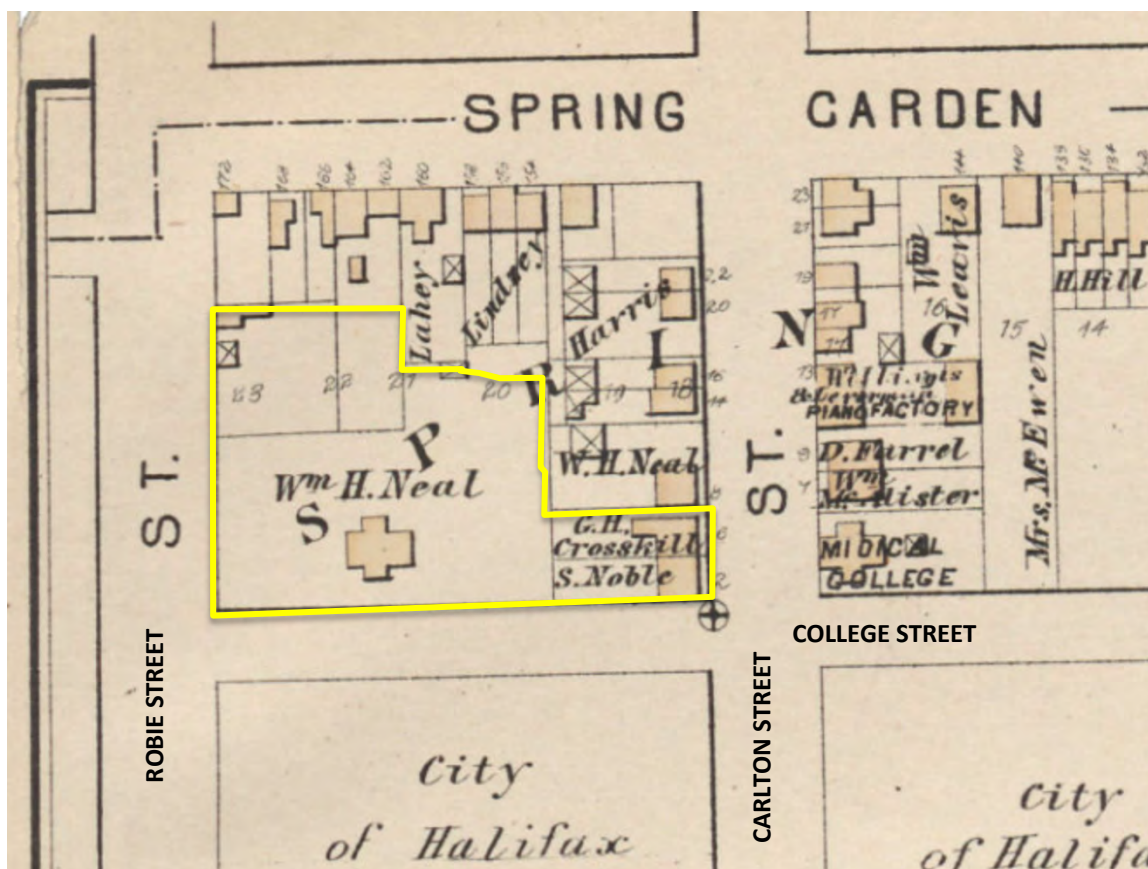


Figure 11: Hopkins Atlas, 1878, Plate O, Part of Ward 1. Block bounded by Robie, College and Carlton Streets, and Spring Garden Road, with current subject site outlined. Source: Archives Library O/S G 1129 H3 H67 1878

That later transformation results in how the blocks are presented today: early Victorian houses are set along Carlton Street while more ornate late Victorian houses are set along College Street.

More specifically, Carlton Street is commonly referenced as an early Victorian streetscape, and is formally registered. The houses date from as early as 1860 and up to 1889, although there is one house on the east side, 1466 Carlton Street, built as late as 1906 (Figure 12).

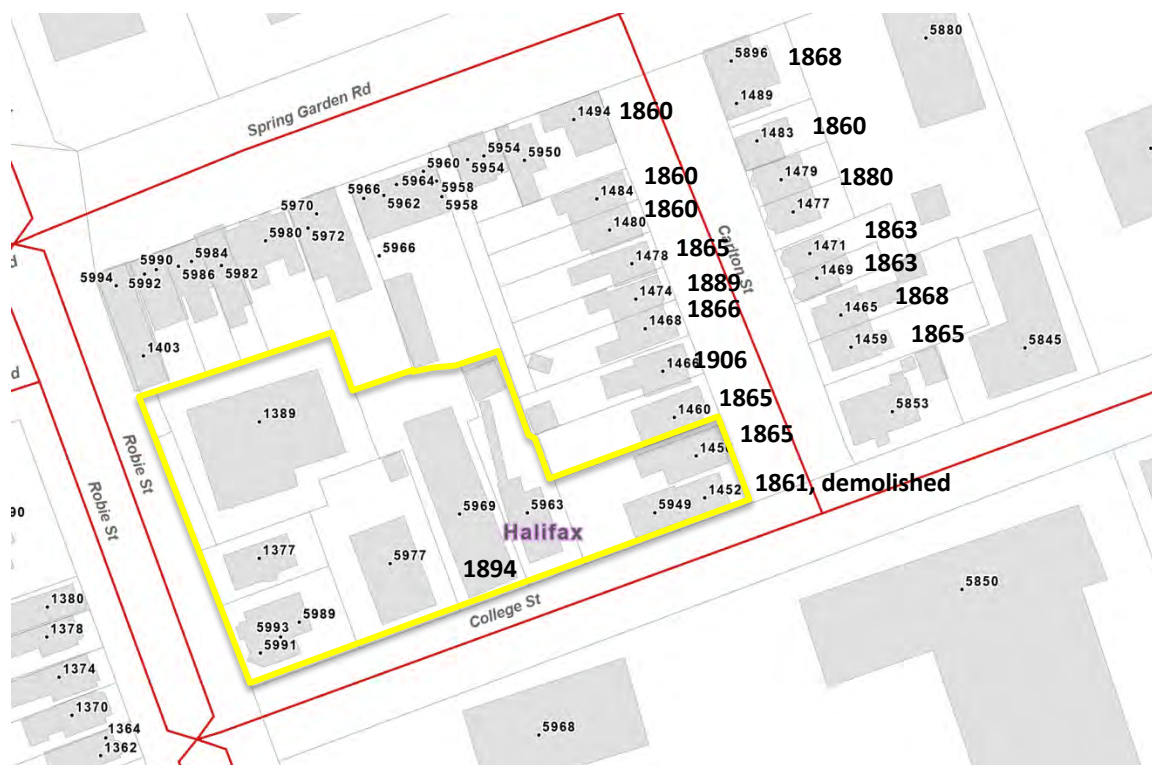


Figure 12: Registered Historic Properties in Proximity to Subject Site (yellow outline). Source: Halifax Regional Municipality, Heritage Property List

This is because this property (and the neighbouring one at 1460 Carlton Street) was owned by the family of William Neal after the rest of his estate was subdivided in the mid-1890s. His family retained ownership of the property until his death in 1902: this resulted in the notably late construction of this house, in 1906, which stands out from all the others.³ It also explains the later construction of the houses on College Street (see Sections 3.1 and 3.2).

The block on which the subject site is located has retained its character, and although all but one of the listed heritage buildings are situated on Carlton Street, Spring Garden Road also retains its early character. The only redevelopment in recent years is the replacement of the Medical College at the corner of College and Carlton Street with a modern office use. The north half of the block is a contrast in form, use and design, with more buildings converted to commercial use along Spring Garden Road and, to a lesser degree, Robie Street.

Collectively and individually, these buildings and their sites contribute to the historic character of the block on which the subject site is located. This illustrates the general historical significance of the surrounding area.

³ The house addressed as 8 Carlton Street was owned by William Neal Jr. and subsequently by his widow, Charlotte Neal.

3. RESEARCH AND ANALYSIS

The south half of the block, comprising the subject site and bounded by Robie, College and Carlton Streets, has a significant history, with 19 registered heritage properties, and all but one is located on Carlton Street, an Early Victorian Streetscape.

There are four buildings evaluated as part of this Heritage Impact Statement, each of which requires further research and assessment. The Carlton Victorian Streetscape is the only one of the buildings that has a Statement of Significance, although the Gold Cure Institute at 5969 College Street is formally Registered.

Comparatively, the College Street block exhibits less evidence of the earliest historical context of the area when compared to Carlton Street. This is the result of the southwest portion of the block being occupied by the Neal Estate until the mid-1890s; nevertheless, it presents a strong and cohesive illustration of the later Victorian development (Figure 13).



**Figure 13: College Street looking west from the MacCoy Residence at 5963 College,
Source: J.A. Irvine Collection, Nova Scotia Archives, Album 26, No. 19, N-5770**

The infill of the block bounded by Robie, College and Carlton Street and Spring Garden Road was essentially complete by the very late 1890s, as illustrated in the Fire Insurance Plan and Assessment Plans from that time (Figures 14 and 15).



Figure 14: 1895 Fire Insurance Plan with revisions to 1907
Source: Nova Scotia Archives

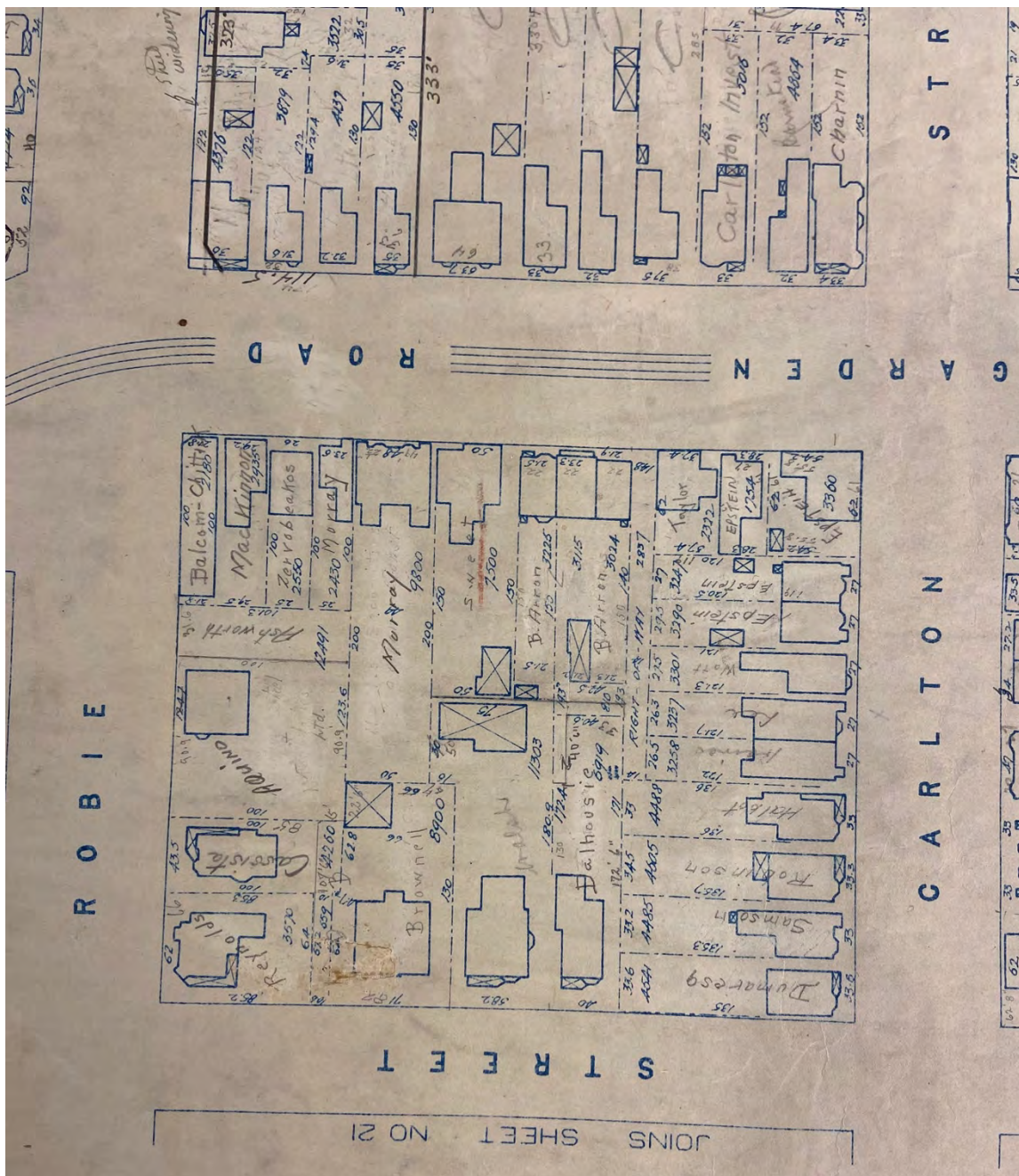


Figure 15: Assessment Plan, Sheet 25 (partial), 1917

Source: Nova Scotia Archives

3.1. MacCOY RESIDENCE, 5963 COLLEGE STREET

The MacCoy Residence was originally a single-family dwelling when constructed in 1896, which in more recent decades has been converted to multi-family residential.

3.1.1. HISTORICAL AND CULTURAL CONTEXT

The property on which the MacCoy Residence is located, at 5963 College Street, has its earliest historical connection to Wensley Blackwell MacCoy, who lived here from its construction until 1917. Wensley MacCoy was born in Shelburne, NS, on April 24, 1869, son of William F. MacCoy and Maria Louisa Woodhill MacCoy. He married Edith Josephine Belcher in June 1897. Wensley MacCoy studied law in Halifax and was called to the bar in 1893. He initially partnered with his father, William F. MacCoy, KC, who was noted in the 1890s as the City Solicitor.

Wensley B. MacCoy was created King's Counsel in 1915, and in 1918, was appointed provincial Secretary, Industries and Immigration.⁴ Various partnerships were listed in City Directories, including MacCoy, MacCoy and Grant (1897-1898) and Davison, Stairs and MacCoy (1901-1902). However, for most of his early career, it was a family partnership (Figure 16).



Figure 16: Advertisement for MacCoy & MacCoy Barristers, Halifax City Directory, 1900-1901, p. 57

By 1919 he was listed as living at 217 Robie Street. He had taken over the residence of his mother-in-law, Mary Belcher, following her death in 1918 (see Section 3.3.1). Their son, Wensley Ritchie MacCoy, was married to Hazel Isobel Smith in Sydney, in April 1925. Wensley Ritchie MacCoy was awarded Member of the British Empire (MBE) (civil) as a member (supervisor) of the Army Auxiliary Services.

⁴ Prominent People of the Maritime Provinces in Business and Professional Life, Canadian Publicity Co., J. & A. McMillan Printers, 1922

The MacCoy Residence was prominent enough to be photographed by J.A. Irvine in the early 1900s (Figures 17, 18 and 19). Although it is presumed that, based on dress and the era of dress styles, the people standing in front of the house may be Wensley B. MacCoy and Edith MacCoy; however, it cannot be confirmed.



Figure 17: 5969 College Street, early 1900s

Source: J.A. Irvine Collection, Nova Scotia Archives, Album 37, No. 40

The development of this house was in tandem with the other houses on the block and along Robie Street, the result of the sale and subdivision of the Neal Estate in the early 1890s. Together with the neighbouring Gold Cure Institute, it further illustrates a strong visual representation of the earliest development of housing along College Street. Its earliest association with the MacCoy family, is the most significant intangible heritage value. It illustrates the way in which not

only this site, but those surrounding, were highly desired by the professional and merchant classes in Halifax, being conveniently close to downtown but buffered by the Halifax Public Gardens.



Figure 18: 5963 College Street, early 1900s

Source: J.A. Irvine Collection, Nova Scotia Archives, Album 36, No. 84, Negative N-5831



Figure 19: Close up of two people in front of 5963 College Street

Source: J.A. Irvine Collection, Nova Scotia Archives, Album 36, No. 83. Negative N-5830

Wensley Blackwell MacCoy died on April 14, 1948, in Halifax at the age of 79 and is buried at nearby Camp Hill Cemetery. Edith Josephine MacCoy died on February 11, 1958, in Halifax at the age of 84 and is also buried at nearby Camp Hill Cemetery.

