



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

Item No. 9.1.3
Heritage Advisory Committee
November 26, 2025

TO: Chair and Members of the Heritage Advisory Committee

FROM: Erin MacIntyre, Acting Executive Director Planning and Development

DATE: November 14, 2025

SUBJECT: **Case HRTG-2025-01649: Substantial Alteration to Multiple Municipally Registered Heritage Properties on College and Carlton Streets in Halifax**

ORIGIN

An application by ZZap Inc. to substantially alter the municipally registered heritage properties located at 5969 College Street, 1456 Carlton Street, 1460 Carlton Street, 1466 Carlton Street, and 1468 Carlton Street, Halifax.

EXECUTIVE SUMMARY

This report reviews proposed substantial alterations to five municipally registered heritage properties located at 5969 College Street, 1456 Carlton Street, 1460 Carlton Street, 1466 Carlton Street, and 1468 Carlton Street, Halifax, which are associated with an ongoing heritage development agreement application (HRM Planning Case PLANAPP-2024-01098). The proposed project consists of: Phase I, the creation of an accessible historic apartment complex by interconnecting and rehabilitating four existing buildings (two registered, two unregistered); Phase II, the rehabilitation of three other (registered) buildings and construction of a separate 10-storey building to the rear; and Phase III, the construction of two 34-storey, mixed-use towers with podiums linked by a shared lobby.

This project is also associated with two prior approved substantial alteration applications (HRM Planning Cases H00456 and HRTG-2024-00259) the contents of which are not subject to reconsideration. The purpose of this new substantial alteration application is to review new alteration requests which, when combined with the prior approvals, would enable this project to be carried out as shown in Attachments C1 and C2 to this report.

Staff conclude that the overall effect of the additional proposed alterations will be one of enhancing the properties' heritage values, integrity, and long-term viability and recommend that the Heritage Advisory Committee recommend approval of the proposed substantial alterations.

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Regional Council approve the proposed substantial alteration to the municipally registered heritage properties at 5969 College Street, 1456 Carlton Street, 1460 Carlton Street, 1466 Carlton Street, and 1468 Carlton Street, Halifax, as set out in this report.

BACKGROUND

Substantial Alteration Legislation

In accordance with Section 17 of the *Heritage Property Act*, a substantial alteration to a municipal heritage property requires Regional Council approval. The *Heritage Property Act* defines a substantial alteration as “any action that affects or alters the character-defining elements of a property”. The character-defining elements of a property are defined as “the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to heritage value and that must be sustained in order to preserve heritage value.”

Heritage value is defined as “the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations and embodied in character-defining materials, forms, locations, spatial configurations, uses and cultural associations or meanings.” Therefore, a decision on the appropriateness of a substantial alteration lies in its effect on the property’s unique heritage value and character defining elements.

If Regional Council refuses the requested substantial alteration to the heritage property, the owners may choose to alter the heritage property three years from the date of the application, but not more than four years after the date of the application, in accordance with Section 18 of the *Heritage Property Act*. Should the substantial alteration plans be revised, a new substantial alteration application will be required, which will start a new three-year waiting period.

Heritage Value & Character-Defining Elements

To determine the appropriateness of a substantial alteration, a full understanding of the building’s heritage value and character defining elements is required. As a point of reference, staff have prepared a heritage building summary which outlines the heritage value and character defining elements for the principal dwelling (Attachment B). This summary was created using the historic information contained in HRM’s heritage property files.

The *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)* are used to perform an analysis of the appropriateness of a substantial alteration’s impact on a property’s heritage value and character defining elements. The *Standards and Guidelines* help to ensure that careful consideration is given to how the proposed alterations may affect the heritage values and character defining elements of the building. The findings of this analysis are provided in Attachment F and summarized in the discussion section of this report.

Relationship to Heritage Development Agreement Case PLANAPP-2024-01098

This substantial alteration application (SubAlt) is associated with a concurrent heritage development agreement application (HRM Planning Case PLANAPP-2024-01098). While this SubAlt application reviews the proposed substantial alterations, in accordance with the *Heritage Property Act*, the development as a whole will be reviewed under the associated development agreement application. The latter application will return to a future Heritage Advisory Committee (HAC) meeting for recommendation, before proceeding to Halifax and West Community Council for public hearing and decision. If Community Council approves the development agreement, the proposed development must meet the agreement’s conditions in order to receive a development permit.

Property Summary

The subject property comprises the southern half of the block bound by Spring Garden Road, Robie Street, College Street, and Carlton Street in Halifax’s South End (see Map 1). It has an area of approximately 7019.5 square metres with frontage on Robie, College, and Carlton Streets. It contains within it multiple municipally registered heritage properties (subject to this SubAlt review) and multiple unregistered properties of heritage value (not subject to SubAlt review). These registered properties are listed in the reference table in Attachment A.

The Carlton Street properties were added as a streetscape to the Registry of Heritage Property for the Halifax Regional Municipality in 1985. The registration recognized the heritage value of the c.1860 to 1906 streetscape as a showcase of Victorian-era residential architecture, exhibiting a variety of architectural styles. The Gold Cure Institute was added to the Registry of Heritage Property in 1992. The registration recognized the building's exemplary expression of the Queen Anne architectural style and its historical connection to the Murphy's Gold Cure Institute. The heritage value of these registered properties is summarized in greater detail in Attachment B.

Project Summary and Phasing

The proposed project combines the rehabilitation and adaptive re-use of multiple municipally registered heritage properties and unregistered buildings with separate new construction of two high-rise towers and a tall-mid-rise building (refer to Attachments C1 & C2). The project is divided into three phases, summarized as follows:

- **Phase I** consists of an accessible historic apartment complex at the corner of College and Carlton Streets which adapts and interconnects four historic buildings (two registered, two unregistered): the Mary Belcher Residence, Gold Cure Institute, MacCoy Residence, and Crosskill Residence. The first three of these buildings will be relocated on-site, as approved in the two previous SubAlt applications, and all four buildings are proposed to be placed upon a new (shared) foundation, rehabilitated, and interconnected by glass corridors on the second and third storeys.
- **Phase II** consists of the rehabilitation of the Neal, Keith, and Tupper Residences and each being given their own new foundations (not shared), with a separate 10-storey, residential building constructed behind them.
- **Phase III** consists of the construction of two new, 34-storey, mixed-use towers with podiums linked by a shared lobby, also separate from all the aforementioned historic buildings.

The scope of this proposal encompasses both alterations already approved in two prior SubAlt applications, as well as new alterations being considered in the present SubAlt application.

Previously Approved Substantial Alterations (Not for Reconsideration)

This SubAlt application is associated with two existing SubAlt applications previously approved by Halifax Regional Council in 2019 (HRM Planning Case H00456) and 2024 (HRM Planning Case HRTG-2024-00259) respectively.

Within the 2019 case, a series of substantial alterations were approved including:

- moving the Gold Cure Institute to a new shared foundation at the rear of the Noble and Crosskill Residences;
- removing an addition to the Noble Residence and removing the rear ell of the Crosskill Residence, rehabilitating the rear walls, and connecting the buildings by a glass stairway;
- removing a c.1990's rear addition to the Gold Cure Institute, and rehabilitating its rear wall; and
- moving the MacCoy Residence onto a new shared foundation at the rear of the Noble and Crosskill Residences and connecting the building to the Gold Cure Institute by a glass stairway.

Within the 2024 case, an additional substantial alteration was approved including:

- moving the Mary Anne Belcher Residence from its current foundation and relocating it to a new shared foundation at the corner of College and Carlton Streets, replacing the Noble Residence which was unfortunately lost.

SubAlt approvals are not subject to a time limit. Thus, while the alterations proposed for the Noble Residence (1452 Carlton Street) are no longer possible due to the loss of that building, the remaining substantial alterations from the 2019 case and the 2024 case may still be carried out and are not eligible for reconsideration as part of this new SubAlt application.

Requested New Substantial Alterations (For Consideration)

The applicant is proposing to make additional substantial and non-substantial alterations to the multiple registered heritage properties to rehabilitate and adaptively re-use them. This new SubAlt application, known as HRTG-2025-01649, will supplement the two prior SubAlt approvals to account for the development proposal's new scope of work. A summary of the new substantial alteration request is provided below with a more detailed list of alterations and staff's assessment provided in Attachment F:

- i. connecting the Gold Cure Institute and Crosskill Residence to the MacCoy and Mary Belcher Residences on the second and third storeys by glass corridors;
- ii. modifications to the Gold Cure Institute's side door to achieve a code-compliant stairwell, retaining the existing door panel if possible and replicating if necessary;
- iii. construction of an addition to the rear of the Gold Cure Institute;
- iv. alteration of the Crosskill Residence's rear mansard roof and removal of the rear central dormer to accommodate a code-compliant stairwell and elevator core;
- v. replacement of the Crosskill Residence's foundation with a new, shared, poured-concrete foundation faced in rubblestone veneer;
- vi. addition of two dormer windows to the front of the Crosskill Residence;
- vii. sympathetic rehabilitation of the Crosskill Residence's enclosed front porch and canted bay window and reinstatement of lost cladding, windows, doors, and other elements;
- viii. removal of rear additions, reinstatement of rear walls, replacement of side and rear cladding with non-combustible simulated shingle cladding, and replacement of foundations for the Neal, Keith, and Tupper Residences, with new poured-concrete foundations (not shared) faced in materials appropriate to the age and style of each building;
- ix. restoration of the wrap-around porch, northern side wall, and northern side A-frame gable dormer of the Keith Residence;
- x. removal of the shed dormer on the front elevation of the Tupper Residence and restoration of two Scottish dormers based on physical and documentary evidence;
- xi. construction of a physically separate 10-storey building to the rear of 1460-1468 Carlton Street; and
- xii. construction of a physically separate mixed-use development consisting of two 34-storey high-rise towers with connected podiums, to the rear of the Carlton Street properties and to the western side of the College Street properties.

