

June 28, 2024

Item 9.1.3
HALIFAX

Carlton Street Streetscape

HRTG-2024-00259 Substantial Alteration

Application

Applicant: Zzap Consulting Inc.

Location: Carlton Street Streetscape, Halifax (a municipally registered heritage streetscape, composed of 17 registered heritage properties constructed between 1860 and 1906)

Proposal: 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). 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

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Site Context



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

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

Heritage Value

- Rare example of an intact Victorian era street, consisting of seventeen large and lavish homes;
- Originally part of the South Commons in Halifax.;
- Houses began to be built in 1860 and continued until 1906;
- Sense of unity in scale, materials, and detail incorporating Greek Revival, Modified Gothic, and Second Empire styles;
- Variety in the pitch and type of roof lines, placement of the doorways, and window styles



Previous Substantial Alteration Approval in January 2019

- 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 connecting buildings by a glass stairways;
- Removing a 1990s addition to the Gold Cure Institute and rehabilitating its rear wall; and
- Moving the MacCoy Building onto a foundation within the rear yard of 1452-56 Carlton Street



New Substantial Alteration Application

- 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 restore the Carlton Street Streetscape by relocating the Mary Belcher Building to the corner of College Street and Carlton Street, Street



Historical Context of the Mary Belcher Building

- Constructed in 1896;
- Originally owned by Mary Belcher, widow, and mother of Edith Josephine MacCoy;
- Following Mary Belcher's passing in 1918, the MacCoy family moved into the Mary Belcher Building and remained there until 1926.



Mary Belcher Building (west elevation)



Mary Belcher Building (south elevation)

Architectural Assessment of the Mary Belcher Building

- Queen Anne style characterized by asymmetrical front façades, expansive porches, and dormers;
- Character defining elements:
 - two-storey wrap-around porch, double bay windows, hipped roof, and front dormer.



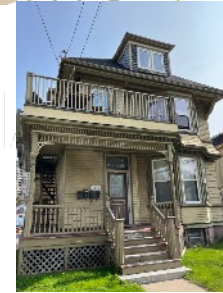
Mary Belcher Building (west elevation)



Mary Belcher Building (south elevation)

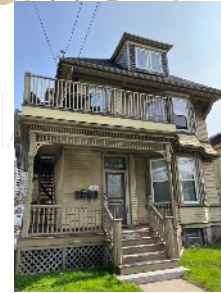
Substantial Alteration – Relocate Building

- Complete the heritage streetscape by replacing the heritage building at this location with another historic building;
- Mary Belcher Building rehabilitates a character defining element of the heritage streetscape.



Substantial Alteration – Relocate Building

- Picking up and moving the Mary Belcher Building is the necessary measure to replace a character defining element of the heritage streetscape;
- Mary Belcher Building shares historical context and architectural styles and features with other buildings within the streetscape

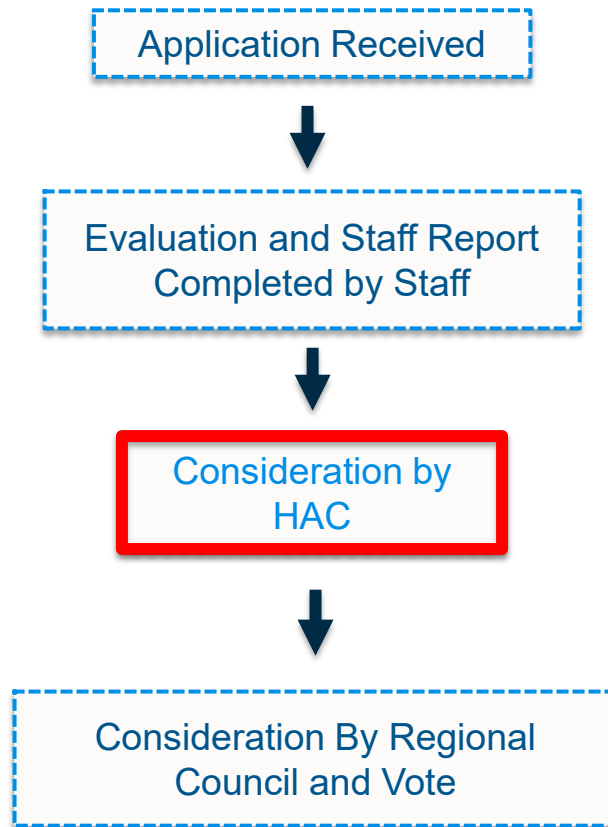


Substantial Alteration – Rehabilitate Crosskill Building

- The Crosskill Building must be completely restored to its original condition, in accordance with the approved substantial alterations from 2019.



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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.

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Thank you!

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