McAlpine’s Halifax City Directories for 5963 College Street

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1893-1894		Wensley B MacCoy, law student, bds 89 South Park
1895-1896 (234)	Only listings on this block are Murphy Gold Cure Institute (5969) Quinn Joseph E [who is listed as the manager of GCI] Puttner Charles E lives at the corner house THEREFORE CONCLUDED NO LISTING FOR THIS ADDRESS IN THIS YEAR	W.B. MacCOY, LLB. , of W F MacCoy & Son, bds Prince’s Lodge (Phone 1039) W.F. MacCOY & SON , (W F MacCoy, QC, City Recorder, W.B. MacCoy, LLB,) Barristers, &c., Redden Building, 45 Sackville
1896-1897	Same as year before – no listing for 5963	No listing for 5963
1897-1898	Wensley B MacCoy [same as 1898 no number]	MacCOY, MacCOY & GRANT , (W F MacCoy, QC, W B MacCoy LLB, D K Grant), barristers and solicitors, 39 Sackville (phone 809). See card opp barristers. Wensley B MacCoy, of MacCoy, MacCoy & Grant, h College
1898-1899	Wensley B. MacCoy ⁵	MacCOY & MacCOY , (W F MacCoy, QC, W B MacCoy), barristers and solicitors, 39 Sackville (phone 809). See card opp barristers. Wensley B MacCoy, of MacCoy & MacCoy, h 29 College
1899-1900	29 Wensley B MacCoy	MacCOY & MacCOY , (W F MacCoy, QC, W B MacCoy), barristers and solicitors, 37 Sackville, phone 809. <i>See card opp Barristers</i> Wensley B MacCoy, of MacCoy & MacCoy, h 29 College
1900-1901	29 W B MacCoy	MACCOY & MACCOY , (W F MacCoy, QC, W B MacCoy), barristers and solicitors, 37 Sackville, phone 809 <i>see car opp Barristers</i> Wensley B MacCoy, of MacCoy & MacCoy, h 29 College
1901-1902	29 W B MacCoy, barrister	WENSLEY B MacCOY , of Davison, Stairs & MacCoy, h 29 College DAVISON, STAIRS & MACCOY , (J M Davison, LL.B, H B Stairs, LL,B, com. New Brunswick, W B MacCoy, LL.B. Barristers, Solicitors & Notaries, 37 Sackville. PO Box 119
1902-1903	29 Wensley B MacCoy, barrister.	WENSLEY B MacCOY , barrister, 37 Sackville, h 29 College
1903-1904	29 Wensley MacCoy, barrister	WENSLEY B MacCOY , barrister, 45 Sackville, h 29 College

⁵ Numbers not noted for College Street west of Carleton from 1896 to 1898

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1904-1905	Directory not consulted	
1905-1906	29 W B MacCoy	W.B. MacCOY , Barrister, Agent Manufacturers' Life, h 29 Carleton [sic]
1906-1907	Directory not available	
1907-1908	29 W B MacCoy	W B MacCOY , barrister, 59 Granville, h 29 College
1908-1909	Directory not consulted	
1909-1910	Directory not consulted	
1910-1911	Directory not consulted	
1911-1912	29 Wensley B MacCoy	WENSLEY B MacCOY , barrister, solicitor and notary public. Metropole Building; h 29 College; summer residence, Jollimore
1912-1913	Directory not consulted	
1913-1914	Directory not consulted	
1914-1915	Directory not consulted	
1915-1916	Directory not consulted	
1916-1917	(Old No. 29) 95 Wensley B MacCoy	WENSLEY B MacCOY , barrister, notary public, Metropole Bldg, h 29 College
1917-1918	95 Mrs E H Stairs	Hugh M Stairs (OAS) b 29 College Isabella Stairs (wid Edward) h 29 College Philip B Stairs clk (OAS) b 29 College Robert D Stairs clk b 29 College WENSLEY B MacCOY, K C, Secretary Returned Soldiers Employment Committee, N S, Room 65 Metropole Bldg., 193 Hollis h 19 Payzant Ave
1918-1919	95 Mrs E H Stairs	Hugh M Stairs (OAS) b 95 College Isabella Stairs (wid Edward) h 95 College Philip B Stairs clk (OAS) b 95 College WENSLEY B MacCOY, K.C. Barrister, Solicitor and Notary Public, Offices rms 65-67 Metropole Bldg., 193 Hollis Secty Nova Scotia Returned Soldier Commission Office do h 19 Payzant Ave

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1919-1920	95 Mrs E H Stairs	Isabella Stairs (wid Edward) h 95 College Miss Kathleen Stairs b 95 College
1920-1921	Directory not consulted	
1921-1922	95 Mrs Isabella Stairs	Isabella Stairs (wid Edward) h 95 College
1922-1923	Directory not consulted	
1923-1924	Directory not consulted	
1924-1925	Directory not consulted	
1925-1926	Directory not consulted	
1926-1927	95 Mrs Edward Stairs	Mrs Edward Stairs h 95 College

3.1.2. ARCHITECTURAL ASSESSMENT

The MacCoy Residence remains a good example of housing built in the late-1800s in the neighbourhood. It is a late Victorian residence set close to the street, with a prominent front featuring a stacked bay window, a modest entry porch and a gabled floor porch directly above (Figure 20).



Figure 20a: Context of MacCoy Residence, 5963 College Street (front, looking west along College Street)



Figure 20b: Context of MacCoy Residence, 5963 College Street (front, looking east along College Street)

It has minimal setback from the street, on a deep lot that allows more room at the rear, with an ample west and east side yard.

Its front-gabled form is common to the Queen Anne style, with the primary gable set dominantly above a half-width entry porch and a secondary porch situated above and a wall dormer protruding from the east side. There is a secondary gable toward the rear, along the west side (Figure 21).



Figure 21a: Front of 5963 College Street



Figure 21b: Upper floor detail of 5963 College Street



Figure 21c: Rear of 5963 College Street

The front door is currently obscured by the enclosed porch, but the front door opening is original, as is the separate “sidelight” window, visible in a recent interior photograph (Figure 21d).

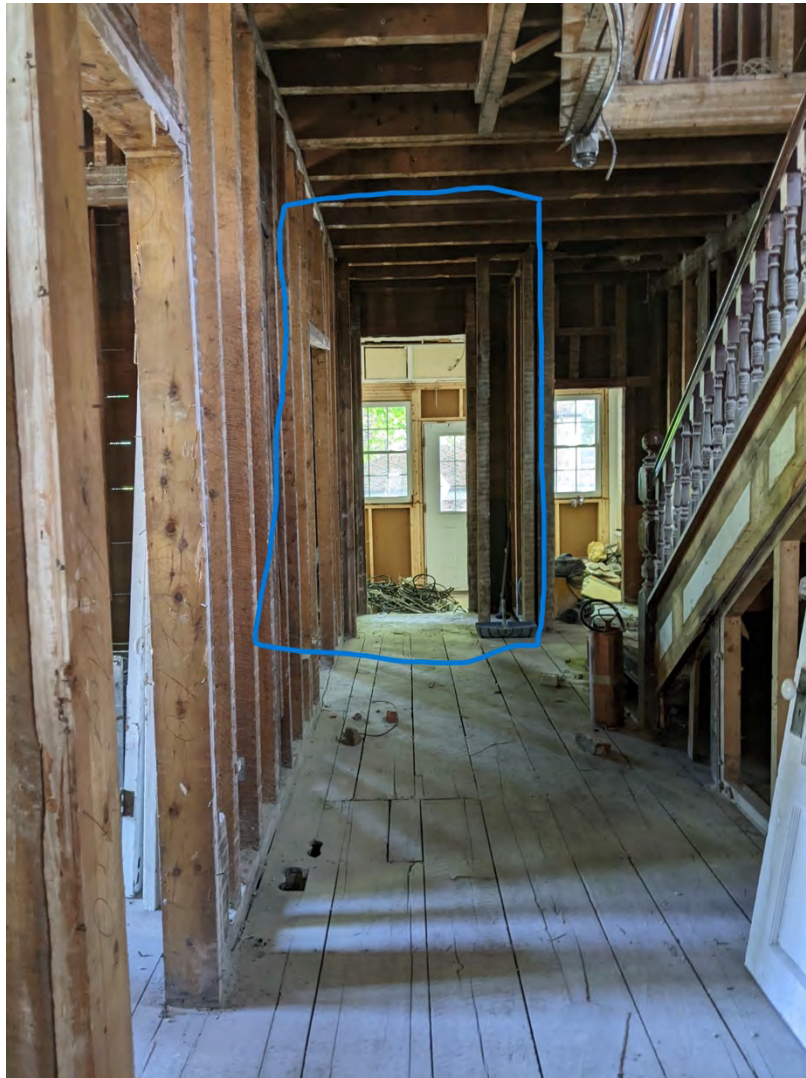


Figure 21d: Interior view of front door and window openings behind enclosed porch, 5963 College Street

The overall asymmetry form of the house is complemented by elaborate gingerbread woodwork such as turned porch posts, “sunrise” motifs, heavy decorative brackets, fretwork in the main gable, and detailed dentils. There is a shed extension at the rear, that expresses the evolution of the house over time (see section 3.1.3).

The other elements that contribute to the overall character and significance of this building are: ⁶

⁶ A more extensive list can be found in the Character-Defining Elements of the Statement of Significance, Section 4.1

- Location mid-block between Robie Street and Carlton Street;
- Continuous residential use;
- Main floor set slightly above grade;
- Craftsmanship as evidenced in its design and finishes;
- Front-gabled form common to the Queen Anne style, with a steeply-pitched roof structure and a protruding west side gable;
- Partial-width flat-roof front porch supported by squared posts and above which is set a similar sized porch with a protruding gable roof and decorative turned posts and balustrade;
- Prominent stacked bay at the front with bellcast roof dividing the floors;
- Protruding cant bay wall dormer on the east side;
- Variety of wood windows;
- Fenestration including:
 - Decorative starburst frieze in the small gable of the upper porch and framed by decorative turned posts and spindle work framing the top of the porch;
 - Heavy ornate brackets in the front soffit;
 - Dentil band in the stacked bay and around the top porch;
 - A decorative line of wavy shingles in the south side wall dormer aligned with the soffit to define the division between floors;
 - Decorative wavy cladding in the upper front gable;
 - Gingerbread detailing in the upper gable;
- Single front entry;
- Shingle cladding.

These elements are illustrated in Figure 22.



Figure 22a: MacCoy Residence, 5963 College Street – front and west side



Figure 22b: MacCoy Residence, 5963 College Street – front and east side

3.1.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN

Overall, the integrity of the MacCoy Residence is excellent. The only notable alteration, on the front, is the enclosure of the small entry porch (Figure 23a).



Figure 23a: Front porch enclosure of 5963 College Street

This enclosure obscures the original entry and a single-set window to the left that would be considered a “sidelight”. The openings are intact, but the single-set door and transom (seen in the archival photos) and the sidelight window are not. The other notable alteration is at the rear which includes a shed roof extension (Figure 23b).



Figure 23b: Shed roof addition at the rear of 5963 College Street

Similar to the porch enclosure, these are considered easily reversible.

The double-hung front windows in the double-height bay on the front are original, as are those on the west and east sides of the house. All the notable fenestration is intact.

3.2. GOLD CURE INSTITUTE, 5969 COLLEGE STREET

The Gold Cure Institute was originally a single-family dwelling when constructed in 1894, which in more recent decades has been converted to multi-family residential.

3.2.1. HISTORICAL AND CULTURAL CONTEXT

The development of this house was in tandem with the other houses on the block and along Robie Street, the result of the sale and subdivision of the Neal Estate in the early 1890s. Together with the neighbouring MacCoy Residence, it presents a strong and cohesive visual representation of the earliest development of housing for the professional class along College Street.

Similar to the MacCoy Residence, the construction of the Gold Cure Institute at 5969 College Street reflects the delayed development pattern of this block, where the surrounding blocks, such as Carleton Street, had already undergone development and been completed in the mid-1800s. This is reflected in the 1878 Fire Insurance Plan that shows the Neal Estate occupying the entire block and much of Robie Street as well (Figure 24).

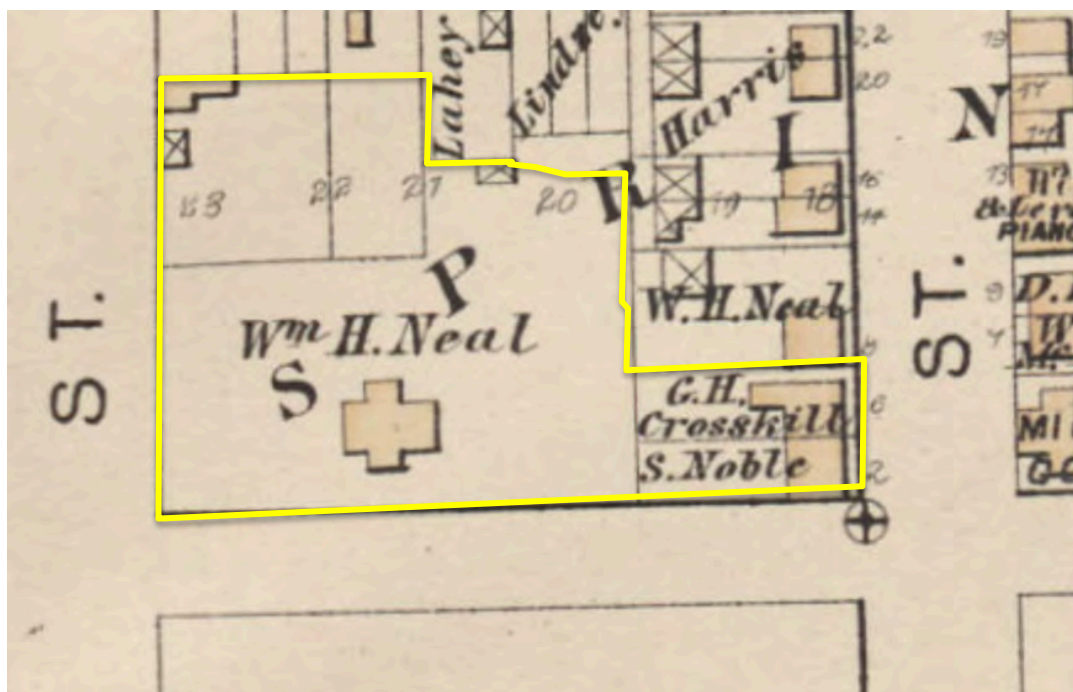


Figure 24: 1878 Fire Insurance Plan (current site outlined)

Upon the sale of this expansive estate around 1893, the block opened up for completion of development, with the subdivision of several new properties along College Street and Robie Street.

The Gold Cure Institute is unique among the mid-1890s houses built on College Street as its earliest use was indirectly tied to the university developing in the immediate area.

The Gold Cure Institute, despite being relatively short lived at the College Street location (Figure 25), has an important footnote as a practice meant to mimic medical treatment.



Figure 25: Ad in Halifax City Directory connected to 5969 College Street

The first Murphy Gold Cure Institute opened in Montreal in 1893. Father Lawrence William Murphy was a Catholic priest in Buffalo, NY, who had devoted himself to the study of the pathology of inebriety. He devised a system of gold salts therapy, which was adapted to the treatment of neurasthenia, a symptom caused by chronic drunkenness. It was derived from a treatment created by Dr. Leslie E. Keely in the mid-west United States, in the 1860s. The name “Gold Cure” was used based on the original formula of gold and sodium in pill form, but documentation shows that it nearly killed the first patient. Dr. Lesley Keely developed a new drug but no longer based around gold; according to Keeley, it was such a good name that he hated to part with it. It was a combination of atropine, strychnine and arsenic.⁷

At the Murphy Gold Cure Institute, inebriates could be treated with ‘Father Murphy’s Gold Cure.’

“However, the medical profession was sceptical about such ‘gold’ treatment and, in 1894, Fr. Murphy was fined \$50 for illegally practicing medicine. (Apparently, the nominal physician appointed to the Institute had made only one visit and given one injection to each of the patients; thereafter the injections had been given by Fr. Murphy himself.)

⁷ The Dr. Leslie E. Keeley Gold Cure Institute for Drunkards, Search Backyard History, December 1, 2023.

<https://backyardhistory.ca/f/the-dr-leslie-e-keeley-gold-cure-institute-for-drunkards?blogcategory=Fredericton>

Despite this setback the Institute flourished and others opened in towns and cities of Canada and the eastern United States.

The Father Murphy Institute for Inebriates opened in London in March 1904 for the treatment of male and female inebriates by the Father Murphy Gold Cure, which had been used successfully in the Dominion of Canada over the past 12 years.

The purpose of the Gold Cure was to eradicate all desire for alcohol and the restore the nervous system to normal. Treatment was usually of three weeks duration and was two-fold: radical and tonic. Patients were given a liquid cordial to drink every two hours and received four hypodermic injections into the arm daily: at 8 o'clock, 12 noon, 5 o'clock and 7 o'clock. They were expected to be punctual for these. In between treatments, patients were free to come and go as they wished. Bathing was considered essential and patients were instructed to bathe at least twice a week.”⁸

The Gold Cure Institute was present on College Street between 1894 and 1897. It was a practice that the medical community had branded “unmitigated charlatanry” and “quackery.” Clearly, it did not look upon the treatments favourably as a worthwhile and proven medical practice. It is not certain, however, why this duration at this location was so short; it did not move to another location in the Halifax area. A similar operation was set up in Fredericton, NB, in 1894, although it was called the Leslie E. Keeley Gold Cure Institute. It went bankrupt after only 18 months, and this collapse may have had some connection to the various other Gold Cure Institutes.

While the Gold Cure Institute may have been medically questionable with dubious treatments and claimed to address an array of conditions besides alcoholism, including opium, morphine, tobacco and other drug addictions, it did serve to recognize alcoholism as a medical condition and not a moral failure.

The second notable owner was Howard H. Smith. He was a fish merchant, and the family company was formed by Nathan and Martin Smith, the latter being Howard’s father. N. & M. Smith, as the company was commonly known, was formed by Nathan and Martin Smith, who were brothers and descendants of British Empire Loyalists: they had moved from Maryland to Halifax around 1865-1870 and at that time formed the local company. It was initially a cooperage and expanded to exporting salted fish and importing fishery salt. Martin Smith died in 1889 and it is presumed that Howard took over his role as the company

⁸ Lost Hospitals of London – Father Murphy Institute for Inebriates, <https://ezitis.myzen.co.uk/frmurphy.html>

head. The wharves were located on Lower Water Street between Sackville and Prince Streets, and in 1904 were completely destroyed by fire. It was rebuilt, and the company underwent liquidation around 1915, with Howard Smith and Albert Martin retaining the premises. A.M. Smith Company was formed in 1917 and in 1920 was known as A.M. Smith and Company Limited.⁹

Howard Smith died in the early 1920s and his role in the company was acquired by his brother, Albert Martin Smith.

The area on Lower Water Street formerly occupied by A.M. Smith Company is the site of the Maritime Museum of the Atlantic.