Non-Substantial Alterations (Not for Consideration)

As part of the associated heritage development agreement application, the applicant will undertake non-substantial alterations that are subject to staff approval during the permitting process but are not eligible for consideration by HAC or Regional Council, as they involve maintaining, repairing, or replacing existing features of the municipally registered heritage buildings, in a manner that maintains or improves the heritage integrity of the building without substantially altering the character-defining elements. The proposed non-substantial alterations are summarized below:

- Repair and, where necessary, replacement in-kind of the character-defining elements of the Gold Cure Institute, Crosskill Residence, Neal Residence, Keith Residence, and Tupper Residence, in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*.

Other Relocation and Rehabilitation Work (Not for Consideration)

The scope of this project also includes the relocation and rehabilitation of two unregistered historic buildings, namely the MacCoy Residence and the Mary Belcher Residence. As these buildings are unregistered, they are not eligible for consideration as part of this SubAlt application; however, as part of

the associated heritage development agreement application, they are proposed to be relocated on-site and rehabilitated. Staff find that the proposed rehabilitation measures for these buildings, as outlined in Attachment C1, appear generally consistent with the *Standards and Guidelines*.

DISCUSSION

The overarching term for protecting historic places in Canada is conservation, which is described by the *Standards and Guidelines* as “all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life”. Conservation may specifically involve preservation, rehabilitation, restoration, or a combination of these actions. Applying the *Standards and Guidelines* to the development proposal requires an understanding of the approach to the project, and the character defining elements and heritage values for the property.

In this case, rehabilitation is the primary approach being proposed. Rehabilitation involves the sensitive adaptation of an historic place providing a continuing or compatible contemporary use, while protecting heritage value. Rehabilitation can include the replacement of elements or components of the building with an accurate replica or a new design compatible with the style, era, and character of the historic place. Rehabilitation projects are evaluated using general Standards 1 through 9, and three additional Standards 10 through 12, which relate specifically to rehabilitation. There are some specific elements of the rehabilitation of the Keith and Tupper Residences that meet the threshold of restoration work and thus the additional Standards 13 and 14 have been applied to those elements. Staff have completed an evaluation of the proposal using the *Standards and Guidelines*, and the results are provided in Attachment F.

Substantial Alterations

The proposed substantial alterations are requested to facilitate the rehabilitation, continued use / adaptive re-use, and ongoing maintenance of the municipally registered Gold Cure Institute, Crosskill Residence, Neal Residence, Keith Residence, and Tupper Residence (as proposed under HRM Planning Case PLANAPP-2024-01098). Impacts have been considered and are addressed in the applicant's submissions (Attachments C1, C2, D, & E). Staff have reviewed these alterations pursuant to the *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*. A complete standards analysis is provided in Attachment F to this report. Staff's findings are summarized below.

i. Connecting the Gold Cure Institute and Crosskill Residence to the MacCoy and Mary Belcher Residences on the second and third storeys by glass corridors:

This connection enables the buildings to function as a unified multi-unit residential complex while conserving their heritage value. By avoiding ground-level connections and placing the corridors toward the rear, the design maintains both physical and visual separation of the buildings, and strategic corridor placement minimizes impacts on character-defining elements (see Attachment C1). The use of highly transparent materials ensures the corridors remain visually subordinate and distinguishable, supporting safe egress and accessibility without compromising heritage integrity or the streetscape's architectural composition.

ii. Modifications to the Gold Cure Institute's side door to achieve a code-compliant stairwell, retaining the existing door panel if possible and replicating if necessary:

To meet building code requirements for stairwells, the proposal involves modifying the Gold Cure Institute's western side door (see Attachment C1). Although this modifies a character-defining element, it is essential for code compliance. Thus, the proposed approach prioritizes minimal intervention by retaining or replicating the original side door rather than removing and replacing it with a blank wall, ensuring the side door remains part of the western elevation's architectural composition.

iii. Construction of an addition to the rear of the Gold Cure Institute:

The proposed rear addition to the Gold Cure Institute (see Attachment C1) will provide additional living space for new multi-unit residential use with minimal impact to the building's heritage character. Since the rear wall lacks character-defining elements due to previous alterations, the new addition does not compromise any existing elements. Its placement at the rear, and extension of the existing building envelope and roofline directly rearwards ensures it remains subordinate and minimally visible from the street. Meanwhile the design of the addition incorporates compatible yet distinguishable, fine-scaled siding and roofing materials. Finally, the entire original building envelope remains intact and allowing it to continue as an independent structure if the addition were ever removed.

iv. Alteration of the Crosskill Residence's rear mansard roof and removal of the rear central dormer to accommodate a code-compliant stairwell and elevator core:

The rear of the mansard roof is proposed to be heavily modified to accommodate the code-complaint primary stairwell and elevator core (see Attachment C1). As a minor mitigative measure, it's proposed that a small section of the rear mansard be retained to preserve the northern side-profile of the mansard roof. As well, the rear central dormer is proposed to be entirely removed, again to accommodate the stairwell and elevator core. However, the identical front dormer is proposed to be retained and rehabilitated, and it could be argued that this rear dormer is not in sufficiently intact and repairable condition.

While the Crosskill Residence would receive the most significant alterations, and the rear roof and rear dormer alterations raise concerns under Standard 1, it's recognized that among the four buildings in Phase I, the Crosskill Residence exhibits by far the lowest heritage integrity. This makes it the most suitable candidate for accommodating the primary stairwell and elevator core. While this approach impacts some character-defining elements of the Crosskill residence, it's balanced by other beneficial alterations discussed below (sympathetic rehabilitation and reinstatement of lost elements). The result is a net improvement in heritage integrity for the Crosskill Residence and the minimization of alterations to the other higher-integrity historic buildings.

v. Replacement of the Crosskill Residence's foundation with a new shared poured-concrete foundation faced in rubblestone veneer:

The original stone foundation of the Crosskill Residence has been significantly altered through parging and concrete reinforcement, diminishing its heritage integrity. To address this, a new poured concrete foundation is proposed, faced with a rubblestone veneer made from reclaimed or historically appropriate materials to restore the building's original appearance (see Attachment C1). This change is considered a minimal intervention that enhances both the structural integrity and the quality of basement living space, while reintroducing a compatible and historically appropriate foundation appearance. The concrete foundation will remain subtly identifiable on close inspection from the building's interior.

vi. Addition of two dormer windows to the front of the Crosskill Residence:

Two new dormer windows provide necessary daylight and ventilation for a third-storey residential unit in the Crosskill Residence (see Attachment C1). While this alteration impacts a character-defining element (the mansard roof), the form of the mansard roof remains legible. Furthermore, the dormers are designed to be subordinate and compatible by referencing the existing central dormer in form and placement to maintain the façade's symmetry and style. Their modern cladding and aluminum-clad windows ensure they remain distinguishable as new additions, and the intervention is reversible without compromising the building's form or integrity.

- vii. Sympathetic rehabilitation of the Crosskill Residence's enclosed front porch and canted bay window and reinstatement of lost cladding, windows, doors, and other elements:

To remediate the extensive unauthorized alterations that removed most of the Crosskill Residence's character-defining elements, a sympathetic rehabilitation is proposed (see Attachment C1). This approach would return the building as closely as possible to its c.1918 appearance but acknowledges that limited evidence keeps this from being a complete restoration. The proposed scope includes rebuilding the original enclosed front porch and canted bay window based on physical and documentary evidence, with compatible detailing inspired by the intact front central dormer, to minimize conjecture. Lost cladding, windows, doors, and other features will be reinstated using historically appropriate designs, and the rehabilitation will be documented and employ date stamping to ensure the new work remains identifiable on close inspection. This approach is an appropriate and effective means to conserve and enhance the heritage value of the building given its present low integrity.

- viii. Removal of rear additions, reinstatement of rear walls, replacement of side and rear cladding, and replacement of foundations for the Neal, Keith, and Tupper Residences, with new poured-concrete foundations (not shared), faced in materials appropriate to the age and style of each building:

The proposed removal of rear additions will reinstate the three buildings' original plans/footprints and improve heritage integrity, as these additions are not character-defining. Rear walls will also be reinstated with fenestration that reflects the age and style of each building, using aluminum-clad-wood windows, paired with non-combustible shingle siding that recreates the look of traditional materials while remaining subtly distinguishable (see Attachment C2). Existing foundations, compromised by parging and concrete overpouring, will be replaced with poured-concrete foundations faced in historically appropriate materials for each respective building (rubblestone, board-formed cement, or brick) to meet long term technical (structural stability) and programmatic (comfort and dryness) requirements. Side and rear cladding, currently modern and incompatible, will be replaced with non-combustible shingles that match the style and scale of original wood shingles, to meet building code requirements for fire safety and durability. Front façades, not required to be non-combustible, will retain their wood-shingle cladding to preserve their public-facing heritage character.

- ix. Restoration of the wrap-around porch, northern side wall, and northern side A-frame gable dormer of the Keith Residence:

The Keith Residence will undergo a restoration of its original wrap-around porch, northern side wall, and A-frame gable dormer (see Attachment C2), guided by physical and documentary evidence, including historical photographs and building permits. The proposal will retain and rehabilitate surviving elements from the restoration period like the porch's pedimented roof, brackets, and turned posts, while removing later additions and reinstating lost features based on clear evidence.

- x. Removal of the shed dormer on the front elevation of the Tupper Residence and restoration of two Scottish dormers based on physical and documentary evidence:

The proposed removal of the inappropriate front shed dormer and restoration of two original Scottish dormers is based on strong physical and documentary evidence, including historical photographs and the sister property at 1474 Carlton Street. This intervention reintroduces lost character-defining elements, improving the building's heritage integrity while retaining other original features like the roof and brick chimney (see Attachment C2). The restored dormers will prioritize historical accuracy in form, materials, and detailing, with date stamping used to ensure subtle distinguishability upon close inspection.