⁹ Memory Nova Scotia – A.M. Smith and Company memoryns.ca/m-smith-and-company

McAlpine’s Halifax City Directories for 5969 College Street

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1890-1891		
1891-1892	Only listing on this block: Church hospital Sister Paula, church hospital [strongly suggesting the Neal Estate had been converted to a hospital]	
1892-1893	Only listings on this side of the block are Church Hospital Miss Annie Smith, matron C E Putner, apoth & acct V G hos	
1893-1894	house unoccupied ¹⁰	No listing for GCI
1894-1895	Murphy Gold Cure Institute Joseph E Quinn, mngr G C I	(The Murphy) GOLD CURE INSTITUTE , College JOSEPH E. QUINN , manager Murphy Gold Cure Institute, College h do (Phone 836)
1895-1896	Murphy Gold Cure Institute Joseph E Quinn Charles E Puttner [listed in Alpha as Robie cor College]	(The Murphy) GOLD CURE INSTITUTE College JOSEPH E. QUINN , manager Murphy Gold Cure Institute, College h do (Phone 836)
1896-1897	Murphy Gold Cure Institute Joseph E Quinn Charles E Puttner	(The Murphy) Gold Cure Institute College JOSEPH E. QUINN , mgr Murphy Gold Cure Institute, College, h do. <i>See top lines</i>
1897-1898	House unoccupied [second house listed after Carlton]	No longer a listing for Gold Cure Institute in Halifax Howard H Smith, of N & M Smith, h 21 Carleton
1898-1899	Howard Smith ¹¹	Howard H Smith, of N & M Smith, h 31 College
1899-1900	31 Howard Smith	Howard H Smith, of N & M Smith, h 31 College
1900-1901	31 Howard H Smith	Howard H Smith, of N & M Smith, h 31 College
1901-1902	31 Howard H Smith, fish merchant	Howard H Smith, of N & M Smith, h 31 College

¹⁰ Although no address is given in the directory, this is clearly 5969 College because it is the only listing on the block besides the house at the corner of Robie Street. This implies that the house, completed in 1894, was already under construction in 1893.

¹¹ Address numbers not noted for College Street west of Carlton prior to 1898.

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1902-1903	31 Howard H Smith, merchant.	Howard H Smith, of N & M Smith, h 31 College N & M Smith, fish dealers, Smith's wharves
1903-1904	31 Howard H Smith, merchant	Howard Smith, of N & M Smith, h 31 College N & M Smith, fish merchants, N & M Smiths wharf, Lower Water
1904-1905	Directory not consulted	
1905-1906	31 H H Smith	Howard H Smith, of N & M Smith, h 21 [sic] College
1906-1907	Directory not available	
1907-1908	31 H H Smith	Howard H Smith, of N & M Smith, h 31 College
1908-1909	Directory not consulted	
1909-1910	Directory not consulted	
1910-1911	Directory not consulted	
1911-1912	31 Howard H Smith	Howard H Smith, of N & M Smith, h 31 College N & M Smith Ltd, fish merchants, Smith's whf, 195 Lr Wtr
1912-1913	Directory not consulted	
1913-1914	Directory not consulted	
1914-1915	Directory not consulted	
1915-1916	Directory not consulted	
1916-1917	(Old No. 31) 99 Howard H Smith	Howard H Smith, of Smith Co Ltd h 31 College
1917-1918	Directory not consulted	
1918-1919	99 Howard H Smith	Howard H Smith of A M Smith Co Ltd h 99 College
1919-1920	Directory not consulted	
1920-1921	Directory not consulted	

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1921-1922	99 Howard H Smith	Howard H Smith of A M Smith & Co Ltd h 99 College
1922-1923	99 Burleigh Smith	Burleigh Smith acct A M Smith & Co h 99 College
1923-1924	99 J D Walsh	JAMES D WALSH druggist 17½ Spring Garden Rd h 99 College
1924-1925	Directory not consulted	
1925-1926	Directory not consulted	
1926-1927	99 James D Walsh	JAMES D WALSH druggist 17½ Sp Garden Rd h 99 College

3.2.2. ARCHITECTURAL ASSESSMENT

The Gold Cure Institute is a 2½ storey wood frame house that is a commanding example of the Queen Anne style. Its asymmetrical form features a three-storey turret protruding from its hipped roof form and a decorative gable on the opposite end of the front.

It has minimal setback from the street, on a deep lot that allows more room at the rear, with an ample west and east side yard. Its front is defined by a partial-width porch and a stacked bay that forms part of the octagon protruding above the attic to form the turret, with a prominent second stacked bay on the east side (Figure 26).



Figure 26: Context of the Gold Cure Institute, looking west along College Street

The other elements that contribute to the overall character and significance of this building are: ¹²

- Location mid-block between Robie Street and Carlton Street;
- Continuous residential use;
- Main floor set slightly above grade;
- Craftsmanship as evidenced in its design and finishes;
- Front-gabled form common to the Queen Anne style, with a steeply-pitched and complex hipped roof structure with multiple small gabled dormers with a projected pediment;
- Eight-sided bell three-storey tower projecting from a double-storey bay, with a cupola roof and pointed cap;
- Partial-width shed-roof front porch, set above the stairs and supported by slightly flared squared porch posts;
- Fenestration including:
 - Inset frieze in the small gable above the entry stairs;

¹² A more extensive list can be found in the Character-Defining Elements of the Statement of Significance, Section 4.2

- Decorative woodwork around each of the window frames, and particularly the arched “lintel” cap and “keystone” on the second-floor centre-set window, and an oxe-eye window in the front gable, attic, with arabesque frieze surrounding;
- Heavy shingled brackets in the front soffit with smaller rounded inset brackets between;
- Fishscale shingle cladding on the main floor, front;
- Decorative brackets under the cant bay, north side;
- Cant bay on second floor, north side;
- Cant stacked bay on the south side;
- Small attic dormer set between the tower and attic gable with a fixed window;
- Single front door with sidelights and three-pane transom framed by decorative trim;
- Variety of wood windows including stained glass windows in the west side bay;
- Shingle cladding.

These elements are illustrated in Figures 27a to 27e.



Figure 27a: Gold Cure Institute, 5969 College Street – front and west side



Figure 27b: Gold Cure Institute, 5969 College Street – front and east side



Figure 27c: Gold Cure Institute, 5969 College Street – rear



Figure 27d: Gold Cure Institute, 5969 College Street – stained glass in side bay



Figure 27e: Gold Cure Institute, 5969 College Street – ornate detailing

3.2.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN

Despite modifications to the interior to accommodate additional living units, The Gold Cure Institute has had little change to the front or sides. The most notable alterations are small attic dormers on the west and east sides, and extensions to the rear. Neither of these detract from the asymmetry and overall character of the building's Queen Anne style. It is suspected that the large fixed window to the left of the front entry is not original, due to the arched upper sash which was a design characteristic more common to the 1920s and 1930s. It is quite possible that a decorative – possibly stained glass – window was here originally. However, this cannot be verified without archival evidence (Figure 28).



Figure 28: Gold Cure Institute, 5969 College Street – front porch and fixed front window with arched top sash

It is also suspected that the tapered square porch posts are also not original, as the Queen Anne style typically featured much more decorative posts.

Despite these alterations, they are now considered character-defining elements in their own right, and express the evolution of the building over time.

Previous alterations consisting of additions to the rear that were part of its evolution into a multi-family residence have since been removed and are not assessed as part of this Impact Statement.

3.3. MARY BELCHER RESIDENCE, 1377 ROBIE STREET

The Mary Belcher Residence, originally a single-family dwelling when constructed in 1896-1897, has in more recent decades has been converted to multi-family residential.

3.3.1. HISTORICAL AND CULTURAL CONTEXT

The development of this house was in tandem with the other houses on the block and along College Street, the result of the sale and subdivision of the Neal Estate in the early 1890s.

The first owner of this house was Mary E. Belcher. She was the widow of Joseph Starr Belcher, a commercial and insurance agent, who died on October 3, 1892, in Halifax, at the age of 61, with the unusual cause being fracture of skull. At that time, they were living at 101 South Garden Road. Mary Belcher applied for the building permit on October 23, 1896, so it is presumed that the house was completed early the following year.

The house was initially addressed as 83 Robie Street but by 1906 it had changed to 217 Robie Street. Between 1958 and 1965 it again changed, to 1377 Robie Street, its current address.

Mary E. Belcher was also the mother of Edith Josephine MacCoy, the wife of Wensley B. MacCoy, who lived at 5963 College Street during the same time period. It is not known how she would have obtained ownership of the house, as she was a widow, but it would either have been through her late husband's estate or from the proceeds of her daughter and son-in-law, who together would have been reasonably wealthy given Wensley MacCoy's profession as a lawyer.

Mary Belcher died on July 28, 1918, while living at 217 Robie Street. Following her death, her son-in-law, Wensley B. MacCoy and his family moved over to this house from 5963 College Street and remained here until 1926.

McAlpine’s Halifax City Directories for 1377 Robie Street

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1895-1896	Only listings are for 85 Dr Hibbert Woodbury and 87 House unoccupied	Mary Belcher, wid Joseph, h 41 Spring Garden Road
1896-1897	Only listings are for 85 Dr Hibbert Woodbury and 87 Alexander Ferguson	No listing for 83 Robie Mary Belcher, wid Joseph, h 41 Spring Garden Road
1897-1898	83 Mary Belcher, wid Joseph	Mary Belcher, wid Joseph S, h 83 Robie
1898-1899	83 Mary E. Belcher, wid. Joseph S.	Mary Belcher, wid Joseph S, h 83 Robie
1899-1900	83 Mary E Belcher, wid J S	Mary E Belcher, wid Joseph S, h 83 Robie
1900-1901	83 Mary E Belcher, wid J S	Mary E Belcher, wid Joseph S, h 83 Robie
1901-1902	83 Mary E Belcher, wid J S	Mary E Belcher, wid Joseph S, h 83 Robie
1902-1903	83 Mary E Belcher, wid J S.	Mary E Belcher, wid J S, h 83 Robie
1903-1904	83 Mary E Belcher, wid J S	Mary E Belcher, wid J S, h 83 Robie
1904-1905	Directory not consulted	
1905-1906	83 Mrs Mary Belcher	Mary E Belcher, wid J S, h 83 Robie
1906-1907	Directory not available	
1907-1908	83 Mrs Mary Belcher	Mary E Belcher, wid Joseph, h 83 Robie
1908-1909	Directory not consulted	
1909-1910	Directory not consulted	
1910-1911	Directory not consulted	
1911-1912	217 Mrs M Belcher	Mary E Belcher (wid Jos S), h 217 Robie
1912-1913	Directory not consulted	
1913-1914	Directory not consulted	
1914-1915	Directory not consulted	
1915-1916	Directory not consulted	

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1916-1917	217 Mrs M E Belcher	Mrs Mary E Belcher (wid Jos S), h 217 Robie
1917-1918	Directory not consulted	
1918-1919	217 Mrs M E Belcher	Mary E Belcher (wid J S) h 217 Robie
1919-1920	217 W B MacCoy	W B MacCOY, K C, Secretary Industries and Immigration. Secretary Nova Scotia Returned Soldier Commission, Halifax 197 Hollis h 217 Robie
1920-1921	Directory not consulted	
1921-1922	217 W B MacCoy	W B MacCoy Barrister K C 197 Hollis h 217 Robie W B MacCOY K C secretary Industries and Immigration 197 Hollis phone Sackville 239 h 217 Robie W R MacCoy clerk Arcadia Fire Insurance Co b 217 Robie
1922-1923	217 W B MacCoy	W B MacCOY K C Secretary Industries and Immigration 197 Hollis phone sackville 239 h 217 Robie W R MacCoy Inspector Arcadia Fire Insurance Co b 217 Robie
1923-1924	217 W B MacCoy	Donald L MacCoy student b 217 Robie W B MacCOY (K C) Secretary Dept of Industries and Immigration 197 Hollis phone Sackville 239 h 217 Robie W R MacCoy insp Arcadia Fire Insurance Co b 217 Robie
1924-1925	217 W B MacCoy	Donald L MacCoy reporter "The Bradstreet Co" b 217 Robie W B MacCOY (K C) Secretary Department Industries & Immigration 197 Hollis phone Sackville 4218 h 217 Robie W R MacCoy insp Arcadia Fire Insurance Co b 217 Robie
1925-1926	217 Wensley B MacCoy	D Langford MacCoy reporter The Bradstreet Co b 217 Robie Wensley B MacCoy barrister h 217 Robie
1926-1927	217 Mrs George W Ritchie	Mrs George W Ritchie h 217 Robie [Wensley B. MacCoy had moved to 226½ Oxford Street, boarding with his son W. Ritchie MacCoy (who was listed as the principal occupant). He was still listed as a barrister.]

3.3.2. ARCHITECTURAL ASSESSMENT

Despite its presence as a subdued version of the Queen Anne style, the Mary E. Belcher Residence at 1377 Robie Street stands out among its surroundings. Immediately to the north is a non-descript apartment building, while to the south at the corner of College Street is a converted single-family residence.

Its form, defined by its stacked bay windows and wrap-around porch, rather than elaborate fenestration (as seen on the MacCoy Residence or the Gold Cure Institute), is the most visually interesting (Figures 29a to 29d).



Figure 29a: 1377 Robie Street, front and south side



Figure 29b: 1377 Robie Street, front and north side



Figure 29c: 1377 Robie Street, north side with wrap-around porch



Figure 29d: 1377 Robie Street, rear (seen from College Street)

In particular, the double-height wrap around porch, double-height bay windows on the front and south side are its most prominent features.

It has a 2½ storey form, with a double-height bay window on the front and south side, with a partial-width front porch that wraps around the north side, and is matched on the second floor. The windows are all modest in design, typically double-hung with plain glazing. The other elements that contribute to the overall character and significance of this building are: ¹³

- Continuous residential use;
- Main floor set slightly above grade;
- Craftsmanship as evidenced in its design and finishes;
- Hybrid hipped roof with rear gable form common to the Queen Anne (late Victorian) style;
- Wrap-around stacked front and side porch, supported turned porch posts;
- Fenestration including:

¹³ A more extensive list can be found in the Character-Defining Elements of the Statement of Significance, Section 4.3

- Main floor porch and supported by turned posts and spindle work and dentils framing the top of the porch;
- Ornate starburst brackets in the front soffit;
- Fishscale shingles in the front and side stacked bays dividing the main and second floor and in the upper side gable;
- Fishscale shingles in the gable of the square bay;
- Wavy shingles in the front facing square bay, second floor;
- Turned spindles in the porch balustrade;
- Cant stacked bay on the south side;
- Stacked square bay on the north side;
- Main entry door with inset glazing and transom.

3.3.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN

The Mary E. Belcher Residence at 1377 Robie Street appears to be in good condition and it retains much of its exterior integrity, with its windows, cladding and decorative covered stacked wrap-around entry porch. Its most significant change has been the addition of a 2½ storey extension with multiple fire escapes on the east side (rear) as a result of its multi-unit conversion. The wrap-around porch has had some minor intrusions such as an access stair added from the second and third floors. It is not certain if the attic dormer at the front is original, but in any case, it is a character-defining element in its own right that either expresses the original design or the evolution of the house over time.

3.4. CROSSKILL RESIDENCE, 1456 CARLTON STREET

The Crosskill Residence, originally a single-family dwelling when constructed in 1865, has in more recent decades has been converted to multi-family residential, similar to the other buildings in this report.

3.4.1. HISTORICAL AND CULTURAL CONTEXT

The Crosskill Residence at 1456 Carlton Street was built in 1865. It is one of xx buildings of that era, and together form an intact Early Victorian Streetscape which is formally recognized and protected by way of the Registration of the site by the Halifax Regional Municipality. By 1880, the two buildings immediately north of College Street were addressed as 4 Carlton and 6 Carlton (based on City Directories).

One of the earliest owners was James Crosskill, who was identified as a liquor dealer and cordial manufacturer with his business located at the corner of Barrington and George Street in downtown Halifax. He lived at this Carleton Street address from 1869 to 1893. Over the next six years, the house was either unoccupied or occupied by short-term tenants or owners. The next long-term

owner was William H. Johnson, who was president and manager of The W.H. Johnson Co. Ltd., located at 157 Granville Street. They advertised the “finest stock of pianos and organs in Canada” (Figure 30).



Figure 30: Advertisement for W.H. Johnson Co. Ltd.

Source: 1902-1903 McAlpine Directory, p. 9.

William Johnson lived here from 1899 to 1921. Beginning in 1923, the residence was occupied by John J. Etter and other family members. John Etter was a contractor.

McAlpine’s Nova Scotia Directories (1864-1869) and subsequent Halifax City Directories for 1456 Carlton Street

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1864-1865	No street listings	No listing for 20 Carlton
1866-1867	No street listings	E.C. Whitman, bookkeeper, h 20 Carlton
1868-1869	No street listings	No listing for 20 Carlton
1869-1870	20 James Crosskill, cordial manufacturer	James Crosskill, cordial manufacturer and liquors, 135 and 137 Barrington, h 20 Carlton James Crosskill & Son, liquor dealers and cordial manufacturers, Barrington, cor George.
1871-1872	2 to 16 Vacant lots 18 Samuel Noble, merchant 20 George H Crosskill, cordial manufacturer	George H Crosskill, of Crosskill & Son, 135 and 137 Barrington, h 20 Carlton JAMES CROSKILL & SON , liquors and cordial manufacturers, 135 and 137 Barrington
1872-1879	Directory not searched	
1880-1881	6 G Crosskill, of Jas Crosskill & Son	Geo H Crosskill, of Jas Crosskill & Son, 157 Barrington, h 6 Carlton George H Crosskill, jr, clerk, bds 6 Carlton JAS CROSKILL & SON , cordial and syrup man’frs, 157 Barrington
1881-1888	Directory not searched	
1889-1890	6 G H Crosskill, of J Crosskill & Son 6 Rev W A Pratt (Universalist) [8 W H Neal, of Neal, White & Co.]	George H Crosskill, of Jas Crosskill & Son, Barrington, h 6 Carleton JAMES CROSKILL & SON , syrup manfr’s, Barrington REV. W.A. PRATT , Universalist, bds 6 Carleton
1890-1891	6 G H Crosskill, of J Crosskill & Son [8 W H Neal, of Neal, White & Co.]	George H Crosskill, of J Crosskill & Son, h 6 Carleton JAMES CROSKILL & SON , (Geo H Crosskill,) syrup manufacturers, 157 and 159 Barrington
1891-1892	6 Geo. H. Crosskill, of J.C. & Son	George H Crosskill, of J Crosskill & Son, h 6 Carleton JAMES CROSKILL & SON , (Geo H Crosskill,) syrup manufacturers, 157 and 159 Barrington
1892-1893	6 G H Crosskill, of J C & Son	George H Crosskill, of J Crosskill & Son, h 6 Carleton JAMES CROSKILL & SON , (Geo H Crosskill,) syrup manufacturers, 157 and 159 Barrington
1893-1894	6 house unoccupied	No listing H.G. Fincham, major senr ord store officer, bds Lorne House, Morris

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1894-1895	6 Major H G Fincham	MAJOR H.G. FINCHAM , senior ordnce store officer, h 6 Carlton
1895-1896	6 Major H George Fincham	Major H G Fincham, A C G of O, h 6 Carleton (Phone 997)
1896-1897	6 house unoccupied [8 William H Neal]	No listing
1897-1898	6 Mrs Alex Forrest	Mrs Alexander Forrest, h 6 Carleton
1898-1899	6 house unoccupied	William H Johnson, of W H Johnson Co, h 33 Brenton W. H. JOHNSON CO., LTD. , pianos, organs bicycles, W H Johnson, mgr and pres, Duffus' Corner, 157 Granville, cor Buckingham. See page 9
1899-1900	6 William H Johnson	William H Johnson, of W H Johnson Co, h 6 Carleton W. H. JOHNSON CO., LTD. , pianos, organs bicycles, W H Johnson, man and pres, 157 Granville, cor Buckingham See page 9
1900-1901	6 William H Johnson	Wm H Johnson, of W H Johnson Co, ltd, bds 6 Carlton W H JOHNSON & CO., LTD. , (W H Johnson, president and mgr) pianos, organs, bicycles, 157 Granville cor Buckingham, see page 9
1901-1902	6 Wm H Johnson, of W H J & Co	WM H JOHNSON , pres and mgr W H Johnson & Co, h 9 [sic] Carleton W H JOHNSON & CO, L'TD. , (W H Johnson, president and mgr) Pianos, Organs & c, 157 Granville. See adv
1902-1903	6 Wm H Johnson, of W H J & Co.	W H JOHNSON , of W H Johnson & Co, Ltd, h 6 Carleton W H JOHNSON & CO, L'TD. , (W H Johnson, president and mgr) Pianos, Organs & c, 157 Granville See adv
1903-1904	6 W H Johnson, of W H J Co Ltd	W H Johnson, president and manager W H J & Co, Ltd, h 6 Carleton
1904-1905	Directory not consulted	
1905-1906	6 W H Johnson	W.H. JOHNSON , of W.H. Johnson Co. Ltd., h 6 Carlton W.H. JOHNSON CO., LTD., PIANOS and ORGANS, 157 Granville
1906-1907	Directory not available	

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1907-1908	6 W H Johnson	W H JOHNSON , Mgr W H Johnson Co. Ltd., h 6 Carlton (THE) W.H. JOHNSON CO., LTD., PIANOS and ORGANS, 157 Granville
1908-1909	Directory not consulted	
1909-1910	Directory not consulted	
1910-1911	Directory not consulted	
1911-1912	6 W H Johnson	William H Johnson, of Johnson Piano Co, h 6 Carleton
1912-1913	Directory not consulted	
1913-1914	Directory not consulted	
1914-1915	Directory not consulted	
1915-1916	Directory not consulted	
1916-1917	6 W H Johnson	WILLIAM H JOHNSON , mgr Johnson Piano Co, h 6 Carlton
1917-1918	Directory not consulted	
1918-1919	6 W H Johnson	WILLIAM H JOHNSON , mgr Johnson Piano Co h 6 Carlton
1919-1920	6 W H Johnson	William H Johnson, mgr Johnson Piano Co h 6 Carlton
1920-1921	6 W H Johnson	William H Johnson mgr Johnson Piano Co h 6 Carleton sum res Hantsport (THE) JOHNSON PIANO CO Pianos Organs and Gramophones 608 Barrington
1921-1922	6 Vacant	
1922-1923	6 Guy W. Reid	Guy W Reid clk mines office h 6 Carleton
1923-1924	6 John J Etter	Arnold Etter carp b 6 Carleton Miss Claudine Etter bkpr b 6 Carleton Miss Coraline Etter cashier Crowell Bros Ltd b 6 Carleton Miss C G Etter clk W U T Co Ltd b 6 Carleton John J Etter contractor h 6 Carleton Miss Laura E Etter bkpr b 6 Carleton
1924-1925	Directory not consulted	
1925-1926	Directory not consulted	
1926-1927	6 John J Etter	John J Etter h 6 Carlton

3.4.2. ARCHITECTURAL ASSESSMENT

The Crosskill Residence is a 3-storey wood frame house that is an excellent example of the Second Empire style. Its form takes the characteristic Mansard roof, with a single dormer set into the roof in the third-floor attic, and a near-flat roof the is balanced at the rear with the same dormer arrangement.

Similar to the collection of mid-Victorian houses on this block, it has minimal setback from the street, and forms part of a Registered Streetscape that applies to both sides, from this point north to Spring Garden Road. The lot has a standard depth and there is a narrow south and north side yard.

Its front was defined by an enclosed full-width porch extending out from the footprint of the house, a relatively plain second floor with three window openings, and a central-set gabled dormer in the Mansard roof of the attic (Figure 31).



Figure 31: 1456 Carlton Street, in 2019, prior to extensive exterior alterations
Source: Google Streetview

3.4.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN

The Crosskill Residence represented an excellent example of mid-Victorian housing, and particularly the Second Empire style, both on its own and as a comprehensive collection of houses on both sides of this block of Carlton Street (see Figure 10, Section 2.2). The only notable alterations were the enclosure of the front porch and its extension to span the full width of the house, and the alteration of one of the three second-floor window openings, directly above the entry. These alterations, while not ideal, did not compromise the overall heritage character of the house and resulted in it (and the remainder of the block) being part of a Registered Heritage Streetscape.

However, in early 2023, it underwent unauthorized alterations that were timed with the relocation and subsequent collapse of the neighbouring 1861 house (also Registered as an intact Early Victorian Streetscape) that resulted in the corner site being vacant following the collapse (Figure 32).



Figure 32: Corner of Carlton and College Street – vacant site following the collapse of the house previously located here

These alterations included the removal of the entire front porch, and all fenestration including windows, doors and cladding (Figure 33).



Figure 33: 1456 Carlton Street following unauthorized alterations (front and south side)

The elements that remain are extremely limited, including part of the attic window frame at the front. At the rear, the unauthorized alterations similarly removed all fenestration including windows, doors and cladding (Figure 34).



Figure 34: 1456 Carlton Street following unauthorized alterations (rear and south side)

3.5. SUMMARY

The historical significance of each of the four buildings that make up this Heritage Impact Statement is notable. Despite the range in ages and styles – with construction as early as 1861 and as late as 1897 – they collectively exemplify the early and on-going evolution of this area during the Victorian era around what was to become Dalhousie University. The Crosskill Residence at 1456 Carlton Street forms the south end of a collective streetscape of Victorian houses, in the Second Empire style, while the Gold Cure Institute and MacCoy Residence form a strong street presence on College Street in the Queen Anne style, while the Mary Belcher Residence on Robie Street illustrates the same era of development in a more modest presentation. Collectively, they illustrate the evolution of the neighbourhood, with single-family owner-occupied houses that were initially for the wealthy and merchant classes becoming rental for tenants, many of them students at Dalhousie University seeking affordable accommodation.

The character of each predominantly remains intact with the exception of the Crosskill Residence which had unauthorized alterations to the exterior. The other buildings alterations include minor aspects such as replacement of select windows, porch enclosures and addition of life safety measures such as fire escapes as part of

the conversion to multi-family units, that do not detract from the overall heritage character. The critical elements of each house are intact, including its form, original window openings, frames and sashes, porches and fenestration, or if not, can be restored to original.

It is a combination of tangible and intangible values – some of the earliest housing in Halifax and associations with owners and organizations of local importance, the socio-economic transition of the neighbourhood, **that expresses the heritage values of each** (see **Section 4, Statements of Significance**). It is also the basis upon which three of the four buildings are to be registered as a *contributing heritage resource*. It is also the basis for retention of the Crosskill Residence at 1456 Carlton Street which is already a *contributing heritage resource* requiring restoration: its contribution to the collective streetscape regardless of its integrity is justification for its retention and restoration.

4. STATEMENTS OF SIGNIFICANCE

4.1. MacCOY RESIDENCE, 5963 COLLEGE STREET

DESCRIPTION OF HISTORIC PLACE

The MacCoy Residence is a 2½ storey, plus basement, wood frame Queen Anne Style residence of the late Victorian era situated on the north side of College Street between Carlton and Robie Streets, in the downtown neighbourhood of Halifax, Nova Scotia. This building is notable for its asymmetry, its partial-width porch and secondary porch set above.

HERITAGE VALUE

The MacCoy Residence, located at 5963 College Street, constructed in 1896, is valued for its association with prominent merchant-class owners, for its illustration of the continued development of the area around Dalhousie University in the late 19th century, and for its ornate Queen Anne architecture.

The MacCoy Residence is valued with the association with its first owners, Wensley and Edith MacCoy. Wensley MacCoy studied law in Halifax and was called to the bar in 1893. Although he had several other legal partnerships, he primarily partnered with his father, William F. MacCoy, KC, who was the City Solicitor in the 1890s. Wensley B. MacCoy was created King's Counsel in 1915, and in 1918, was appointed provincial Secretary, Industries and Immigration. William MacCoy lived here until 1917.

The MacCoy Residence is valued as a testament to the on-going late 19th century development around Dalhousie University, following the opening up of this block to

development with the closure of the estate of William Neal and subdivision of a large property into smaller parcels. The area was a desirable place to settle and develop new housing with the already-established early campus of Dalhousie University, specifically the Forrest Building, located immediately to the south.

The Gold Cure Institute is significant as an excellent example of the Queen Anne style, with a prominent stacked bay window, an off-set entry with transom and sidelights framed by a partial-width porch, and a secondary porch set above with ornate brackets and decorative shingles.

CHARACTER DEFINING ELEMENTS

The elements that define the heritage character of the MacCoy Residence at 5963 College Street are its:

- Location mid-block between Robie Street and Carlton Street in the Downtown Neighbourhood of Halifax;
- Continuous residential use;
- Main floor set slightly above grade;
- Wood-frame construction;
- Craftsmanship as evidenced in its design and finishes;
- Materials that are considered, in today's context, to be uncommon or more challenging and costly to source and represent significant embodied energy, and for which the retention is in line with principles of sustainability, in this case its old growth lumber in both the structure and decorative fenestration;
- Front-gabled form common to the Queen Anne (late Victorian) style, with a steeply-pitched roof structure and a protruding west side gable;
- Partial-width flat-roof front porch supported by squared posts and above which is set a similar sized porch with a protruding gable roof and decorative turned posts and balustrade;
- Prominent stacked bay at the front with bellcast roof dividing the floors;
- Protruding cant bay wall dormer on the east side running from the second floor to the attic with a paired and single window arrangement;
- Double-hung wood windows set in pairs, singles and tripartite (bays) with clear glazing in both the upper and lower sashes;
- Fenestration including:
 - Decorative starburst frieze in the small gable of the upper porch and framed by decorative turned posts and spindle work framing the top of the porch;
 - Heavy ornate brackets in the front soffit;
 - Dentil band in the stacked bay and around the top porch;
 - A decorative line of wavy shingles in the south side wall dormer aligned with the soffit to define the division between floors;

- Decorative wavy cladding in the upper front gable;
- Gingerbread detailing in the upper gable;
- Single front entry;
- Single door accessing the upper porch;
- Shingle cladding on all faces of the house;
- Rounded cornerboards.

4.2. GOLD CURE INSTITUTE, 5969 COLLEGE STREET

DESCRIPTION OF HISTORIC PLACE

The Gold Cure Institute is a 2½ storey, plus basement, wood frame Queen Anne Style residence of the late Victorian era situated on the north side of College Street between Carlton and Robie Streets, in the downtown neighbourhood of Halifax, Nova Scotia. This ornate building is notable for its asymmetrical form and its tall octagonal tower.

HERITAGE VALUE

The Gold Cure Institute, located at 5969 College Street, constructed in 1894, is valued for its association with an early practice of treating alcohol and other addictions, for its association with prominent merchant-class owners, for its illustration of the continued development of the area around Dalhousie University in the late 19th century, and for its ornate Queen Anne architecture.

The Gold Cure Institute is significant for its role, in the first few years immediately after its construction, as a business that offered alternatives to treating alcoholism and other addictions, known as Murphy's Gold Cure. It was attributed to Father L. W. Murphy, a Catholic priest from Buffalo, NY, who had studied the pathology of inebriety. While these were shunned by the wider medical community, with no proven medical value, the location of the Gold Cure Institute was by no means coincidental, with Dalhousie University's medical faculty set up in the immediate area. While the Gold Cure Institute had no affiliation with that medical faculty or the University in general, it offering clients a prominent, ornate building in which those treatments could be administered and where they might stay, if necessary, as part of their recuperation. While its treatment was highly questionable from a medical standpoint, it did serve to recognize alcoholism and other addictions as a medical condition rather than a moral failure.

The Gold Cure Institute is furthermore valued with the association with its second owner, Howard H. Smith. He was a fish merchant with the family company N. & M. Smith, formed in Halifax around 1865-1870. It was initially a cooperage and expanded to exporting salted fish and importing fishery salt located on Lower Water Street. By the time of moving to 5969 College Street, Howard Smith was the

company head. Howard Smith lived here until his death in the early 1920s and illustrates the wealthy and merchant class of Halifax who were drawn to live in the local area.

The heritage value of the Gold Cure Institute is evident in its illustration of the ongoing late 19th century development around Dalhousie University, following the opening up of this block to development with the closure of the estate of William Neal and subdivision of a large property into smaller parcels. The area was a desirable place to settle and develop new housing with the already-established early campus of Dalhousie University, specifically the Forrest Building, located immediately to the south.

The Gold Cure Institute is valued as an excellent example of the Queen Anne style, with a prominent front octagonal turret, its central-set entry with transom and sidelights framed by a partial-width porch, and a secondary front gable with heavy ornate brackets and inset frieze and decorative shingles.

CHARACTER DEFINING ELEMENTS

The elements that define the heritage character of the Gold Cure Institute at 5969 College Street are its:

- Location mid-block between Robie Street and Carlton Street in the Downtown Neighbourhood of Halifax;
- Continuous residential use;
- Main floor set slightly above grade;
- Wood-frame construction;
- Craftsmanship as evidenced in its design and finishes;
- Materials that are considered, in today's context, to be uncommon or more challenging and costly to source and represent significant embodied energy, and for which the retention is in line with principles of sustainability, in this case its old growth lumber in both the structure and decorative fenestration;
- Front-gabled form common to the Queen Anne (late Victorian) style, with a steeply-pitched and complex hipped roof structure with multiple small gabled dormers with a projected pediment;
- Eight-sided bell three-storey tower projecting from a double-storey bay, with a cupola roof and pointed cap;
- Partial-width shed-roof front porch, set above the stairs and supported by slightly flared squared porch posts;
- Fenestration including:
 - Inset frieze in the small gable above the entry stairs;
 - Decorative woodwork around each of the window frames, and particularly the arched "lintel" cap and "keystone" on the second

- floor centre-set window, and an oxeye window in the front gable, attic, with arabesque frieze surrounding;
- Heavy shingled brackets in the front soffit with smaller rounded inset brackets between;
- Fishscale shingle cladding on the main floor, front;
- Decorative brackets under the cant bay, north side;
- Cant bay on second floor, north side
- Cant stacked bay on the south side;
- Small attic dormer set between the tower and attic gable with a fixed window;
- Single front door with sidelights and three-pane transom framed by decorative trim;
- Double-hung wood windows set in singles, pairs, and tripartite (bays) with clear glazing in both the upper and lower sashes and a prominent main floor window with arched top sash, along with stained glass windows in the west side bay;
- Shingle cladding on the second floor, front face, and on the remainder of both floors elsewhere;
- Cornerboards and wrap-around bargeboard extending from the front porch to the west side;
- Interior elements including fireplace surround and mantle, and embossed tin ceiling.

4.3. MARY BELCHER RESIDENCE, 1377 ROBIE STREET

DESCRIPTION OF HISTORIC PLACE

The Mary Belcher Residence is a 2½ storey, plus basement, wood frame Queen Anne style residence of the late Victorian era dwelling situated on the east side of Robie Street, in the downtown neighbourhood of Halifax, Nova Scotia. This modest building is notable for its asymmetry and wrap-around porch.

HERITAGE VALUE

Built in 1896-1897, the Mary Belcher Residence is valued as an example of the pattern of second-phase single-family residential redevelopment occurring in the late 19th century in the South Common area of Halifax and the subsequent evolution of the area; for its association with its earliest owners; and for its late Victorian style and design.