- xi. Construction of a physically separate ten-storey tall-mid-rise building to the rear of 1460-1468 Carlton Street:

The proposed 10-storey building at the rear of 1460-1468 Carlton Street (see Attachment C2) is designed to be physically separate from the adjacent heritage properties, ensuring no character-defining elements

are removed or altered. To increase separation, non-original rear additions to the Neal, Keith, and Tupper Residences will be removed, and a landscaped buffer will be introduced between the new building and the heritage structures. This approach is considered minimal and respectful of the existing heritage context.

The new building achieves subordination through its rear siting, moderate height, setbacks, and use of transparent materials on upper storeys. Compatibility is ensured by incorporating traditional design elements such as brick and stone cladding, vertical bays, and historically inspired window designs, while differentiation is maintained through physical separation, modern window materials, glass Juliette balconies, and a high window-to-wall ratio on the upper floors. As a standalone structure, the mid-rise is fully reversible, meaning its removal would not impact the heritage value of the surrounding properties.

xii. Construction of a physically separate mixed-use development consisting of two 34-storey high-rise towers with connected podiums, to the rear of the Carlton Street properties and to the western side of the College Street properties:

The proposed two 34-storey high-rise towers with connected podiums (see Attachment C2) do not require the removal or alteration of any character-defining elements of the adjacent registered heritage properties beyond the already approved relocations on-site of the Gold Cure Institute, MacCoy Residence, and Mary Belcher Residence. Subordination is achieved through strategic siting, a landscaped buffer, significant podium setbacks, and a transitional mass in the form of a separate 10-storey mid-rise, easing the scale shift between the heritage streetscape and the new towers. Grade-related townhouse units along College Street and the eastern podium façade of Tower II help maintain a human-scaled streetwall, reinforcing compatibility with the existing heritage streetscape.

Compatibility is further supported using traditional materials like brick and stone block from the podiums up to the 10th storey of the towers, traditional window-to-wall ratios up to the 17th storey, cornices at material transitions, breaking up the massing into a traditional tower format of rusticated base, multiple midsections, and capital. Furthermore, a variety of heritage-inspired elements are employed in the design of the Tower II podium, complimenting the adjacent heritage streetscape. Differentiation is achieved through a variety of modern design features, including glass curtain walls, Juliette balconies, and contemporary fenestration (especially on upper storeys), as well as through the towers' complete physical separation.

Conclusion

Staff advise that the anticipated impacts to character-defining elements of the registered heritage properties are minimal and that the properties' heritage value is conserved. The separate new construction has been designed to minimize its impact on the registered heritage properties through siting, design, and materials. As these properties will also be rehabilitated through a variety of non-substantial alterations included as part of the associated heritage development agreement application, the overall effect will be one of enhancing the properties' heritage values, integrity, and long-term viability.

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved 2025/26 budget for Planning and Development. HRM is not responsible for construction and renovation costs.

RISK CONSIDERATION

There is a risk of damaging the registered heritage properties during their relocation or raising for foundation replacement, which will be mitigated through requirements to be outlined in the associated development agreement (HRM Planning Case PLANAPP-2024-01098), including requirements for structural integrity to be assessed by a professional engineer prior to any raising or relocation efforts and for relocation efforts to be overseen by a professional engineer.

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

The adaptive re-use of heritage buildings supports environmental goals by encouraging retention and repurposing over demolition, which reduces construction waste, conserves embodied energy, and promotes sustainable development.

ALTERNATIVES

1. The Heritage Advisory Committee may recommend that Regional Council approve the proposed substantial alterations to 5969 College Street, 1456 Carlton Street, 1460 Carlton Street, 1466 Carlton Street, and 1468 Carlton Street, Halifax, in part or with conditions and in so doing should provide reasons for the partial approval or conditions based on applicable conservation standards.
2. The Heritage Advisory Committee may recommend that Regional Council refuse the proposed substantial alterations to 5969 College Street, 1456 Carlton Street, 1460 Carlton Street, 1466 Carlton Street, and 1468 Carlton Street, Halifax.

Note: The *Heritage Property Act* does not include appeal provisions for decisions of Council regarding substantial alterations, however, if the substantial alteration application is refused, section 18(3) of the *Heritage Property Act* provides that the owners would be permitted to proceed with their proposal three years from the date of the application.

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.

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

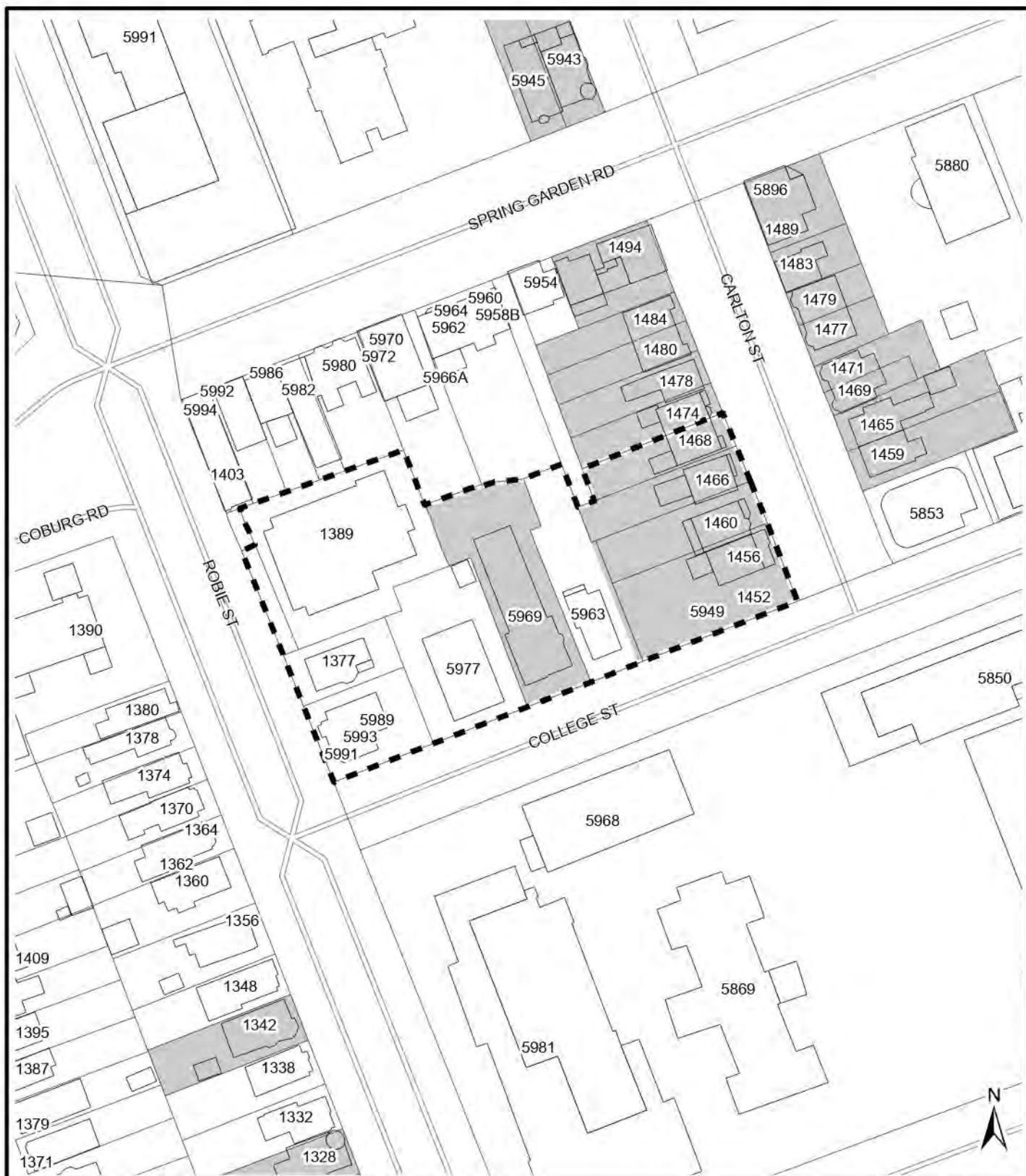
4. The Committee (HAC) shall, within the time limits prescribed by Council or the Act, advise the Region respecting:
 - (c) applications to substantially alter the external appearance of or demolish a municipal heritage property.
12. Applications for alteration of a registered heritage property shall be evaluated in accordance with the Standards for the Conservation of Historic Places in Canada, 2nd Edition as set forth in Schedule 'B-1'. The Guidelines for the Conservation of Historic Places in Canada, 2nd Edition shall be used to interpret and apply the Standards.