The Mary Belcher Residence serves as an illustration of the residential development that took place on this block, specific to Robie and College Street in the late 19th century following the opening up of the block to development with the closure of

the estate of William Neal and subdivision of a large property into smaller parcels. The area was a desirable place to settle and develop new housing with the already-established early campus of Dalhousie University, specifically the Forrest Building, located immediately to the south. The area continued to transition through the first half of the 20th century, as Dalhousie University expanded and the city grew outwards. Its conversion in the mid-20th century to multiple units was the natural evolution of an area tied to higher education and the necessary affordable housing for students in particular.

The Mary Belcher Residence is valued for its association with its first owner, Mary Belcher, who lived here from its construction until her death in July 1918. Mary Belcher was the widow of Joseph Starr Belcher, who was a commercial and insurance agent at the time of his death in 1892. Mary Belcher's move to this location was in conjunction with her daughter and son-in-law who, at the same time, had moved to 5963 College Street, immediately around the corner. Following the death of Mary Belcher in 1918, the MacCoy family moved in and remained here until 1926.

It is furthermore valued as an example of the Queen Anne style, common to Halifax in the late-1800s. This includes a wrap-around stacked porch, bay windows on the front and side, and a modest entry door with a transom.

CHARACTER DEFINING ELEMENTS

The elements that define the heritage character of the Mary Belcher Residence at 1377 Robie Street are its:

- Location in the Downtown Neighbourhood of Halifax;
- Continuous residential use;
- Main floor set slightly above grade;
- Wood-frame construction;
- Craftsmanship as evidenced in its design and finishes;
- Materials that are considered, in today's context, to be uncommon or more challenging and costly to source and represent significant embodied energy, and for which the retention is in line with principles of sustainability, in this case its old growth lumber in both the structure and decorative fenestration;
- Hybrid hipped roof with rear gable form common to the Queen Anne (late Victorian) style, with small front attic dormer;
- Wrap-around stacked front and side porch, supported turned porch posts;
- Fenestration including:
 - Main floor porch and supported by turned posts and spindlework and dentils framing the top of the porch;
 - Ornate starburst brackets in the front soffit;

- Fishscale shingles in the front and side stacked bays dividing the main and second floor and in the upper side gable;
- Fishscale shingles in the gable of the square bay;
- Wavy shingles in the front facing square bay, second floor;
- Turned spindles in the porch balustrade;
- Cant stacked bay on the side opposite the wrap-around porch;
- Stacked square bay on the side of the wrap-around porch;
- Original single-set and grouped window openings;
- Main entry door with inset glazing and transom;
- Shingle cladding;
- Rounded cornerboards.

4.4. CROSSKILL RESIDENCE, 1456 CARLTON STREET

Note: This Statement of Significance, as listed on the Canadian Register of Historic Places, applies to the entire block of Carlton Street, rather than being attributed to individual properties, since that block is legally protected as a Registered Early Victorian Streetscape.

DESCRIPTION OF HISTORIC PLACE

Carlton Victorian Streetscape is a heavily treed street with seventeen houses constructed in a variety of Victorian styles that were built between 1860 and 1906. The street is located in Halifax, Nova Scotia, between Spring Garden Road and College Street. All of the houses correspond quite well in scale, materials and design details. The heritage designation applies to both the buildings and the surrounding land.

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 men. Following the end of World War I the cost of building supplies increased and there was 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 often were converted to rooming houses or hotels, and some were demolished and replaced by smaller, unadorned 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 combination of these styles in the Victorian era is known as Late Victorian Eclectic style. 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 verandahs. Each house commands its own attention and compliments its adjoining, adjacent, and opposite structure.

Source: HRM Heritage Property File: Carlton Street Streetscape, found at HRM Planning and Development Services, Heritage Property Program, 6960 Mumford Road, Halifax, Nova Scotia.

CHARACTER DEFINING ELEMENTS

The elements that define the heritage character of Carlton Victorian Streetscape relate to its Late Victorian Eclectic Style and include:

- 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;
- Complementary window styles in shape and size;
- Variety of dormers, windows and bays, decoration, porches, and verandahs.

Further, the elements that define the heritage character of the Crosskill Residence at 1456 Carlton Street are its:

- Continuous residential use;
- Mansard roof form;
- Main floor set slightly above grade;
- Wood-frame construction;
- Craftsmanship as evidenced in its design and finishes;
- Materials that are considered, in today's context, to be uncommon or more challenging and costly to source and represent significant embodied energy,

and for which the retention is in line with principles of sustainability, in this case its old growth lumber in the structure;

- Evidence of modest partial-width front porch;
- Original window openings on second floor;
- Central-set attic dormer with remains of original arched window frames;
- Wrap-around soffit on front and rear.

5. CONSERVATION STANDARDS AND ASSESSMENT OF EXISTING CONDITIONS

This Heritage Impact Study is to determine the appropriateness of the proposed relocation of, interventions to, and degree of conservation for, the four retained buildings on the development site bounded by Robie, College and Carlton Street, in the context of the proposed development of that larger site and using locally and nationally-approved standards for conservation.

The proposed work entails the preservation, restoration and rehabilitation of the Mary Belcher Residence, the Gold Cure Institute, the MacCoy Residence and the Crosskill Residence. The *Standards and Guidelines for the Conservation of Historic Places in Canada, by Parks Canada*, is the most critical of conservation resources to be referenced when assessing the appropriate level of conservation and intervention here.

A series of Technical Preservation Briefs is also available through the *U.S National Park Service*. These include energy efficiency, roofing, abrasive cleaning and identification of visual aspects to aid in preserving character. While not outlined in this Heritage Impact Statement, these may serve as a helpful reference and supplement the two primary sources noted above.

5.1. STANDARDS AND GUIDELINES – PARKS CANADA

Each of the four above-noted buildings contributes meaningfully to the heritage character and context of the immediate area. The Crosskill Residence is already a *contributing heritage resource* noted as a collection of intact Victorian-era residences located along Carlton Street; the other three, although currently not listed as a *contributing heritage resource*, each has the values that justify their retention, preservation, restoration and rehabilitation as part of the larger development project and warrant addition as *contributing heritage resources*, as formally recognized by Halifax Regional Municipality.

Under Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, the work proposed for all four buildings includes aspects of preservation, restoration and rehabilitation.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: 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.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Interventions to the historic buildings should be based upon these Standards, which are conservation principles of best practice. The following General Standards should be followed when carrying out any work to a historic property.

STANDARDS

Standards Relating to All Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place 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 same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an on-going basis. Repair character-defining elements by reinforcing the materials using recognized conservation

- methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace character-defining elements. 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 historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

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.
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.

5.2. EXISTING CONDITIONS

The condition of the four buildings proposed to be retained as part of this revised DA is variable: over time, and due to deferred maintenance, the buildings have been subject to the elements and have had some of the more highly-exposed elements deteriorate and have either been removed and not replaced, or replaced with material that is, to varying degrees, appropriate and compatible. Each building's current conditions is outlined in the following sub-sections.

Condition Assessment is based on the following accepted criteria:¹⁴

Physical Condition: The physical state of a property, system, component or piece of equipment. Within the context of the assessment, the consultant may offer opinions of the physical condition of the property, or of systems, components and equipment observed. Such opinions commonly employ terms such as good, fair and poor, though additional terms such as excellent, satisfactory and unsatisfactory may also be used.

Good Condition: In working condition and does not require immediate or short-term repairs above an agreed threshold.

Fair Condition: In working condition, but may require immediate or short-term repairs above an agreed threshold.

Poor Condition: Not in working condition or requires immediate or short-term substantially above an agreed threshold.

5.2.1. MacCOY RESIDENCE, 5963 COLLEGE STREET

Foundation:

Primarily stone, in generally poor condition.

Action: None (building to be placed on a new foundation).

Cladding:

Primarily wood shingles, in generally fair condition.

Action: Preservation and restoration. Paint and select repair and replacement. Most of rear wall will require restoration.

Windows:

Wood frame and sash, in generally good condition. One front window has been removed from its frame although the opening is intact.

Action: Preservation and restoration. Paint and repair where necessary. Replace the front window with one to match the remaining – double-hung wood frame and sash. Some of rear wall will require restoration of windows to be compatible vis a vis material and profile.

¹⁴ Read Jones Chrisoffersen Engineers

Doors:

Front entry door, behind the front porch enclosure is missing although the opening is intact.

Action: Restoration. Source a reclaimed period-appropriate front door, with inset glazing, or have a new wood door (also with inset glazing) to match.

Porches:

Wood floor and surrounds, in generally fair condition.

Action: Preservation, and replace components that were part of previous alterations such as the upper balustrade, and remove components that were similarly altered inappropriately such as the full enclosure on the main floor. If necessary, replace the lower porch posts with ones that match the turned profile of the upper porch posts.

Fenestration:

Trim, brackets, gingerbread and cornerboards are in generally fair condition.

Action: Preservation, and restore any components that are missing or deteriorated beyond repair.

5.2.2. GOLD CURE INSTITUTE, 5969 COLLEGE STREET

Foundation:

Primarily stone, in generally poor condition.

Action: None (building to be placed on a new foundation).

Cladding:

Primarily wood shingles, in generally fair condition.

Action: Preservation and restoration. Paint and select repair and replacement. All of rear wall will require restoration.

Windows:

Wood frame and sash, in generally good condition. One front window has been removed from its frame although the opening is intact. Some windows are broken.

Action: Preservation and restoration. Paint and repair, and replace glazing where necessary. Replace the front window with one to match the remaining –

double-hung wood frame and sash. All of rear wall will require restoration of windows to be compatible vis a vis material and profile.

Doors:

Front entry door and transom is in fair condition. East side door is similarly in fair condition.

Action: Preservation and select repair where necessary.

Porches:

Wood floor and surrounds, in generally fair condition.

Action: Preservation, and restore components that were part of previous alterations such as the balustrade, to provide a more period-appropriate robust profile.

Fenestration:

Trim, brackets and gingerbread are in generally fair condition while cornerboards are in generally poor condition.

Action: Preservation, and restore any components that are missing or deteriorated beyond repair.

5.2.3. MARY BELCHER RESIDENCE, 1377 ROBIE STREET

Foundation:

Primarily stone, in generally poor condition.

Action: None (building to be placed on a new foundation).

Cladding:

Primarily wood shingles, in generally fair condition.

Action: Preservation and restoration. Paint and select repair and replacement. All of rear wall will require restoration.

Windows:

Vinyl replacement windows, in generally good condition. The openings are original and the frames and sashes are in fair condition.

Action: Preservation and restoration. Restore all windows to wood sash double-hung profile within the existing openings. Paint and repair frames and sills where necessary. All of rear wall will require restoration of windows to be compatible vis a vis material and profile.

Doors:

The front door and transom are in good condition.

Porches:

Wood floor and surrounds, in generally fair condition.

Action: Preservation and restoration. Preserve the main floor porch, and all fenestration (posts, balustrade and trim). Restore the second floor porch to draw it in from where it is currently set so that there is a defined roof edge between the two porches, and implement a post and balustrade arrangement that is distinguishable from the main floor (e.g. no turned posts, simple balustrade). Remove all fire escapes and the stairs connecting the second floor to the main floor.

Fenestration:

Action: Preservation. Retail all original porch posts, brackets, dentils and other similar details.

5.2.4. CROSSKILL RESIDENCE, 1456 CARLTON STREET

Foundation:

Primarily stone, in generally poor condition.

Action: None (building to be placed on a new foundation).

Cladding:

No original cladding remains on this building.

Action: Restoration. Restore all cladding to match original in terms of material and profile, using archival documentation.

Windows:

No original windows remain on this building, with the exception of some limited pieces of the window frames in the attic dormer.

Action: Restoration. Restore all windows, including the front bay, to match original in terms of material and profile, using archival documentation, and for the attic dormer, use the remaining components to replicate the profile and form of the rounded-top sash.

Doors:

No original doors remain on this building.

Action: Restoration. Restore the front entry door to match original in terms of material and profile, using archival documentation if available. Otherwise, a period-appropriate wood door should be sourced using any example of a similarly-aged building on the Carlton streetscape as a template.

Porches:

No original components of the front porch remain on this building.

Action: Restoration. Restore the entire partial-width porch to match original in terms of material and profile, using archival documentation if available. Otherwise, the Carlton streetscape should be further examined to determine a period-appropriate and similarly-aged porch and to draw from that as the restoration template.

Fenestration:

No original components of the fenestration remain on this building.

Action: Restoration. Restore all fenestration using archival documentation.

5.3. PHOTO DOCUMENTATION

5.3.1. MacCOY RESIDENCE, 5963 COLLEGE STREET



Figure 35a: MacCoy Residence, 5963 College Street (Front)



Figure 35b: MacCoy Residence, 5963 College Street (East side)



Figure 35c: MacCoy Residence, 5963 College Street (East side)



Figure 35d: MacCoy Residence, 5963 College Street (Rear)

5.3.2. GOLD CURE INSTITUTE, 5969 COLLEGE STREET



Figure 36a: Gold Cure Institute, 5969 College Street (Front)



Figure 36b: Gold Cure Institute, 5969 College Street (East side and rear)



Figure 36c: Gold Cure Institute, 5969 College Street (West side)

5.3.3. MARY BELCHER RESIDENCE, 1377 ROBIE STREET



Figure 37a: Mary Belcher Residence, 1377 Robie Street (Front)



Figure 37b: Mary Belcher Residence, 1377 Robie Street (North side, which upon relocation, will become the south side)



Figure 37c: Mary Belcher Residence, 1377 Robie Street (North side, which upon relocation, will become the south side)



Figure 37d: Mary Belcher Residence, 1377 Robie Street (Rear)

5.3.4. CROSSKILL RESIDENCE, 1456 CARLTON STREET



Figure 38a: Crosskill Residence, 1456 Carlton Street (Front)



Figure 38b: Crosskill Residence, 1456 Carlton Street (South side and rear)

5.4. HALIFAX REGIONAL MUNICIPALITY – MUNICIPAL REQUIREMENTS

The proposed development is further guided by Halifax Regional Municipality's **Secondary Municipal Planning Strategy (SMPS) with amendments to August 2022**.

While the subject area is not part of any established or proposed Heritage Conservation District, it does contain an important cluster of registered historic resources, particularly the block of Carlton Street that is a Registered Historic Streetscape. As such, conservation policy and related regulations and incentives, particularly those found in Part 4 of the **Secondary Municipal Planning Strategy (SMPS)**, are the basis by which further evaluation of the conservation standards are applied to the proposal to retain four buildings on site and integrate a new mixed-use tower development. This includes direction on:

- Setbacks and the relationship of the new building to the heritage buildings;
- Application of massing and materials;
- Façade articulation through use of materials, rhythm and order; and
- Proposed conservation approaches to 5963 College Street, 5969 College Street, 1377 Robie Street and 1456 Carlton Street.

Section 4.3 – Heritage Properties

This outlines the principles of formal recognition and management of heritage properties and buildings, that define various communities, provide a sense of identity, and illustrate that community’s evolution. This also explains the key components of heritage conservation through the expression of character defining elements (generally through a Statement of Significance) and preserving, rehabilitating and restoring those elements. Furthermore, new construction should be compatible yet distinguishable from the heritage component(s). This is also consistent with *Standards and Guidelines for the Conservation of Historic Places in Canada* (elaborated on in Section 5.1 of this report).

As per this section, “Council may consider proposals for greater development opportunities for Registered Properties by development agreement.”

This forms the foundation of enabling Development Agreement policies. The intent of this tool is to support the rehabilitation and adaptive re-use of Registered Properties – such as Gold Cure Institute at 5969 College Street and the Crosskill Residence at 1456 Carlton Street – and encourage the registration and protection of two other heritage buildings, the Mary Belcher Residence at 1377 Robie Street (to be relocated) and the MacCoy Residence at 5963 College Street, by providing increased land use flexibility and development potential to property owners, provided the heritage value and context of the heritage building(s) and the surrounding neighbourhood is maintained.”¹⁵

The relevant **Policy CHR-4**, which applies specifically to the Registered Properties, is as follows:

“Excluding properties located in the Established Residential Designation, the Land Use By-law shall establish Heritage Conservation Design Requirements for all developments located on Municipally-registered heritage properties.....”

The relevant **Policy CHR-5**, which applies specifically to the remainder of properties on the subject site, is as follows:

“The Land Use By-law shall establish Heritage Conservation Design Requirements for properties that abut municipally and provincially registered heritage properties to ensure that new developments include complementary transitions to the registered heritage property. These design requirements shall apply to properties that abut registered heritage properties along the streetline....”

¹⁵ SMPS, 2022, p. 142

The relevant **Policy CHR-6**, which applies to the entire subject site, is as follows:

“To support development that is sensitive to the architectural character and value of registered heritage properties located outside of Heritage Conservation Districts, the Land Use By-law shall apply built form regulations for registered properties that do not exceed a maximum Floor Area Ratio of 1.75, within the CEN-2 and CEN-1 Zones...”