ATTACHMENTS

Map 1 Location Map



Attachment A Building Reference Table
Attachment B Registered Heritage Building Summaries
Attachment C1 Plans, Elevations, 3D Views (Phase 1)
Attachment C2 Plans, Elevations, 3D Views (Phases 2 & 3)
Attachment D Engineer's Letter
Attachment E Heritage Impact Statement
Attachment F Standards & Guidelines Heritage Staff Evaluation

Report Prepared by: Carter Beaupre-McPhee, Planner III - Heritage, 902.719.9604



Map 1 - Location Map

Promenade Site
Robie, College, & Carlton Streets

 Registered Heritage Property
 Subject Properties

HALIFAX

0 10 20 30 40 m

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

ATTACHMENT A

BUILDING REFERENCE TABLE

Building Name	Address	Parcel ID (PID)	Registration Status	Project Phase	Reference Photo (Nov 5, 2025)
Mary Belcher Residence	1377 Robie Street	00135533	Unregistered	Phase I	
Gold Cure Institute	5969 College Street	00135509	Registered	Phase I	
MacCoy Residence	5963 College Street	00135491	Unregistered	Phase I	
Noble Residence	1452 Carlton Street	00135483	Demolished (Registered)	Phase I	

Crosskill Residence	1456 Carlton Street	00135483	Registered	Phase I	
Neal Residence	1460 Carlton Street	00135467	Registered	Phase II	
Keith Residence	1466 Carlton Street	00135459	Registered	Phase II	
Tupper Residence	1468 Carlton Street	00135442	Registered	Phase II	

ATTACHMENT B

REGISTERED HERITAGE BUILDING SUMMARIES

Gold Cure Institute, 5969 College Street, Halifax (1894)



Character-Defining Elements:

- Original 2.5-storey Queen Anne style building;
- Asymmetrical façade;
- Eight-sided, three-storey tower with a bell-style roof and a pointed cap;
- Double-storey bay window in the aforementioned tower, with windows framed on the sides by small pilasters, panel mouldings below, and simple cornices above;
- Hipped roof with overhanging eaves;
- Wood shingle cladding;
- Large projecting front gable with circular window and decorative woodwork, supported by a pair of large brackets flanking a pair of smaller brackets;
- Front porch spanning 2/3rds of the front façade, supported by tapered square columns, with a decorated gable above the front steps;
- Front door with transom, sidelites, and pilaster trims;
- Central second-storey window with pilasters, arch and keystone;
- Predominantly one-over-one wood windows arranged in singles, pairs, and canted bays;
- Large one-over-one wood window to the left of the front door with an arched, stained glass top sash;
- Oriel window on the western elevation with brackets, hipped roof, and stained glass windows;
- Two-storey bay window on the east elevation;
- Pedimented dormers on the west and south elevations; and
- Band moulding separating the first and second storeys.

Heritage Value:

The Gold Cure Institute, located at 5969 College Street in Halifax, was added to the Registry of Heritage Properties for the Halifax Regional Municipality in 1992. The property's heritage value is embodied in the two-and-a-half-storey Queen Ann style dwelling, which was constructed in 1894 by an unknown builder. The property is valued for its association with the early practice of treating alcohol and other addictions and for its association with Howard H. Smith.

The Gold Cure Institute offered alternative treatments for alcoholism and addiction shortly after its construction, under the name Murphy's Gold Cure. Founded by Father L. W. Murphy, a Catholic priest from Buffalo, the Institute operated near Dalhousie's medical faculty, though it had no formal affiliation. While its methods lacked medical credibility, the Institute helped shift perceptions of addiction from moral failing to medical condition.

Howard H. Smith 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.

Crosskill Residence, 1456 Carlton Street, Halifax (1865)



2019 Google Street View prior to extensive exterior alterations



Photo of the current condition

Character-Defining Elements:

- Original three-storey Second Empire style building;
- Mansard roof;
- Three-bay fenestration on the second floor;
- Central gabled dormer with two round-top windows, brackets and trim;
- Central gabled dormer on the rear elevation;
- Wood shingle siding;
- Enclosed front porch with Palladian-style door, decorative trims, and cornice line;
- Wrap-around soffit.

Heritage Value:

The Crosskill Residence (1456 Carlton Street) was added to the Registry of Heritage Properties for the Halifax Regional Municipality in 1985. The property's heritage value is embodied in the 3-storey Second-Empire-style dwelling, which was constructed in 1865 by an unknown builder. The property is valued for its associations with James Crosskill and William H. Johnson.

James Crosskill was 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 (1899-1921), who was president and manager of the W.H. Johnson Co. Ltd., located at 157 Granville Street.

Neal Residence, 1460 Carlton Street, Halifax (1865)



Character-Defining Elements:

- Original two-and-half-storey building;
- Asymmetrical facade;
- Gable roof;
- Stone foundation;
- Two-storey bay window with a bell cast eave divides the main and upper floor ;
- Half-width and hipped-roof front porch with turned posts, brackets and balustrades;
- Central shed dormer with two windows and corner boards;
- Entry door with single transom window;
- Windows with wood decorative trims;
- Wood shingle cladding.

Heritage Value:

The Neal Residence (1460 Carlton Street, Halifax) was added to the Registry of Heritage Properties for the Halifax Regional Municipality in 1985. The property's heritage value is embodied in the two-and-a-half-storey dwelling, which was constructed circa 1865 by an unknown builder and occupied by several prominent business and political leaders.

The property on which the Neal Residence is located, at 1460 Carlton Street, has its earliest historical connection to George Troop, who owned and occupied it for the first four years. Troop was a hardware merchant and ship chandler. Ownership was followed by James and Agnes White (nee Mitchell). James White partnered with William Neal as owners of Neal White and Co. Ltd., based on Granville Street downtown and whose business dealt in importing British and foreign dry goods. In 1879 Agnes White sold the property to James White's business partner, William Neal, and his wife Charlotte (nee Lawler).

From 1916 to 1920, the Neal Residence was occupied by the Honourable Ernest Howard Armstrong, who at that time was Commissioner of Works and Mines. He was originally a lawyer, appointed Kings Counsel in 1907 and practiced law in Weymouth, NS. From 1892, upon moving to Yarmouth, he was vice and deputy US Consul until 1906. He served in the Cabinet of Premier George Henry Murray beginning in 1911. By 1923, Ernest Armstrong had succeeded Murray as Premier, although in that role, he was no longer living on Carlton Street.

Keith Residence, 1466 Carlton Street, Halifax (1906)



Character-Defining Elements:

- Original two-and-a-half-storey Queen Ann Style building;
- Asymmetrical façade;
- Full-width projecting front gable with a pair of windows set within a recessed arched panel, and two large brackets;
- Half-width pedimented front porch with brackets, turned posts, fish scale shingles, and turned spindles;
- Stacked bay windows under the main soffit;
- Brick chimney
- Oval windows with stained glass and “keystone” decoration;
- Double-hung windows with surrounding trims;
- Main entry door with single transom;
- Cornice with small brackets runs from the bay window to the porch;
- Shingle claddings.

Heritage Value:

The Keith Residence (1466 Carlton St, Halifax) was added to the Registry of Heritage Properties for the Halifax Regional Municipality in 1985. The property’s heritage value is embodied in the two-and-half-storey Queen Ann Style dwelling, which was constructed circa 1906 by an unknown builder and first occupied by Thomas Keith.

Thomas Keith was a postal clerk for the Railway Mail Service. The Railway Mail Service was a cross-Canada lifeline of communication and business that used the mobility of the rail network to simultaneously move and sort mail extremely efficiently.

Tupper Residence, 1468 Carlton Street, Halifax (1866)



Character-Defining Elements:

- Original 2.5-storey Halifax House style building;
- Asymmetrical façade with 3-bay arrangement and entry on one side.
- Truncated hip roof;
- Cornice with brackets on the second floor;
- Enclosed porch with brackets, entry door with side and transom lights, decorative panels and pilasters;
- Stone and brick foundation;
- Three double-hung windows with simple trims on the second floor;
- Two double-hung windows with lintel and brackets;
- Wood shingle cladding and corner boards;
- Brick chimney.

Heritage Value:

The Tupper Residence (1468 Carlton St, Halifax) was added to the Registry of Heritage Properties for the Halifax Regional Municipality in 1985. The property's heritage value is embodied in the two-and-a-half-storey Halifax House Style dwelling, which was constructed in 1866 by an unknown builder and first occupied by the Tupper family.

The first owner of this house was Susan Tupper, who was listed in city directories, beginning in 1868, as a widow of Edward Tupper, a merchant. Her eldest son, Conrad West Tupper, also lived in the house for a notable duration. Conrad Tupper was a clerk at the Customs House. The house was either rented by, or ownership acquired by, various business professionals from 1913 onward, including Captain John Fleming, broker (1912-1918) and William Carson, Manager of the Bank of Nova Scotia on Barrington Street (1918-1921) and Smith Walter, a physician, in 1921. Through the 1920s, it was occupied by Yelverton Haines, a teacher at Bloomfield High School.

ATTACHMENT C1
PLANS, ELEVATIONS, 3D VIEWS (PHASE 1)



MacCOY GARDENS

HALIFAX, NS

DRAWING LIST

DRAWING LIST - ARCHITECTURAL	DRAWING LIST - ARCHITECTURAL	CIVIL	SEPTIC	STRUCTURAL	MECHANICAL	ELECTRICAL
HRM SUBMISSION						
A0.0.1 3D VIEWS						
A1.1 SITE PLAN & CONTEXT, DETAILS						
A1.2 SUB LEVEL 2 PLAN						
A1.3 SUB LEVEL 1 PLAN						
A1.4 LEVEL 1 PLAN						
A1.5 LEVEL 2 PLAN						
A1.6 LEVEL 3 PLAN						
A1.7 ROOF PLAN						
A3.1 ELEVATIONS						
A3.2 ELEVATIONS						

D.A.APPROVAL REV.02

2025-10-17

CONSULTANTS

CIVIL

STRUCTURAL

MECHANICAL & ELECTRICAL

SEPTIC



SCALE:



2



5



3



4

Stamp:

Plan North:

Project Name:

City: HALIFAX Province: NS

Client: xx

DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE VERIFIED ON SITE. IN THE ABSENCE OF DIMENSIONS, OR IF DISCREPANCIES EXIST, CONSULT ARCHITECT. ALL MINIMAL DIMENSIONS SHALL COMPLY WITH THE NATIONAL BUILDING CODE AND LOCAL AUTHORITIES HAVING JURISDICTION. THE USE OF THIS DRAWING SHALL BE GOVERNED BY STANDARD COPYRIGHT LAW AS GENERALLY ACCEPTED IN ARCHITECTURAL PRACTICE.

REVISION SCHEDULE

Date (yyyy-mm-dd): 2025-10-17

Project No.: 2023-08

Drawn By: A.S.