The relevant **Policy CHR-7**, which applies to the subject site, in the context of adjacent properties, is as follows:

“On any lot containing a registered heritage building located outside of the DH Zone and any approved Heritage Conservation District, Council may consider a development agreement for any development or change in use not otherwise permitted by the Land Use By-law to support the integrity, conservation and adaptive re-use of registered heritage buildings. This includes development proposals that exceed the maximum floor area ratios or the maximum building heights on Map 3 and Map 4 of this Plan. In considering such development agreement proposals, Council shall consider that:

- a) the development proposal maintains the heritage value of any registered heritage property of which it is part, including a registered heritage streetscape, and does not propose to demolish any registered heritage buildings that exist on the lot;*
- b) the impact on adjacent uses, particularly residential uses, is minimized in terms of intensity of use, scale, height, traffic generation, noise, hours of operation, and such other land use impacts as may be required as part of a development;*
- c) any new construction, additions, or renovations facing a street substantially maintain the predominant streetwall height, setbacks, scale, and the rhythm of the surrounding properties, especially of registered heritage properties;*
- d) the development complies with Pedestrian Wind Impact and Shadow Impact Assessment Protocol and Performance Standards of the Land Use By-law;*
- e) the level of proposed investment in conservation measures on the property and through the required incentive or bonus zoning requirements is generally proportional with the additional development rights provided through the agreement, especially in cases of new construction;*
- f) any un-registered, historic buildings on the lot that contributes to neighbourhood character are preserved to retain the visual integrity of the lot;*
- g) the development complies with policies relating to protected public views and view terminus sites;*
- h) incentive or bonus zoning is provided consistent with the requirements of the Land Use Bylaw;*
- i) the development agreement requires a waiver under Section 18 of the Heritage Property Act to be registered on the property before a development permit is issued for any portion of the development; and*
- j) the general development agreement criteria set out in Policy IM-7 in Part 9 of this Plan.*

6. IMPACT OF DEVELOPMENT – SITE ALTERATION

6.1. DESTRUCTION OF CHARACTER DEFINING ELEMENTS

The proposed development will result in extremely limited destruction of elements on three of the four buildings: the MacCoy Residence at 5963 College Street, the Gold Cure Institute at 5969 College Street and the Mary Belcher Residence at 1377 Robie Street. The fourth building, the Crosskill Residence at 1456 Carlton Street, has already had most of its character-defining elements removed without authorization, and as such no further destruction is anticipated or proposed as part of this amended DA, besides a new foundation.

The elements that are proposed to be impacted as a result of the development are the replacement of original foundations on all four buildings, and relocation of three others – the MacCoy Residence at 5963 College Street, the Gold Cure Institute at 5969 College Street and the Mary Belcher Residence at 1377 Robie Street – which will change the context of each of those. While the destruction of any character-defining element is not a desirable approach, as a result of the previously-issued DA, and in the interest of retaining as much of the heritage character of this site as possible, while integrating a substantial and new two-tower residential development, the limited destruction is felt to be an acceptable compromise.

First, the primitive foundations of each of these houses, despite having some aesthetic appeal, are no longer viable even in their current form. Although they express the construction techniques of a by-gone era, the use of stone does not allow for livable space in the lower levels of any of the buildings. Its replacement with concrete foundations will allow for full structural and seismic integrity and ensure the long-term viability of each of the buildings in the context of the new development. The current visibility (i.e. exterior exposure) of each foundation is minimal and as such the replacement will not have a detrimental effect on the overall character of any of the four buildings.

Second, for the three relocated buildings, the orientation of two on College Street will not change and furthermore, their relocation is minimal: approximately 60 feet to the east for both. They will retain their orientation to each other. However, the third relocated building, the Mary Belcher Residence currently situated at 1377 Robie Street, at the far west side of the development site, will be the most impacted. Its orientation will no longer be on Robie Street: it will change to face Carlton, set at the south-east corner of the site adjacent the Crosskill Residence on what is currently a vacant parcel, the result of the unauthorized move and subsequent collapse of the house on that site, which required its full removal and disposal. The relocation of any building is typically a last resort to full demolition and removal, but the placement of the Mary Belcher Residence on the corner of

Carlton and Robie Street will have several advantages to off-set the move. First, its design, despite being set mid-block on Robie Street, has elements that will provide a strong corner presence, primarily the wrap-around double-height porch, and also its gabled bay set behind the porch. Its width is one that will fit the now-vacant site, without requiring any change to the overall footprint. The rear extensions, and exterior fire escapes, which are the result of its later conversion to multiple residential units, will be removed, but none of these is considered a character-defining element.

6.2. ALTERATIONS OR INTERVENTIONS

The impact of development or site alterations and interventions call for some changes to the exterior of each of the four retained heritage buildings. The common interventions are for three requiring relocation on-site, and all have had (as part of either the originally-approved DA or as part of more recent preparation work) the later rear additions removed. It will be imperative that there be no unforeseen negative impacts beyond these interventions. These are summarized in the following sub-sections.

6.2.1. MacCOY RESIDENCE, 5963 COLLEGE STREET

The alterations and interventions to the MacCoy Residence include the removal of the front porch enclosure, the restoration of the porch, and a period-appropriate wood entry door with inset glazing, and the rehabilitation of the rear to provide a new arrangement of window openings that are compatible yet distinguishable from the front and sides.

The front will have no alterations besides the porch restoration, and both sides visible from the street will retain their overall character, with only minimal alterations comprising select window openings to address new interior configurations.

These components are illustrated in the elevations presented in Section 9 of this report.

6.2.2. GOLD CURE INSTITUTE, 5969 COLLEGE STREET

The alterations and interventions to the Gold Cure Institute include the rehabilitation of the rear to provide a new arrangement of window openings that are compatible yet distinguishable from the front and sides.

The front will have no alterations, and both sides visible from the street will retain their overall character, with only minimal alterations comprising select

window openings to address new interior configurations. Any such openings must match the original in terms of material, operation and profile.

The interior of this building retains several character elements on the main floor, which are recommended to be retained and restored where necessary as part of any reconfiguration of living space.

These components are illustrated in the elevations presented in Section 9 of this report.

6.2.3. MARY BELCHER RESIDENCE, 1377 ROBIE STREET

The alterations and interventions to the Mary Belcher Residence include select rehabilitation to the side facing College Street to provide a limited arrangement of window openings that are compatible yet distinguishable from the front (the opposite side will remain unchanged). The new window openings facing College Street will be compatible in how they are set in singles and pairs, but match in terms of profile, material and operation (i.e. double-hung wood). The overall form of the building on the exposed College Street side will remain unchanged, as will the cladding. The rear will undergo the most dramatic alteration, with the previous additions removed and the new wall face having new window openings, that, similar to the MacCoy Residence and Gold Cure Institute, will be compatible yet distinguishable. The cladding on the rear will be restored to match the other walls on the house, since this side will be fully exposed to the street. The other major intervention will be removal of the inappropriate fire escapes on the side and rear.

The front will have no alterations, and both sides visible from the street will retain their overall character, with only minimal alterations comprising select window openings to address new interior configurations.

These components are illustrated in the elevations presented in Section 9 of this report.

6.2.4. CROSSKILL RESIDENCE, 1456 CALRTON STREET

The alterations and interventions to the Crosskill Residence have already been done, as previously noted, without authorization. The building requires full restoration of its exterior to match the original appearance, with the exception of alterations that were undertaken at an earlier time that altered the character, such as the enclosure of the front porch. Two new attic windows are proposed to be added on either side of the existing window, and will be slightly distinguishable but must match the original in terms of material, operation and profile.

6.3. SHADOWING, ISOLATION, OBSTRUCTION OR CHANGE IN USE

Aspects of shadowing and isolation, or obstruction, were addressed as part of the original DA issued for this site. This is to remain unchanged.

Change in use is only an issue in that some aspects of the exterior will require new window arrangements to address reconfiguration of the interior (as explained in Section 6.2 of this report). The use will remain residential and as such will have very minimal impact on the exterior character of any of the buildings.

7. PROPOSED DEVELOPMENT – ALTERNATIVE AND MITIGATIVE STRATEGIES

7.1. ALTERNATIVE DEVELOPMENT APPROACHES

As a result of the unforeseen and unauthorized move of the building formerly located at the corner of Carlton and College Street, which resulted the collapse and disposal of a building comprising the southerly end of a Registered Streetscape, alternative development approaches were considered to address the need for a revised DA.

Five options were considered.

The first option was to reconstruct the building to match the one that was destroyed. While this would re-introduce a visually-appropriate building at the corner that matched the character as recognized in the Registered Streetscape, it was not considered appropriate in the context of *Standards and Guidelines for the Conservation of Historic Places*, which discourages “false heritage” and facadism, which is essentially what this approach would entail.

The second option was to reconstruct the building to follow the overall form of the one that was destroyed. While this would similarly re-introduce a building that would be complementary to the Registered Streetscape, and possibly have complementary materials such as wood cladding, in itself it would have no authentic heritage value and simply be aesthetically compatible with its surroundings. It would be following some of the minimal principles of *Standards and Guidelines for the Conservation of Historic Places*.

The third option was to construct a new, modern building at the corner. While this would be authentic and not attempting to mimic anything previously at this site, it was felt to be too dramatic a change to an area that has a fully authentic and original streetscape, both along Carlton Street and College Street.

The fourth option was to re-purpose and re-align one of the resources from the approved DA, either the MacCoy Residence or the Gold Cure Institute, that was previously. The two buildings were felt to be too important, however, in their pairing and context facing College Street to be realigned to Carlton Street. Furthermore, the wide footprint of the Gold Cure Institute eliminated the possibility of setting it on the narrower Carlton property, and the footprint of the MacCoy Building was similarly a challenge to fit in that place.

The final option was to introduce one of the other resources from the development site to be placed on the vacant property. This would allow for the MacCoy Residence and the Gold Cure Institute to retain their historic context, while saving a building that was previously slated for demolition. The Mary Belcher Residence proved to have a narrower footprint, one that would comfortably be accommodated on the vacant property without impacting either the Crosskill Residence to the north or the MacCoy Residence to the west. The only alteration that was determined to be necessary was the removal of rear additions that were not considered to have heritage merit and were not character-defining elements. Furthermore, although its design was a departure (i.e. not Second Empire style), it would introduce a building that was both compatible to the Carlton streetscape (late Victorian era) and with elements already in place that would have a beneficial relationship to being exposed on College Street, namely the wrap-around porch. Although the windows on this side are minimal, the introduction of several new and compatible window openings on the College Street side will provide an improved visual relationship with this critical side profile.

7.2. MINIMIZING IMPACT AND IDEAL DESIGN APPROACHES

Standards and Guidelines for the Conservation of Historic Places forms the basis for addressing impact and arriving at the ideal design approaches for this development.

Despite the new development requiring a multi-family residential layout within the interior spaces of the four retained buildings, the design of the interior shall be purposely laid out to minimize any required alteration to the exteriors. Only where absolutely necessary will the introduction of new window openings be proposed. For example, new window arrangements will be set at the rear of all four buildings, and along the north side of the Crosskill Residence on Carlton Street. These new introductions will be in an arrangement, size and profile that is compatible yet distinguishable from the windows on the other sides that are visible from the street.

Front entry doors and the other aspects of the front of all four buildings, including window openings, are to remain unaltered.

In addition, due to the complexities of joining all buildings together, there will need to be covered and enclosed sections between all of the heritage buildings. The

impact of this will be minimized by providing as much transparency as possible so that the sides of all buildings remain visible. Along with transparency, the enclosures will be light in appearance, modern in design, and be set back as far as feasibly possible from the fronts of each of the heritage buildings. Finally, any sections of walls that end up within those enclosed spaces will retain their original elements despite being in an interior space.

7.3. RESPECTING THE HERITAGE RESOURCES

The heritage resources on the development site are respected as per the original approved DA.

8. CONSERVATION STRATEGY

This conservation strategy is based on the principles and direction provided in Parks Canada's *Standards and Guidelines for the Conservation of Historic Places* (referred hereon as "*Standards and Guidelines*").

Overall, the scope of work on the four heritage buildings on site that are to be retained as part of the amended DA, three of which are not currently registered but are proposed as such, and as elaborated on in Section 8.2, is to:

- Retain and conserve the exterior of all four buildings;
- Remove inappropriate additions made to the rear of those buildings;
- Restore all exterior components to the Crosskill Residence at 1456 Carleton Street that were removed without prior authorization;
- Relocate the MacCoy Residence and the Gold Cure Institute slightly to the east, retaining their orientation to College Street as per the original DA;
- Relocate the Mary Belcher Residence from 1377 Robie Street to take the place of a house demolished without prior authorization (collapsed during move) at the corner of Carleton and College Street, retaining the orientation to Carlton Street;
- Undertake respectful and appropriate minor alterations to the exterior of the Mary Belcher Residence, the MacCoy Residence and the Gold Cure Institute to integrate into a new development, retaining the spirit and intent of the originally issued DA.

8.1. METHODOLOGY FOR MITIGATING NEGATIVE IMPACTS

The Crosskill Residence at 1456 Carlton Street and the Gold Cure Institute at 5969 College Street are *contributing heritage resources* (i.e. formally listed/protected), while the MacCoy Residence at 5693 College Street, and the Mary Belcher Residence, to be relocated from 1377 Robie Street to the corner of Carlton Street

and College Street (former 1452 Carlton Street) are not listed but are proposed as part of this amended DA to be *contributing heritage resources*, and therefore worthy of retention. As such, all should be subject to conservation criteria specified under the *Standards and Guidelines*.

The work proposed for each includes aspects of preservation, restoration and rehabilitation as outlined in the *Standards and Guidelines*, and despite the unauthorized removal of materials from the Crosskill Residence, each standard is being met as outlined in the following table.

General Standards for Preservation, Rehabilitation and Restoration

Standard	Description
1	<p>Its intact and repairable character-defining elements are not to be substantially altered, removed or replaced.</p> <p><i>Comment: All elements on the MacCoy Residence, the Gold Cure Institute and the Mary Belcher Residence will be carefully examined for condition and are to be replaced only where it is demonstrated that it is beyond repair.</i></p> <p>Location, as one of its character-defining elements, is to be retained.</p> <p><i>Comment: The MacCoy Residence and the Gold Cure Institute will keep their orientation facing College Street and their setbacks intact, while the Crosskill Residence will keep its orientation facing Carlton Street.</i></p> <p><i>Comment: Despite the relocation of the Mary Belcher Residence from Robie Street to Carlton Street, it is the optimal outcome of an unfortunate and unauthorized alteration that resulted in the collapse and removal of the original house at this corner. Using the Mary Belcher Residence as a replacement is the ideal alternative given that the original corner house cannot (and based on the Standards and Guidelines, should not) be replicated.</i></p>
2	<p>Minimal changes have occurred over time, and where they have become Character-Defining Elements, will be retained.</p> <p><i>Comment: The changes that have occurred over time to the three intact buildings, such as newer wood frame and sash windows on the Gold Cure Institute, have become Character-Defining Elements and are to be preserved. Changes that have occurred over time which have not become character-defining elements, such as the enclosure of the front porch on the MacCoy Residence, are to be restored back to an appropriate appearance using the original window and door openings and using period-appropriate materials such as wood frame and sash windows and wood door with transom.</i></p>

Standard	Description
3	<p>Adopt an approach calling for minimal intervention. <i>Comment: This is the overall standard expected of this development. Only where materials have reached a point beyond repair shall they be restored through replication vis a vis appearance, profile and material. Where materials are in good condition, removal (and reinstatement) should only be done where cleaning, repair or other measures necessitate removal from the building.</i> <i>Comment: Where the intervention was unauthorized on the Crosskill Residence, the approach for a full restoration of exterior elements will be followed, using only period-appropriate materials and profile to match the original. Where any remnants are still in place, such as the attic dormer windows, the materials will be removed and similarly be used to replicate to match original.</i></p>
4	<p>Recognize a resource as a physical record of its time, place and use and do not create a false sense of history by adding other elements. <i>Comment: The physical records of the three intact buildings are to be retained, no other elements from other historic places are to be incorporated, and no features from this property that previously did not co-exist are to be combined. Only where the livability and revised interior layout of the relocated Mary Belcher Residence calls for exterior alterations to provide new windows on the College Street side, those must be period-appropriate vis a vis material and profile, but also be slightly distinguishable. Where the circumstances for relocating the house to the corner dictate the removal of later rear additions (that are not character-defining elements) that wall will have both a cladding treatment and window arrangement that will be notably distinguishable yet still compatible.</i></p>
5	<p>Find a use requiring minimal or no change. <i>Comment: The historic residential uses, a Character-Defining Element of each building, is proposed to be retained or reinstated. Any minor changes (i.e. interior reconfiguration or other improvements) will not negatively affect the exterior.</i></p>
6	<p>Protect and stabilize if necessary. <i>Comment: The buildings will be protected for the duration of the work. As new foundations are necessary for all buildings, stabilization will be necessary as it pertains to foundations.</i></p>
7	<p>Evaluate the condition of Character-Defining Elements to determine level of intervention required. <i>Comment: As part of the proposed development, the condition of each Character-Defining Element is to be inventoried and assessed, with priority placed on repair, and replaced only if deteriorated.</i></p>

Standard	Description
8	<p>Maintain Character-Defining Elements on an on-going basis.</p> <p><i>Comment: The conservation and rehabilitation consisting of both repair and restoration will ensure that Character-Defining Elements are retained and maintained under approved standards.</i></p>
9	<p>Make any intervention to preserve Character-Defining Elements physically and visually compatible with the existing. Document all interventions.</p> <p><i>Comment: Any interventions should comprise material to match while achieving a certain degree of subtle distinguishability, through design details. This would apply to the side of the relocated Mary Belcher Residence facing College Street, and to the rear, and the rear of the MacCoy Residence and the Gold Cure Institute. Documentation of the entire project shall be a key part of the works (the approved drawings forming the amended DA) for future reference and on-going maintenance (see Section 8.3 of this Impact Statement).</i></p>

Additional Standards Relating to Rehabilitation

Standard	Description
10	<p>Repair rather than replace Character-Defining Elements.</p> <p><i>Comment: All elements will be carefully examined for condition and where repair is not possible due to the condition, identical elements on the building will be used as a means to replicate to achieve an exact match.</i></p>
11	<p>Conserve heritage value and Character-Defining Elements when making any new additions, with the addition physically and visually compatible with, subordinate to and distinguishable from the historic place.</p> <p><i>Comment: No additions are proposed to the four heritage buildings, although they will be connected for the purposes of the new development, but all exterior elements, whether they are to remain as exterior or be enclosed into an interior space, will remain intact. The two tower additions, while notably larger than the heritage buildings, will be compatible and distinguishable by way of placement and separation from the College and Carlton Street facings, and will offer materials that complement the surrounding historic area while remaining highly distinguishable through colour, texture, and pattern of solid to transparent.</i></p>

Standard	Description
12	<p>Create any new additions so that the form/integrity of an historic place is not impaired if the new work is removed later.</p> <p><i>Comment: No additions are proposed to either heritage building. Rather, the roofline of the Mary Belcher Residence will undergo minor alteration at the attic, while the attic of the Crosskill Residence will incorporate two additional front attic dormers which are to be distinguishable. Pertaining to the removal of the rear additions of the MacCoy Residence and the Gold Cure Institute, any aspects of the original rear wall that are to be exposed shall be restored and where new material, or other elements such as windows or doors, are necessary, these shall be compatible yet distinguishable to respect the character of these buildings.</i></p>

The planning objectives of the proposed development meet the general objectives for Preservation, Rehabilitation and Restoration as outlined in the *Standards and Guidelines*.

8.2. SCOPE OF WORK

The scope of work, as introduced in this section, involves following much of what was previously approved under the existing DA (now on hold due to unauthorized actions). The aspects that remain unchanged are to have the MacCoy Residence at 5963 College Street and the Gold Cure Institute at 5969 College Street moved slightly to the east, retaining their orientation on College Street and the orientation to each other. The setback from the street will remain minimal (they are already set quite close to the street). The Crosskill Residence at 1456 Carlton Street will remain in its existing location, as per the previously issued DA. The Mary Belcher Residence, located at 1377 Robie Street, which was to be demolished as part of the previously issued DA, will now be retained, but not in its current location. It will be relocated to sit at the corner of Carlton Street and College Street, replacing the now-demolished house that was at 1452 Carlton Street.

Although the Crosskill Residence will remain in its current location, it will undergo the most notable work of all the four buildings due to the fact that its exterior was completely stripped of material, without authorization. All exterior elements will be restored, with materials to match original (wood). Primarily, the work involves the reconstruction of the front porch, the restoration of all windows and the entry door within their original openings, and restoration of cladding. The rear will also be integrated to connect with the new development, in a way that is respectful, period-appropriate and be compatible yet distinguishable, retaining the spirit and intent of the originally issued DA.

The other three buildings will also undergo notable work, but this will be confined primarily to the rear, where additions that were made over time that are not compatible and need to be removed, and the rear of each will be restored.

In particular, the Mary Belcher Residence, to be relocated from Robie Street, will undergo changes to the rear to not only remove inappropriate additions, but also in order for it to fit on the limited site to which it is being relocated, so as not to affect the MacCoy Residence, which will be set immediately behind (facing College Street). The main body of the Mary Belcher Residence – namely its width, frontage, both sides, and most notably the one that will face College Street – will not be affected, as its width has been proved to match the width of the building it is replacing. Furthermore, upon relocation, its north side will remain intact, including the bay windows and cladding, while still allowing for appropriate separation between it and the neighbouring Crosskill Residence. Inappropriate alterations such as the fire escapes on both the side and rear will be removed and the wrap-around porch will be restored.

The MacCoy Residence, which had its front porch enclosed and its front door and “sidelight” window removed, will be restored accordingly. A new period-appropriate front door will be installed, and the “sidelight” window will also be restored, both in their original openings. The rest of the building, front and both sides, will be conserved and restored only where materials have shown to be beyond repair.

The Gold Cure Institute, which has had the least alterations of all the four buildings, will be conserved and restored only where materials have shown to be beyond repair.

The rear of both buildings will undergo changes to remove later additions and to restore the rear including period-appropriate windows and doors where necessary, to integrate fully into the new development to which they will be attached. In this case, and also with the Mary Belcher Residence, the changes will be respectful, period-appropriate and be compatible yet distinguishable, retaining the spirit and intent of the originally issued DA.

The elevations and floor plans outlining this scope of work is presented in Section 9.3 of this report.

8.3. IMPLEMENTATION OF MAINTENANCE AND MONITORING PLAN

A maintenance plan is critical to any development, whether heritage or new construction. Short-term and long-term targets need to be set for each element. A building that has undergone a higher degree of renovation, replication or repair is equally prone to the need for maintenance as compared to a building that has had

more components retained and conserved. In particular, any errors or weaknesses in material or method should be identified in the early stages and corrected where necessary, so that accelerated deterioration does not take place.

Regularly scheduled maintenance ensures the longevity of any element, whether wood, stone, brick or other material. Water is essential to manage, as it is the singularly the most invasive and damaging to any building. Other forces such as sun-exposed wall faces, wind, ice and vermin affect building elements and the while the cost of maintenance on a regular basis may seem high, putting off this work inevitably leads to greater costs to restore, particularly for heritage buildings that often contain materials that are expensive, in short supply or need to be custom made.

By undertaking work on a routine basis, a sensitive approach to the cleaning treatment is the more likely outcome since dirt or other damage will not have had as much time to build up. The principle of any cleaning should be in accordance with *Standards and Guidelines for the Conservation of Historic Places* which specifies the gentlest means possible. In cases where the removal of dirt and other material is necessary on stucco, concrete or wood, a soft bristle brush without water is best, sweeping away the loosened material. The recommended approach for elements that require a more intensive cleaning is to use a soft bristle brush with warm water and a mild detergent. Pressure washing, sandblasting or any abrasive cleaning should not be used under any circumstances.

Inspections are a key element as part of the implementation of conservation measures and should be carried out by a qualified person or firm, preferably with experience in both phases of construction and in the assessment of heritage buildings. Heritage buildings can “disguise” certain conditions which only become apparent early in, or sometimes well into, the rehabilitation exercise. From this inspection, a report should be compiled that will include notes, sketches, and observations and to mark areas of concern: for example, conditions that were not apparent at the time of permit issuance, and mitigative measures.

The report need not be overly complicated, but must be thorough, clear and concise and address the component(s) of work that are underway for that reporting period (see Schedule below). Issues of concern, from the report, should be entered in a log book so that corrective action can be documented and tracked, and the heritage consultant in charge of the work must be duly informed and act upon any reports or recommendations.

These inspections should be conducted on a regular and timely schedule, addressing all stages of the exterior and site rehabilitation. An appropriate schedule for regular inspections and reports during the rehabilitation process would be a weekly

reporting period, with a separate summary report for each of the major phases of work:

1. Initial assessment.
2. Securing of heritage building.
3. Repair or replication of character-defining elements.
4. Reinstatement of all elements – repaired and replicated.

Inspections may also occur more frequently on an “as-need” basis should an issue arise that needs more immediate attention, so as to not inadvertently delay the broader rehabilitation work.

The most potentially damaging element to heritage buildings is water, including frost, freezing and thawing, and rainwater runoff including pipes and ground water. Animal infestation is a secondary concern.

The most vulnerable part of any building is the roof, where water can enter in without warning. Roof repair and renewal is one of the more cost-effective strategies. Any leak, however minor it might be, needs to be taken seriously and may be a sign that other areas are experiencing the same, or that a more significant leak or water entry is imminent.

The following contains a range of potential problems specific to wood-frame and wood-clad structures: water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

Exterior Inspection

Site and Foundation

- Does water drain away from the foundation?
- Is there back-splash occurring?
- Is there movement or settlement of the foundation as illustrated by cracks or an uneven surface?
- Is there any evidence of rising damp?

Wooden Elements

- Are there moisture problems present?
- Is any wood in direct contact, or extremely close to, the ground?
- Is there any evidence of insect infestation?
- Is there any evidence of fungal spread or any other type of biological attack?
- Does any wood appear warped or cupped?
- Does any wood display splits or loose knots?
- Are nails visible, pulling loose or rusted?
- Do any wood elements show staining?

Exterior Painted Materials

- Is the paint blistering, peeling or wrinkling?
- Does the paint show any stains such as rust, mildew or bleeding through?

Windows

- Is any glass cracked or missing?
- Does the putty show any sign of brittleness or cracking, or has any fallen out?
- Does paint show damage by condensation or water?
- Do the sashes operate easily or if hinged do they swing freely?
- Does the frame exhibit any distortion?
- Do the sills show any deterioration?
- Is the flashing properly shedding water?
- Is the caulking connection between the frame and cladding in good shape?

Doors

- Are the hinges sprung or in need of lubrication?
- Are the latches and locks working freely?
- Is the sill in good shape?
- Is the caulking connection between the door frame and cladding in good shape?
- Is the glazing in good shape and held securely in place?
- Is the seal of the door in good shape?

Gutters and Downspouts

- Are any downspouts leaking or plugged?
- Do the gutters show signs of corrosion?
- Are there any missing sections of downspouts and are they securely connected to the gutters?
- Is the water being redirected away from the building to either in-ground drainage or rainwater catchment?

Roof

- Are there water blockage points?
- Is the leading edge of the roof wet?
- Is there any sign of fungus, moss, birds, vermin, insects, etc.?
- Are the shingles showing any advanced sign of weathering such as curling or exposure of sub-surface?
- Are any shingles loose or missing?
- Are the flashings well set?
- Are any metal joints or seams sound?
- Is there any water ponding present?

The owner(s) should retain an information file where inspection reports can be filed. This should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available to the owner(s), which will aid in determining appropriate interventions when needed. This information file should be passed along to any subsequent owner(s).

The file would include a list outlining the finishes and materials used. The building owner should keep on hand a stock of spare materials for minor repairs.

The maintenance log book is an important tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past, and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

A full record will help to plan for future repairs and provide valuable information in the overall maintenance of the building and will provide essential information for the longer-term and serve as a reminder to amend the maintenance and inspection activities on an as-needed basis.

8.4. PRECEDENTS

Due to the fact that this Heritage Impact Statement has been triggered by unauthorized alterations to the previously-issued DA, consisting of the raising and subsequent collapse of the building originally set at the corner of Carlton and Robie Street, there is no known precedent for this undertaking. The revised approach leading to an amended DA is following, wherever possible, *Standards and Guidelines*, and the situation of having an additional house on the subject site – that under the previously-issued DA, was to be demolished – has been proven to be feasible to relocate to the now-empty corner site, given its age, style and compatibility with other houses on the registered streetscape of Carlton Street. It is felt to be the best approach in an otherwise unacceptable situation.

Also, due to the similarly unauthorized removal of all exterior materials on the Crosskill Residence at 1456 Carlton Street, the only feasible approach is to undertake a full restoration of the exterior. Under a normal situation, and following the *Standards and Guidelines*, the removal of all exterior materials would never have been a strategy but given the unforeseen alteration, full restoration is a “best-case” scenario.

8.5. INTERPRETATION AND COMMEMORATION STRATEGIES

While four buildings are being conserved and rehabilitated on the subject site, there are several others that are proposed to be demolished in accordance with the previously issued DA for this site. Despite the prior approval, it is important to set out a strategy for historical interpretation and commemoration, to raise and maintain public awareness of the resources on this site, both those being conserved and demolished. A Commemoration Plan is the most appropriate tool here, and the public benefit, in conjunction with conservation, is education and awareness.

Normally a Commemoration Plan is prepared as a result of the demolition of a building that is either formally recognized (i.e. legally protected or listed) or has known heritage values, but in this case the commemoration is proposed to recognize both the historical and cultural significance of each of the buildings on this site. It is recommended that a Commemoration Plan be prepared, either as a “prior-to” condition of the DA, or following issuance. This will be a way of educating the public, and owners or tenants of the building, of the early importance of the site and its evolution over time.

The purpose of a Commemoration Plan is public awareness and education. It should draw the reader in, and focus on these buildings’ ties to the early development of the local area, the university, and the various historical associations are the values from which to extract information.

A Commemoration Plan can be presented both in graphic and written form. The use of colour, photographs, maps and applicable text, if well designed, can draw the interest of those passing by to stop and read, and ultimately, to appreciate what came before this development.

The location of information presented is equally as critical. The Commemoration Plan should be placed in a public location where it is easy to locate and focus on key information that would be of interest to the public. It should not be placed inside a commercial or residential unit, since that is effectively a private space and is up to the tenant or owner to decide how and what to present. Therefore, a space that is either public – for example, a wall facing the sidewalk or free-standing facing the sidewalk – or a semi-public space, such as within a passageway that is open at all times – is the most effective. The space does not necessarily have to be expansive; much information can be conveyed in a small area. Furthermore, a smaller display area has greater potential to draw the reader compared to a larger display area that might be overwhelming. Another concept is to have the information set on several smaller panels that work together to illustrate the timeline of the history of the site.

In order to have an effective Commemoration Plan, maintenance and repairs need to be performed. Over time the information may need to be updated and improved.

Whether this is the responsibility of the building owner, or the municipality, and exactly who bears the costs, will need to be determined. However, in either case, it is recommended that a covenant be in place to allow for maintenance and updating. This could be made a condition of the amended DA.

9. APPENDICES

9.1. BIBLIOGRAPHY

- Nova Scotia Archives – City Directories and Archival Photos
- Lost Hospitals of London – Father Murphy Institute for Inebriates, <https://ezitis.myzen.co.uk/frmurphy.html>
- Memory Nova Scotia – A.M. Smith and Company memoryns.ca/m-smith-and-company
- Heritage Trust of Nova Scotia
- Nova Scotia Civic Address Finder
- Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, Second Edition, 2010
- Historic Halifax, Elizabeth Pacey, Hownslow Press, 1988

9.2. MCLEAN HERITAGE PLANNING AND CONSULTING – CURRICULUM VITAE

Highlights of Qualifications

Drawing from 26 years of experience in public sector heritage planning and land development with the City of Surrey and City of Vancouver, Hugh McLean established his heritage consultancy in 2021. He serves clients in the public and private sector, and prepares reports covering a range of heritage scenarios: evaluating a building for addition to a heritage register, values-based historic research and architectural assessment as part of Statements of Significance, assessment of building condition and preservation strategies, restoration and rehabilitation as part of Conservation Plans, and higher-level strategies for potential incentives using an array of planning tools including legal protection and agreements. This requires interest-based negotiation to achieve heritage conservation, and familiarity with and application of, relevant legislative provisions, policy, zoning, guidelines and *Standards and Guidelines for the Conservation of Historic Places*.

Consultancy Project Summary (partial) – 2021-2023

Principal, McLean Heritage Planning and Consulting

- **City of Chilliwack, Heritage Interest Inventory Review:** Assess current heritage buildings and update as a first step towards creating a Heritage Register
- **203 Pembina Street, New Westminster:** Conservation Plan for a historic oak tree proposed to be retained as part of a new residential development
- **86 Ochterloney Street, Dartmouth, NS:** Heritage Impact Statement to determine the appropriate degree of retention for two historic buildings and rationale for removal

of one other building as part of a multi-use commercial-residential tower development

- **3560 Moncton Street, Richmond:** Design Consultation for a new multi-use development situated in the Steveston Heritage Conservation Area
- **Duncan City Hall, 200 Craig Street, Duncan:** Conservation Plan and Roof Replacement Strategy as part of seismic upgrades, window restoration and slate roof replacement
- **Elmwood Hotel, 5185 South Street, Halifax, NS:** Heritage Impact Statement for the “best practices strategy” to determine the appropriate degree of higher-density redevelopment and conservation in the context of Halifax’s “Old South Suburb” Heritage Conservation District
- **Ray’s Dry Goods, 3831 Moncton Street, Richmond:** Conservation Plan including condition assessment for retaining a small commercial building with a boutique hotel addition, situated in the Steveston Heritage Conservation Area
- **Sandwick Manor, 276 Sandwick Road, Courtenay:** Heritage Strategy Report to assess potential incentives and planning tools to conserve a historic house within a commercially-zoned area
- **Frome Residence, 228 Thrift Street, Coquitlam:** Heritage Assessment for a single-family house situated in the historic area of Maillardville
- **Anglican Church of the Epiphany, 10553 148 Street, Surrey:** Heritage Assessment of a church including reincorporation of select character-defining elements into a new development
- **Mackenzie Residence, 5418 184 Street, Surrey:** Heritage Interiors Study, with recommendations to maximize the conservation of the interior elements of this legally-protected house
- **Dolman Residence, 1611 Cedar Crescent, Vancouver:** Heritage Assessment of proposed exterior rehabilitation to a legally-protected residence within the First Shaughnessy Heritage Conservation Area
- **Cobalt Hotel, 917 Main Street; Angeles Rooms, 927 Main Street, Vancouver:** Statements of Significance for two SRO buildings in the Downtown Eastside

Previous Experience

2001 to 2006; 2008 to 2020: Heritage Planner, Planning, Urban Design and Sustainability, City of Vancouver

- Negotiation of Heritage Revitalization Agreements and heritage designation as part of development applications, with incentives based on merits of restoration, adaptive re-use and financial analysis; presentation of reports to Council at Public Hearing
- Managing all aspects of Statements of Significance (SoS) with staff and heritage consultants, chair of the SoS/VHR Subcommittee; management of heritage SoS projects including RFP and contracts, securing provincial funding, coaching of consultants
- Oversee the upgrade to the City of Vancouver’s Heritage Register Evaluation system
- Coordination with Province to place Statements of Significance on Canadian Register

- Management of Transfer of Density database, By-law updates and Heritage Register database
- Design of biennial Heritage Awards program
- Liaison to Heritage Commission, Gastown Planning Committee and Shaughnessy Design Panel
- Issuance of heritage alteration permits including conditions for heritage clearance
- Management of plaque program, updates to heritage website, administrative bulletins

2006 to 2008: Planner, Central Area Planning, City of Vancouver

- Design and implementation of a consultant's historical/cultural review of Paueru Gai (Powell Street) in the context of themes, community values, potential for zoning incentives, including community outreach and development of an interactive website
- Department representative to Oppenheimer Park planning process
- Policy and ODP review for Downtown Eastside and review and input on local initiatives such as the new Strathcona Library