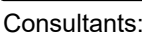
Checked By: _____ Checker _____

Copyright:

Sheet Title:

Sheet No.:

A0.0.1



Stamp:

Plan North:

Project Name:

MacCOY GARDENS

City: HALIFAX

Province: NS

NOT FOR CONSTRUCTION

Client: _____ xx

DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE VERIFIED ON SITE. IN THE ABSENCE OF DIMENSIONS, OR IF DISCREPANCIES EXIST, CONSULT ARCHITECT. ALL MINIMAL DIMENSIONS SHALL COMPLY WITH THE NATIONAL BUILDING CODE AND LOCAL AUTHORITIES HAVING JURISDICTION. THE USE OF THIS DRAWING SHALL BE GOVERNED BY STANDARD COPYRIGHT LAW AS GENERALLY ACCEPTED IN ARCHITECTURAL PRACTICE.

	2025-08-26	D.A APPROVAL
	2025-08-08	CLIENT REVIEW
	2025-07-25	ISSUED FOR COORD.
	2025-07-22	PROGRESS SET #6
1	2025-06-03	ISSUED FOR COORD.
MARK	DATE	DESCRIPTION

REVISION SCHEDULE

Date (yyyy-mm-dd): 2025-10-17

Project No.: 2023-08

Drawn By: A.S. / J.S.

Checked By: _____ Checker: _____

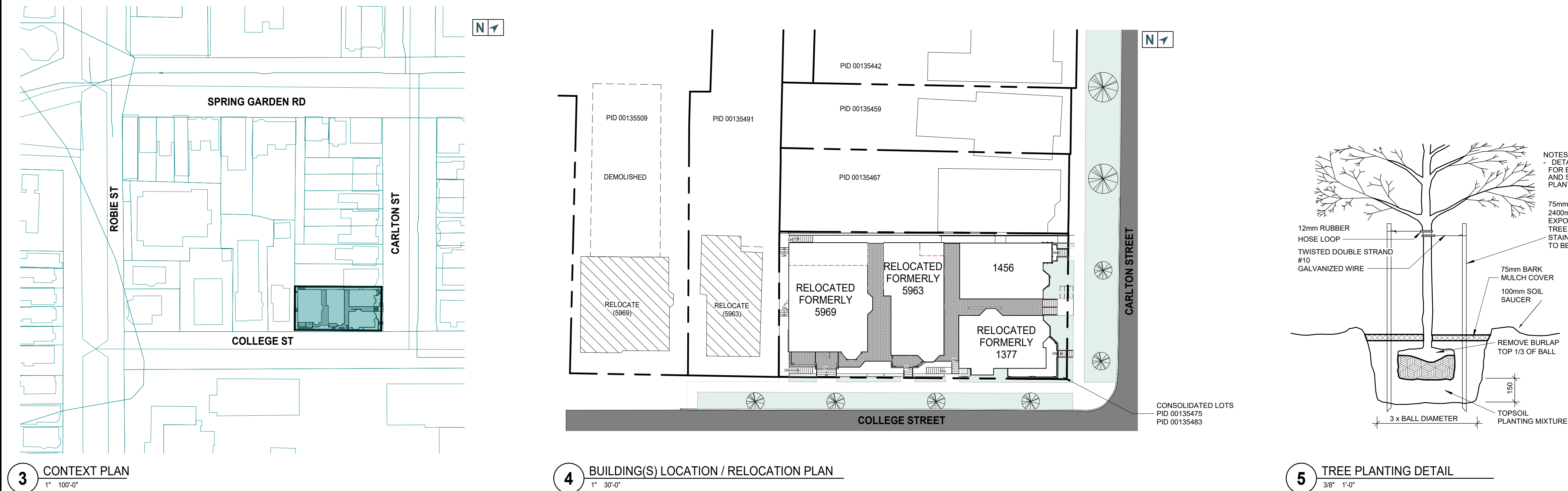
Copyright:

Sheet Title:

SITE PLAN & CONTEXT, DETAILS

Sheet No.:

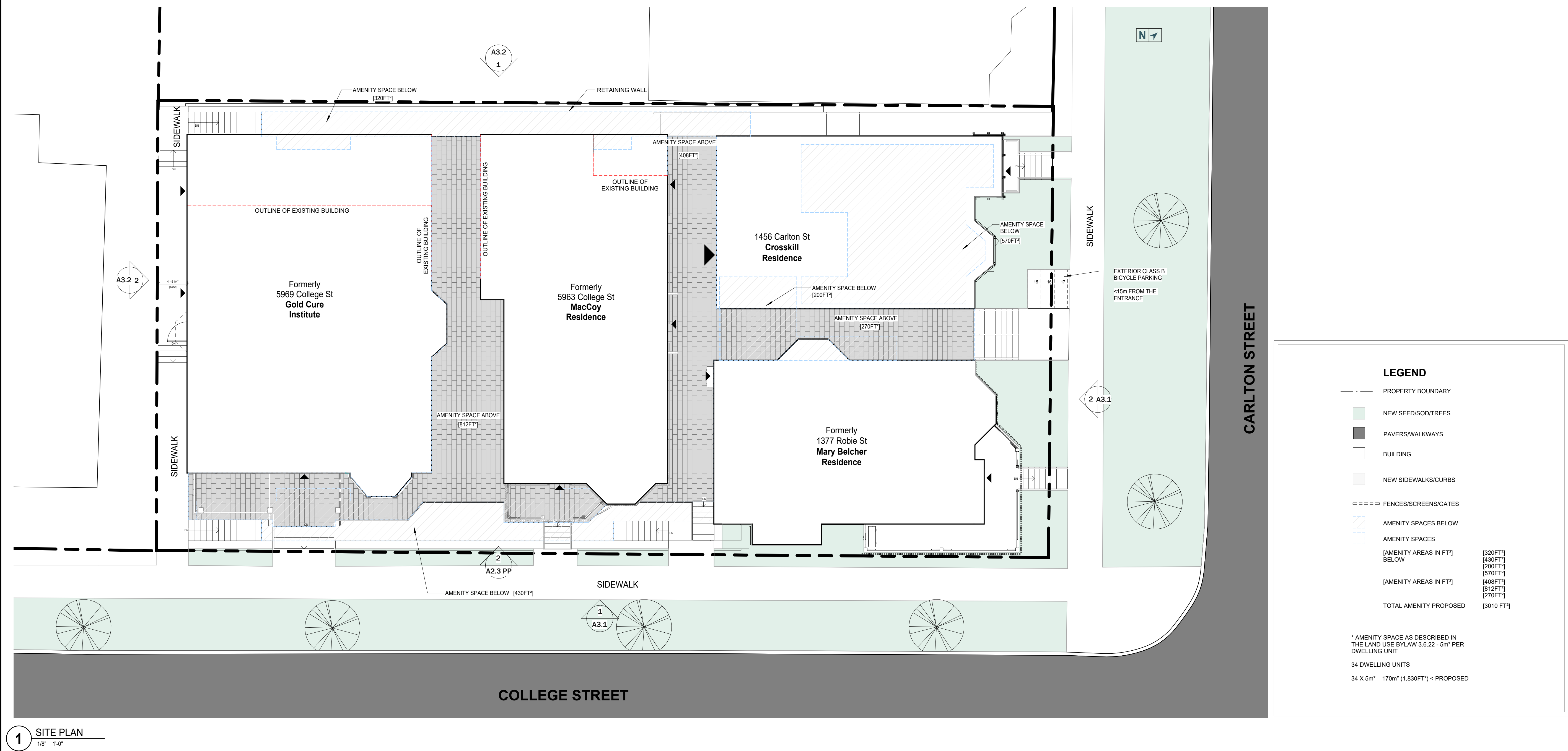
A1.1



3 CONTEXT PLAN
1" 100'-0"

4 BUILDING(S) LOCATION / RELOCATION PLAN

5 TREE PLANTING DETAIL
3/8" 1'-0"



1 SITE PLAN
1/8" 1'-0"

Consultants:

Stamp:

Plan North:

Project Name:

MacCOY GARDENS

City: HALIFAX Province: NS

NOT FOR CONSTRUCTION

Client: xx

DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE VERIFIED ON SITE. IN THE ABSENCE OF DIMENSIONS, OR IF DISCREPANCIES EXIST, CONSULT ARCHITECT. ALL MINIMAL DIMENSIONS SHALL COMPLY WITH THE NATIONAL BUILDING CODE AND LOCAL AUTHORITIES HAVING JURISDICTION. THE USE OF THIS DRAWING SHALL BE GOVERNED BY STANDARD COPYRIGHT LAW AS GENERALLY ACCEPTED IN ARCHITECTURAL PRACTICE.

	2025-08-26	D.A. APPROVAL
	2025-08-08	CLIENT REVIEW
	2025-07-25	ISSUED FOR COORD.
	2025-07-22	PROGRESS SET #6
1	2025-06-03	ISSUED FOR COORD.
MARK	DATE	DESCRIPTION

REVISION SCHEDULE

Date (yyyy-mm-dd): 2025-10-17

Project No.: 2023-08

Drawn By: A.S. / J.S.

Checked By: Checker

Copyright:

Sheet Title:

SUB LEVEL 2 PLAN

Sheet No.:

A1.2

1 SUB LEVEL 2 PRESENTATION
3/16" 1'-0"

SUMMARY OF PROPOSED CHANGES
SUB LEVEL 2: -REMOVAL OF AMENITY SPACE IN SUB LEVEL 2 -REMOVAL OF (1) EXIT STAIR -SUBSTANTIAL REDUCTION IN EXCAVATION
SUB LEVEL 1: -GAIN IN 132 S.F. OF RENTABLE AREA -(1) ADDITIONAL BEDROOM PROVIDED IN UNIT 11 -CHANGE IN RAMP POSITION SIMPLIFIES CONSTRUCTION -BIKE STORAGE LOCATED NORTH OF EXTERIOR CORRIDOR UNDER PARKING AREA -REFUSE STORAGE LOCATED NORTH OF EXTERIOR CORRIDOR UNDER PARKING AREA -IMPROVED CIRCULATION
LEVEL 1: -CHANGE IN RAMP POSITION SIMPLIFIES ENTRY FROM CARLTON ST. -ELEVATOR LOBBY DOOR RELOCATED -VERTICAL PLATFORM LIFT RECOMMENDED TO PROVIDE ENHANCED B.F. ACCESS
LEVEL 2: -UNCHANGED
LEVEL 3: -UNCHANGED

12 - SINGLE BED UNITS / 22 - 2 BED UNITS (PROPOSED SCHEME)
13 - SINGLE BED UNITS / 21 - 2 BED UNITS (PREVIOUS SCHEME)

Stamp:

Plan North:

Project Name:

MacCOY GARDENS

City: HALIFAX

Province: NS

NOT FOR CONSTRUCTION

Client: xx

DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE VERIFIED ON SITE. IN THE ABSENCE OF DIMENSIONS, OR IF DISCREPANCIES EXIST, CONSULT ARCHITECT. ALL MINIMAL DIMENSIONS SHALL COMPLY WITH THE NATIONAL BUILDING CODE AND LOCAL AUTHORITIES HAVING JURISDICTION. THE USE OF THIS DRAWING SHALL BE GOVERNED BY STANDARD COPYRIGHT LAW AS GENERALLY ACCEPTED IN ARCHITECTURAL PRACTICE.

	2025-08-26	D.A. APPROVAL
	2025-08-08	CLIENT REVIEW
	2025-07-25	ISSUED FOR COORD.
	2025-07-22	PROGRESS SET #6
1	2025-06-03	ISSUED FOR COORD.
MARK	DATE	DESCRIPTION

REVISION SCHEDULE

Date (yyyy-mm-dd): 2025-10-17

Project No.: 2023-08

Drawn By: A.S. / J.S.

Checked By: _____ Checker _____

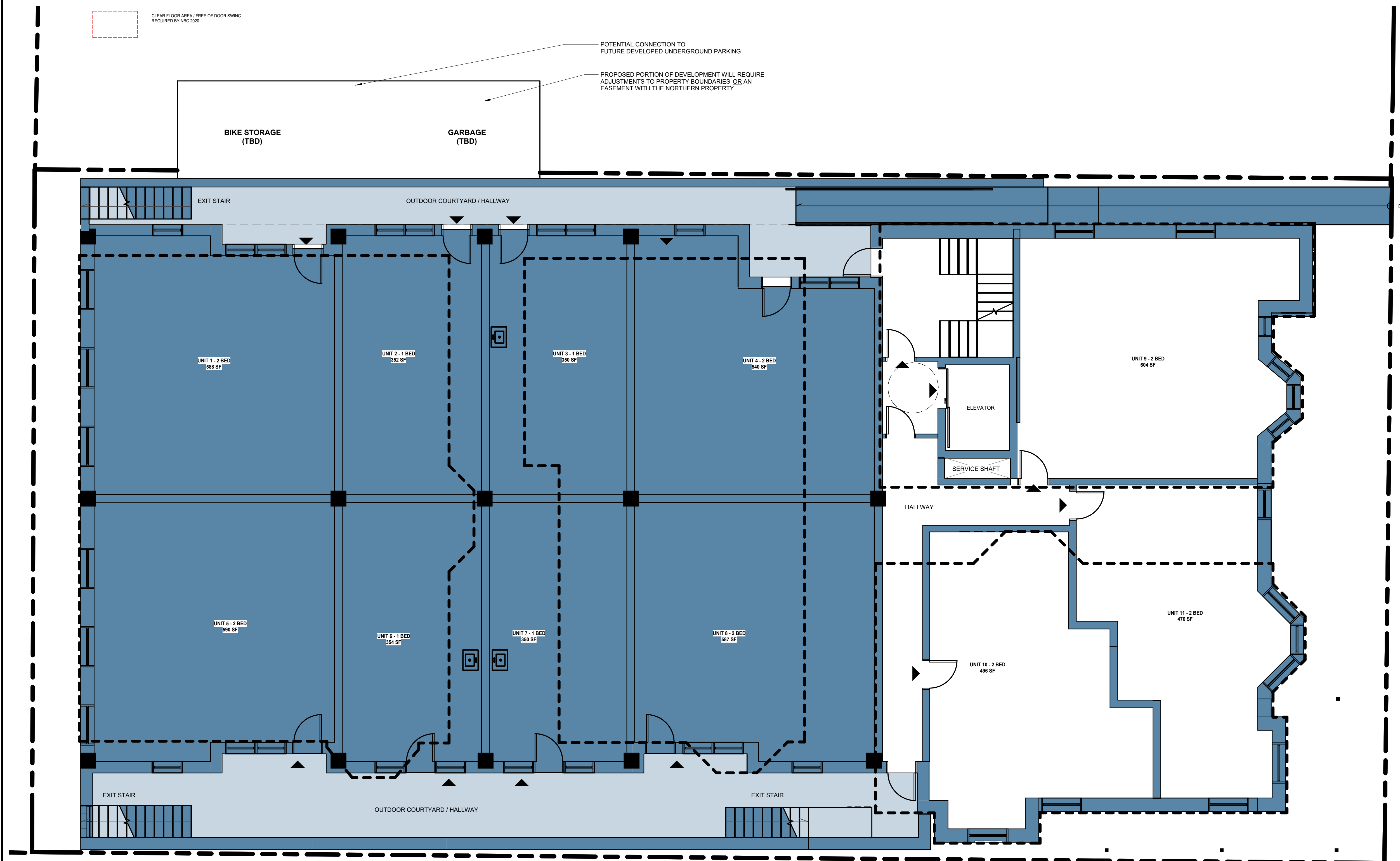
Copyright:

Sheet Title:

SUB LEVEL 1 PLAN

Sheet No.:

A1.3



SIDEWALK (ABOVE)

1 SUB LEVEL 1
3/16" 1'-0"

SUMMARY OF PROPOSED CHANGES

SUB LEVEL 2:
-REMOVAL OF AMENITY SPACE IN SUB LEVEL 2
-REMOVAL OF (1) EXIT STAIR
-SUBSTANTIAL REDUCTION IN EXCAVATION

SUB LEVEL 1:
 -GAIN IN 132 S.F. OF RENTABLE AREA.
 -(1) ADDITIONAL BEDROOM PROVIDED IN UNIT 11
 -CHANGE IN RAMP POSITION SIMPLIFIES CONSTRUCTION
 -BIKE STORAGE LOCATED NORTH OF EXTERIOR CORRIDOR UNDER PARKING AREA
 -REFUSE STORAGE LOCATED NORTH OF EXTERIOR CORRIDOR UNDER PARKING AREA
 -IMPROVED CIRCULATION

LEVEL 1:
-CHANGE IN RAMP POSITION SIMPLIFIES ENTRY FROM CARLTON ST.
-ELEVATOR LOBBY DOOR RELOCATED
-VERTICAL PLATFORM LIFT RECOMMENDED TO PROVIDE ENHANCED B.F. ACCESS

LEVEL 2:
-UNCHANGED

LEVEL 3:
-UNCHANGED

12 - SINGLE BED UNITS / 22 - 2 BED UNITS (PROPOSED SCHEME)
13 - SINGLE BED UNITS / 21 - 2 BED UNITS (PREVIOUS SCHEME)



Architects+Planners Inc.

Stamp: _____

Project Name: _____

City: HALIFAX Province: NS

Client: _____ xx

	2025-09-24	D.A APPROVAL REVIEW 07
	2025-08-26	D.A APPROVAL
	2025-08-08	CLIENT REVIEW
	2025-07-25	ISSUED FOR COORD.
	2025-07-22	PROGRESS SET #6
1	2025-06-03	ISSUED FOR COORD.
MARK	DATE	DESCRIPTION

Date (yyyy-mm-dd): 2025-10-17

Project No.: 2023-08

Drawn By: AS, JS

Checked By: _____ Checker: _____

Copyright:

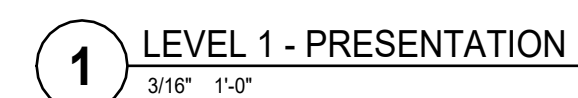
Sheet Title:

Sheet No.:

A1.4

NEW WALLS / NEW ADDITIONS

EXISTING WALLS





Architects+Planners Inc.