1994 to 2001: Planner, City of Surrey

- Project management of rezoning and subdivision applications including negotiation of Heritage Revitalization Agreements as the staff member responsible for the heritage program
- Updated heritage, transportation and parks provisions of the Official Community Plan
- Established Surrey's Heritage Register: evaluation of buildings and owner consultation

Other Relevant Roles

Vancouver Heritage Foundation Granting Committee, 2013 to present
Collaborator – Landscapes of Injustice, University of Victoria, 2013 to 2020
Board Member, BC Association of Heritage Professionals, 2019 to present

Education

Master of Arts, Community and Regional Planning
University of British Columbia, 1988

Bachelor of Environmental Studies, Urban and Regional Planning
University of Waterloo, 1984

Professional Membership

Full Member - Canadian Institute of Planners / Planning Institute of British Columbia
Professional Member - Canadian Association of Heritage Professionals

Awards

Canadian Institute of Planners, Murray Zides Award for Planning Excellence
Grand Prize - City of Surrey Official Community Plan, 1997

9.3. SITE PLAN AND ELEVATION DRAWINGS

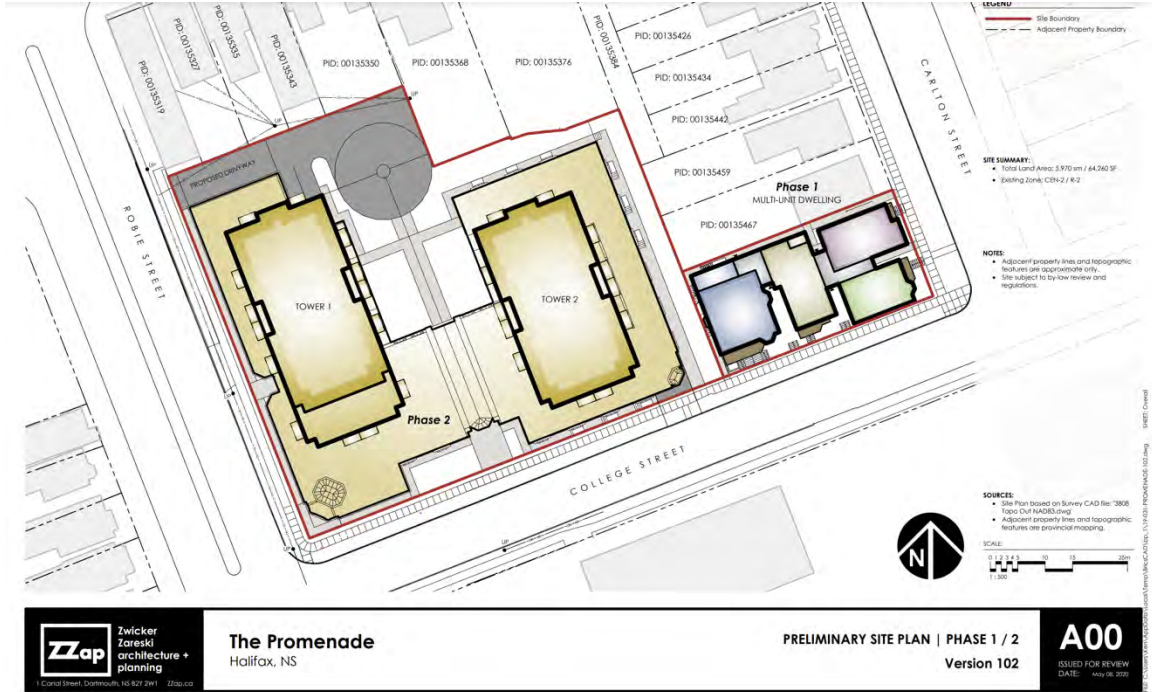


Figure 39: Site Plan (Landscaping)



5969 COLLEGE STREET APARTMENTS

HALIFAX, NS

DRAWING LIST
ARCHITECTURAL
A1 HERITAGE AND PLAN
A2 TOP PORCH AND 2-PLAN

ISSUED FOR D.A.A.
2023-12-07

PROJECT:
3088962 Nova Scotia Limited
1181 Quispel Road
Halifax, NS
B3K 2Y7



CONSULTANTS

Figure 40: Perspective of Heritage Components of Development



Figure 41: Elevations – College Street and Carlton Street

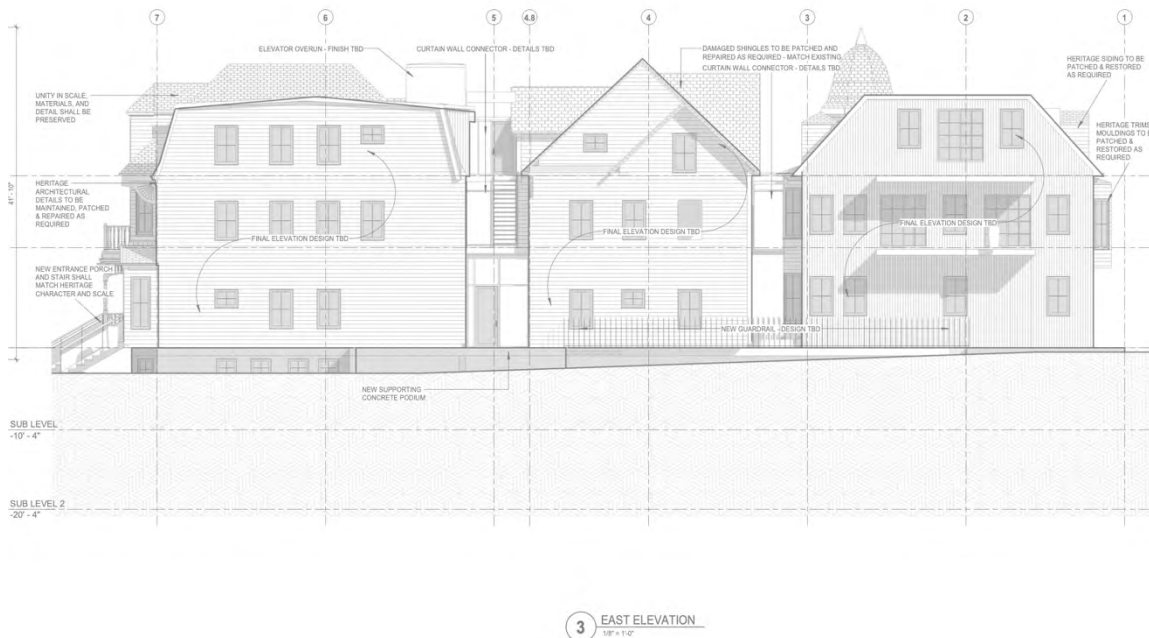


Figure 42: Elevations – North (rear)

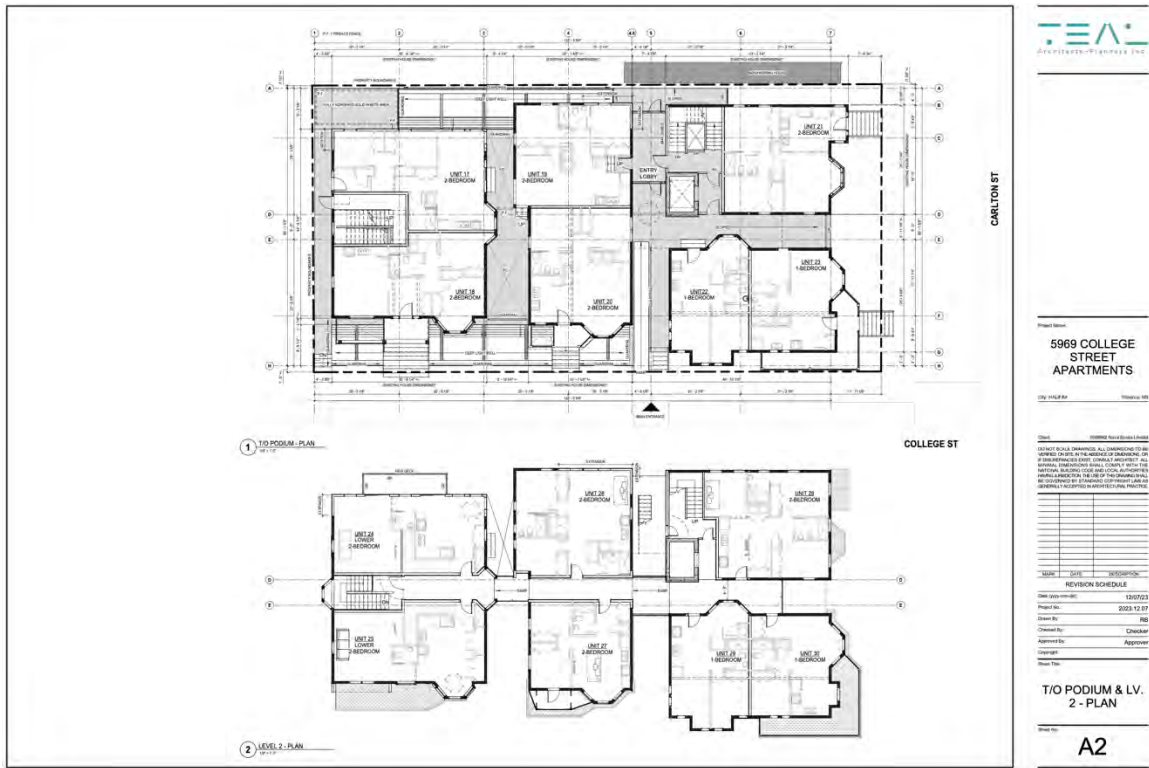


Figure 43: Floor Plans

9.4. LANDSCAPE PLAN

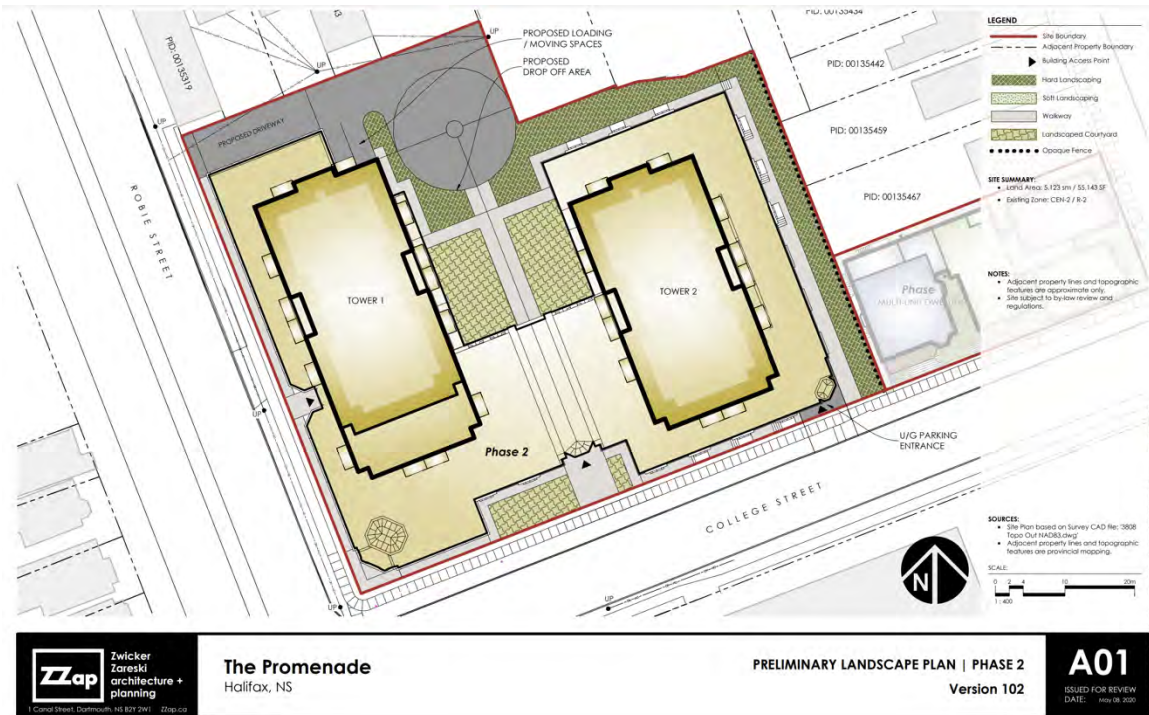


Figure 44: Landscape Plan



Courtenay Office:

6091 Ledingham Road, Courtenay, BC V9J 1M5

Vancouver Office:

57-3436 Terra Vita Place, Vancouver, BC V5K 5H6

(778) 308-6357

mcleanheritage@gmail.com

www.mcleanheritage.ca

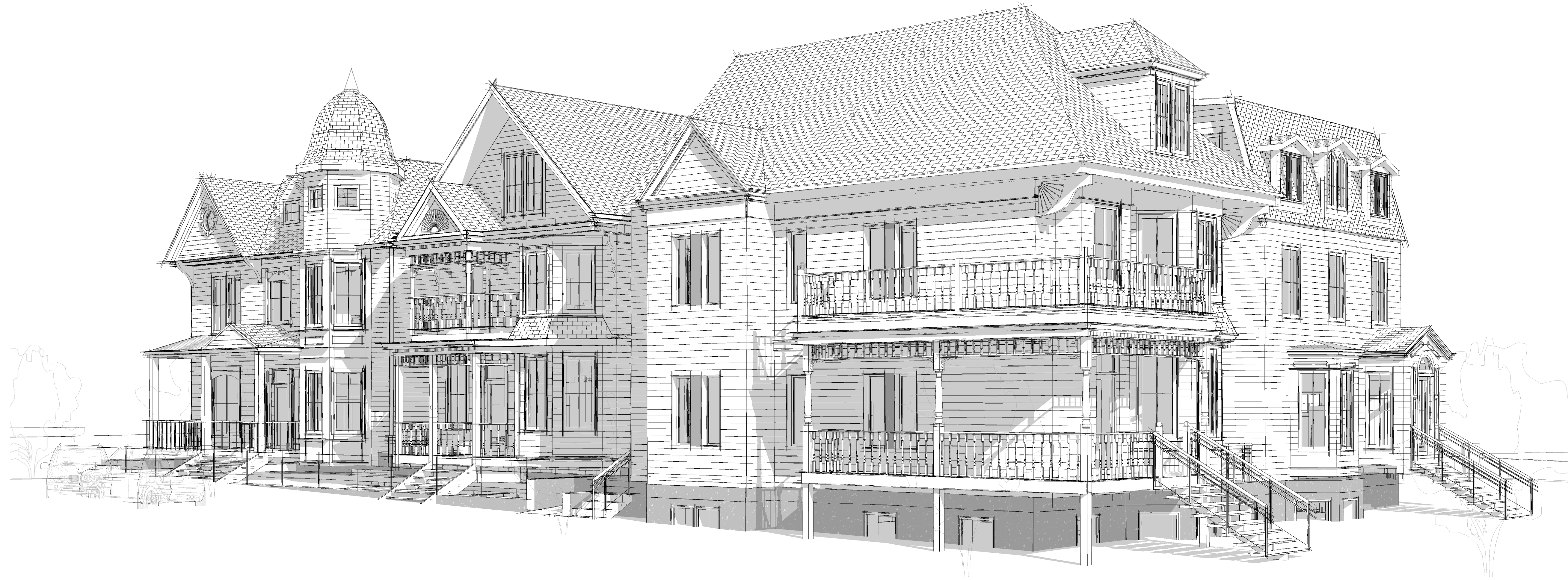
ATTACHMENT B
Building Plans and Perspectives

CONSULTANTS

CIVIL

STRUCTURAL

MECHANICAL / ELECTRICAL



5969 COLLEGE STREET APARTMENTS

HALIFAX, NS

DRAWING LIST

ARCHITECTURAL

- A1 ELEVATIONS & LV.3 PLAN
- A2 T/O PODIUM & LV. 2 - PLAN

ISSUED FOR D.A.A.

2023-12-07

OWNER:

3088962 Nova Scotia Limited

7165 Quinpool Road
Halifax, NS
B3L1C7

ATTACHMENT C

Heritage Streetscape Summary for Carlton Street Victorian Streetscape



Character-Defining Elements

The character-defining elements of Carlton Victorian Streetscape relate to its Late Victorian Eclectic Style and include:

- 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.

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 D

Standards & Guidelines Evaluation

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		Adding the Mary Belcher Building at the southern extent of the heritage streetscape completes the streetscape that was altered with the loss of the Mary Ann Noble Building.
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		Moving the Mary Belcher Building is necessary to rehabilitate the heritage streetscape.
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	Yes		The Mary Belcher Building is a Victorian era building from the same period as other buildings within the heritage streetscape. It has stood on the same block as the heritage streetscape for over a century. It's introduction to the streetscape will not

coexisted.			create a false sense of historical development. The Mary Belcher Building shares historical context and architectural styles with other buildings within the streetscape.
------------	--	--	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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 continue with minimal changes to the structures.
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, in fair to good condition, will be conserved to the highest quality.
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		The Mary Belcher Building will be placed on a modern concrete foundation.

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	Yes		The missing heritage building will be replaced with a historic building that matches the form, materials and detailing of similar buildings within the heritage streetscape.
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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> .			
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--

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		Adding the Mary Belcher Building at the southern extent of the heritage streetscape rehabilitates a character defining element: a historic building at this location. It is physically and visually compatible with, and subordinate to the heritage streetscape. It will be distinguishable as a displaced building on a new concrete foundation.
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------	--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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.		N/A	
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	------------	--

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

<p>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.</p>		<p>N/A</p>	
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	-------------------	--

<p>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.</p>			<p>The new bay window and covered front entrance porch on 1456 Carlton Street will be restored based on documentary evidence in the 1918 Pickings Assessment Sheet. The twin buildings at 1480-84 Carlton Street are of similar age and include these two elements.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------