Stamp:

Project Name:

City: HALIFAX Province: NS

Client: xx

[illegible]

Date (yyyy-mm-dd): 2025-10-17

Project No.: 2023-08

Drawn By: AS / JS

Checked By: _____ Checker: _____

Copyright:

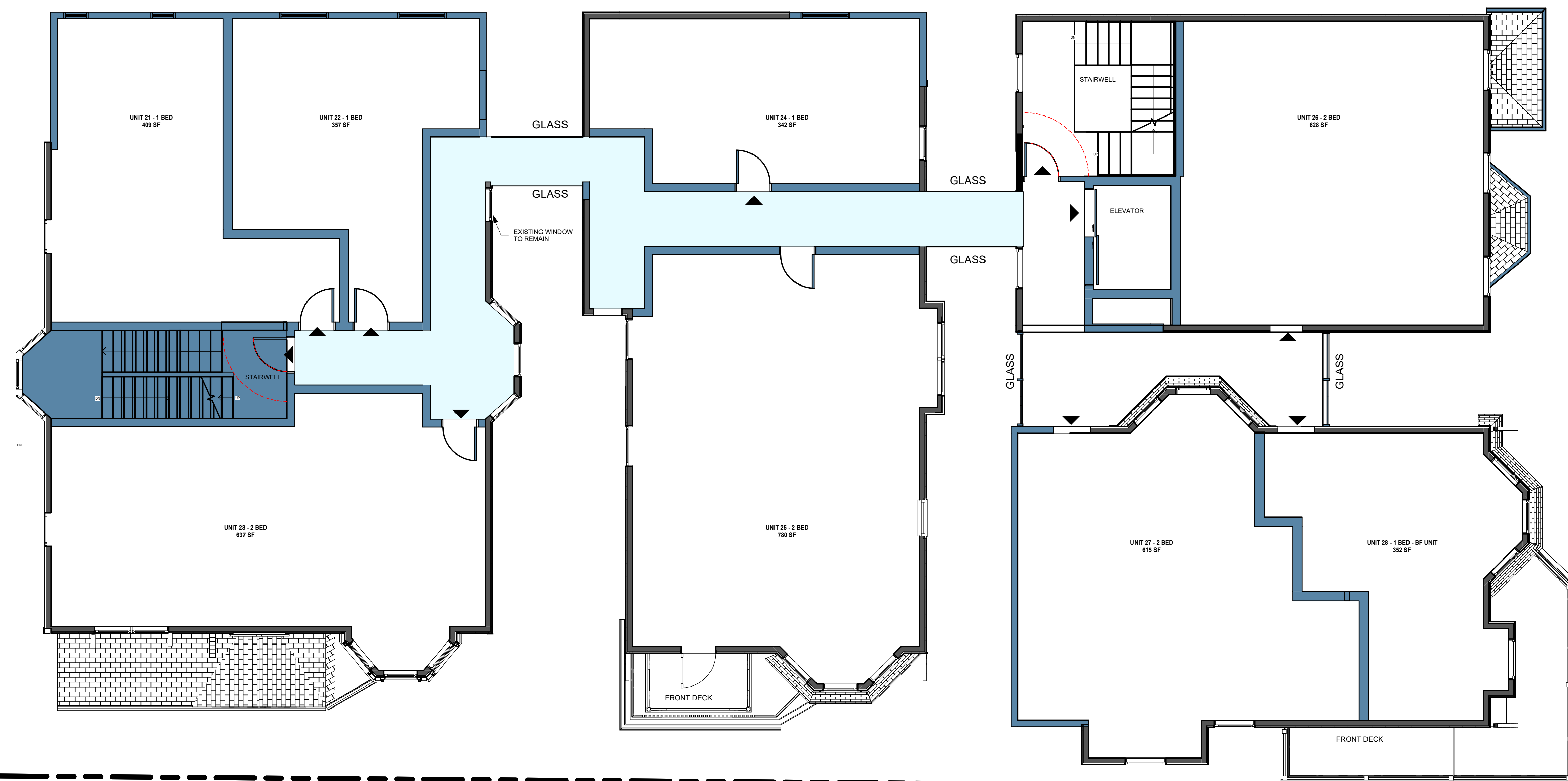
Sheet Title:

Sheet No.:

A1.5

NEW WALLS / NEW ADDITIONS

EXISTING WALLS



1 LEVEL 2 - PRESENTATION
3/16" 1'-0"



Architects+Planners Inc.

Stamp:

Project Name:

City: HALIFAX Province: NS

Client: xx

	2025-08-26	D.A.APPROVAL
	2025-08-08	CLIENT REVIEW
	2025-07-25	ISSUED FOR COORD.
	2025-07-22	PROGRESS SET #6
1	2025-06-03	ISSUED FOR COORD.
MARK	DATE	DESCRIPTION

Date (yyyy-mm-dd): 2025-10-17

Project No.: 2023-08

Drawn By: A.S. / J.S.

Copyright:

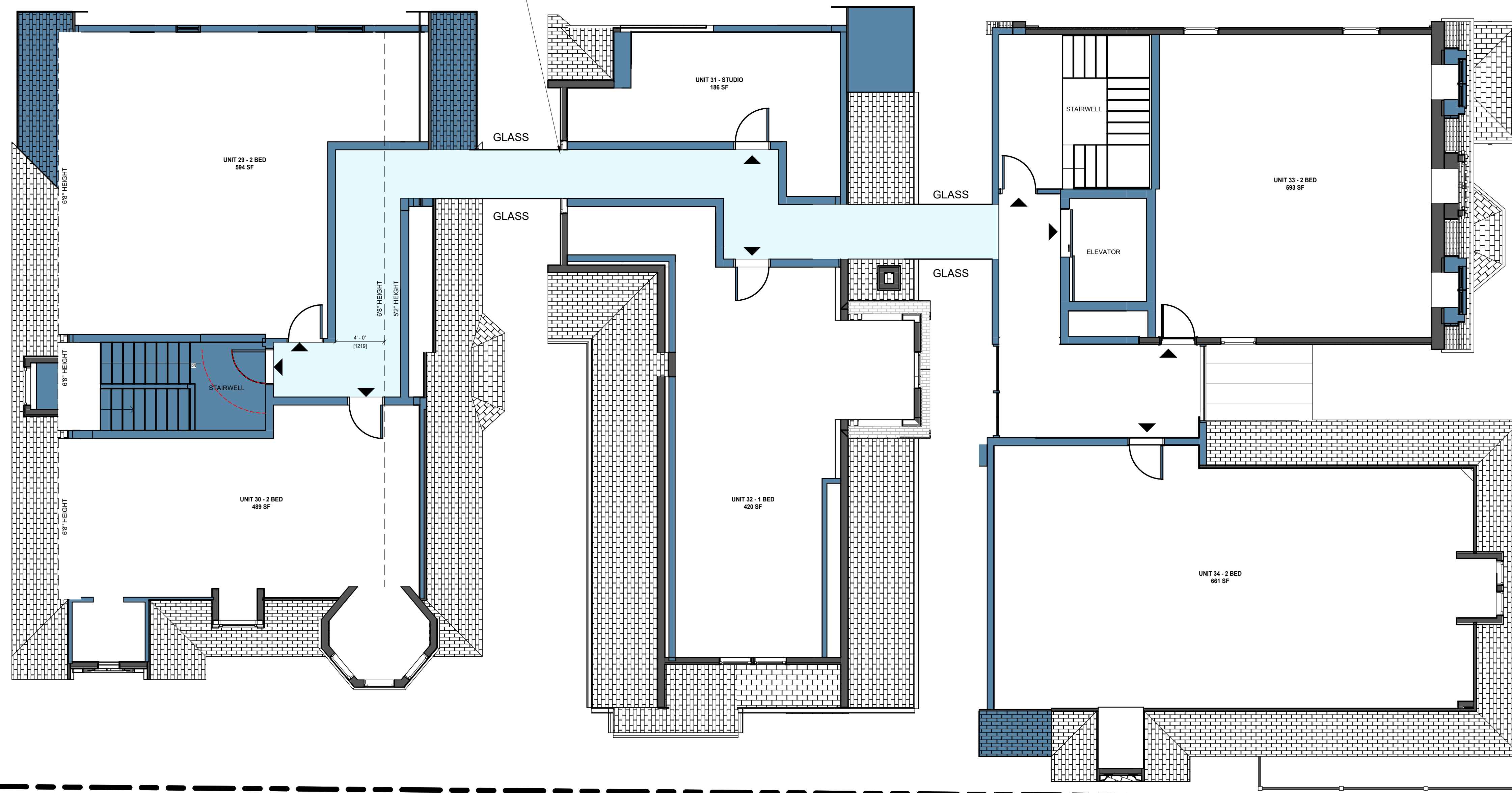
Sheet Title:

Sheet No.:

A1.6



— CORRIDOR LOCATED ON CENTER OF GABLE RIDGE TO MAXIMIZE HEADROOM & MINIMIZE ALTERATIONS TO ROOF LINE



1 LEVEL 3 - PRESENTATION
3/16" 1'-0"

LEVEL 3 PLAN

Stamp:

Plan North:

Project Name:

City: HALIFAX

Province: NS

Client: xx

DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE VERIFIED ON SITE. IN THE ABSENCE OF DIMENSIONS, OR IF DISCREPANCIES EXIST, CONSULT ARCHITECT. ALL MINIMAL DIMENSIONS SHALL COMPLY WITH THE NATIONAL BUILDING CODE AND LOCAL AUTHORITIES HAVING JURISDICTION. THE USE OF THIS DRAWING SHALL BE GOVERNED BY STANDARD COPYRIGHT LAW AS GENERALLY ACCEPTED IN ARCHITECTURAL PRACTICE.

	2025-08-26	D.A.APPROVAL
	2025-08-08	CLIENT REVIEW
	2025-07-25	ISSUED FOR COORD.
	2025-07-22	PROGRESS SET #6
1	2025-06-03	ISSUED FOR COORD.
MARK	DATE	DESCRIPTION

REVISION SCHEDULE

Date (yyyy-mm-dd): 2025-10-17

Project No.: 2023-08

Drawn By: A.S. / J.S.

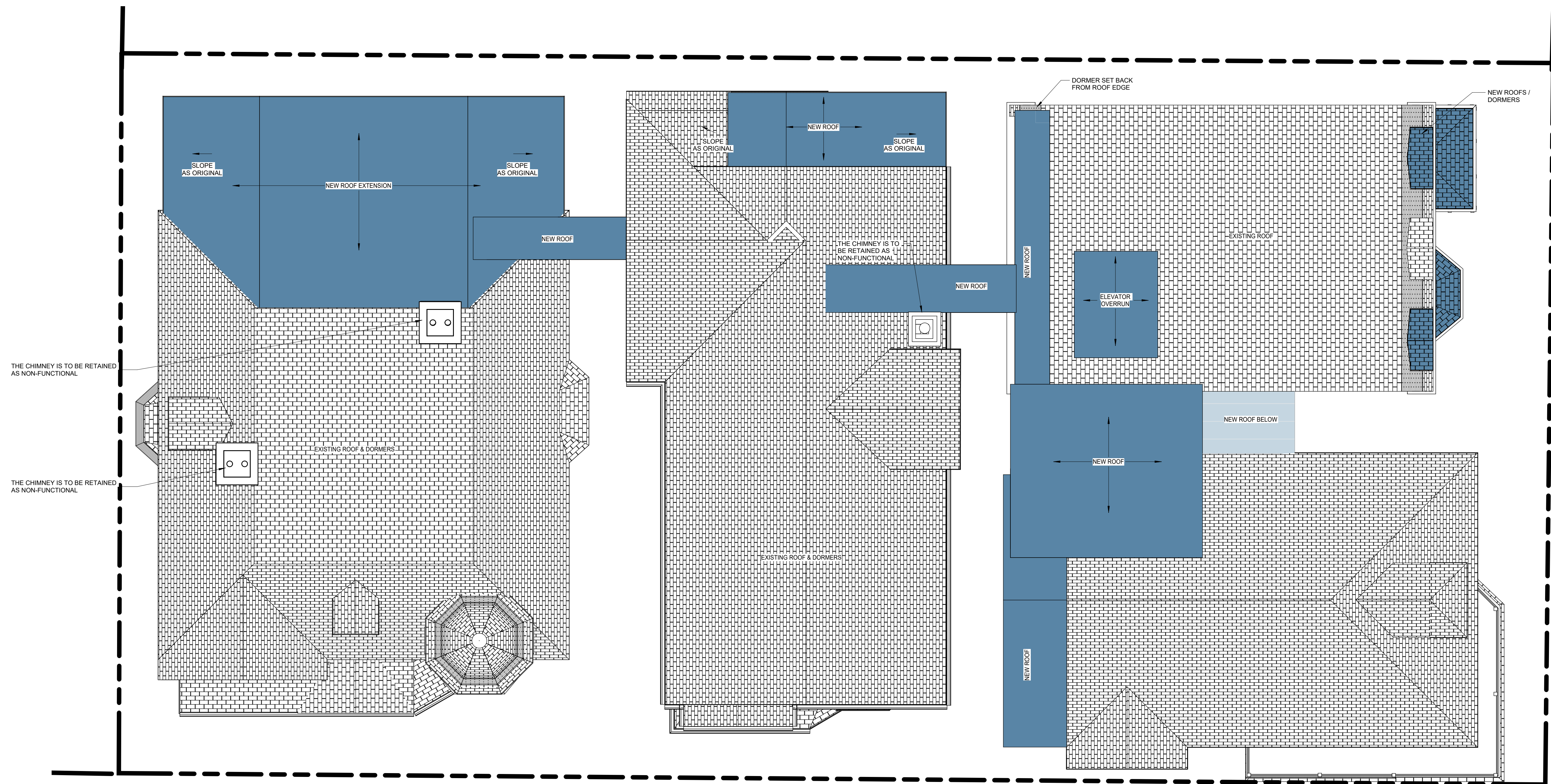
Checked By: _____ Checker _____

Copyright:

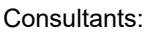
Sheet Title:

Sheet No.:

A1.7



1 ROOF PLAN - PRESENTATION



Stamp:

Plan North:

Project Name:

City: HALIFAX Province: NS

Client: xx

DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE VERIFIED ON SITE. IN THE ABSENCE OF DIMENSIONS, OR IF DISCREPANCIES EXIST, CONSULT ARCHITECT. ALL MINIMAL DIMENSIONS SHALL COMPLY WITH THE NATIONAL BUILDING CODE AND LOCAL AUTHORITIES HAVING JURISDICTION. THE USE OF THIS DRAWING SHALL BE GOVERNED BY STANDARD COPYRIGHT LAW AS GENERALLY ACCEPTED IN ARCHITECTURAL PRACTICE.

	2025-10-17	D.A APPROVAL REV.02
	2025-08-26	D.A APPROVAL
	2025-08-08	CLIENT REVIEW
	2025-07-25	ISSUED FOR COORD.
	2025-07-22	PROGRESS SET #6
1	2025-06-03	ISSUED FOR COORD.
MARK	DATE	DESCRIPTION

REVISION SCHEDULE

Date (yyyy-mm-dd): 2025-10-17

Project No.: 2023-08

Drawn By: A.S. / J.S.

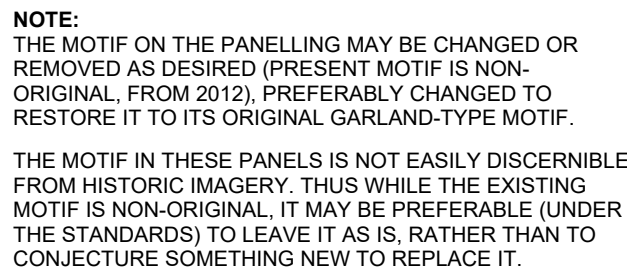
Checked By: _____ Checker _____

Copyright:

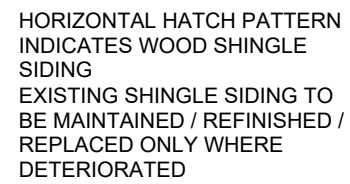
Sheet Title:

Sheet No.:

A3.1



3/16" 1'-0"



NEW FOUNDATION WALLS — FINISHED WITH RUBBLESTONE VENEER TO MATCHING THE FORMS AND MATERIALS OF THE ORIGINAL FOUNDATION

2

3/16" 1'-0"

Consultants:

Stamp:

Plan North:

Project Name:

MacCOY GARDENS

City: HALIFAX

Province: NS

NOT FOR CONSTRUCTION

Client: xx

DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE VERIFIED ON SITE. IN THE ABSENCE OF DIMENSIONS, OR IF DISCREPANCIES EXIST, CONSULT ARCHITECT. ALL MINIMAL DIMENSIONS SHALL COMPLY WITH THE NATIONAL BUILDING CODE AND LOCAL AUTHORITIES HAVING JURISDICTION. THE USE OF THIS DRAWING SHALL BE GOVERNED BY STANDARD COPYRIGHT LAW AS GENERALLY ACCEPTED IN ARCHITECTURAL PRACTICE.

	2025-10-17	D.A. APPROVAL REV.02
	2025-08-26	D.A. APPROVAL
	2025-08-08	CLIENT REVIEW
	2025-07-25	ISSUED FOR COORD.
	2025-07-22	PROGRESS SET #6
1	2025-06-03	ISSUED FOR COORD.
MARK	DATE	DESCRIPTION

REVISION SCHEDULE

Date (yyyy-mm-dd): 2025-10-17

Project No.: 2023-08

Drawn By: A.S. / J.S.

Checked By: Checker

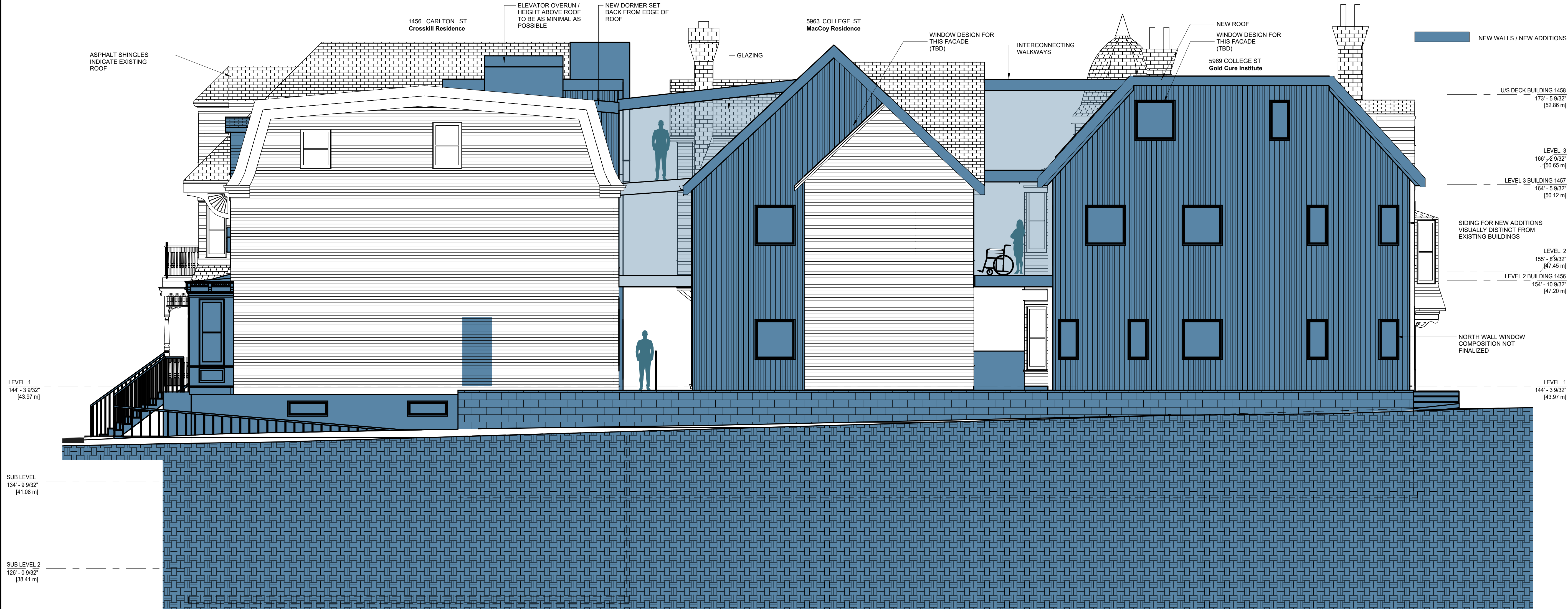
Copyright:

Sheet Title:

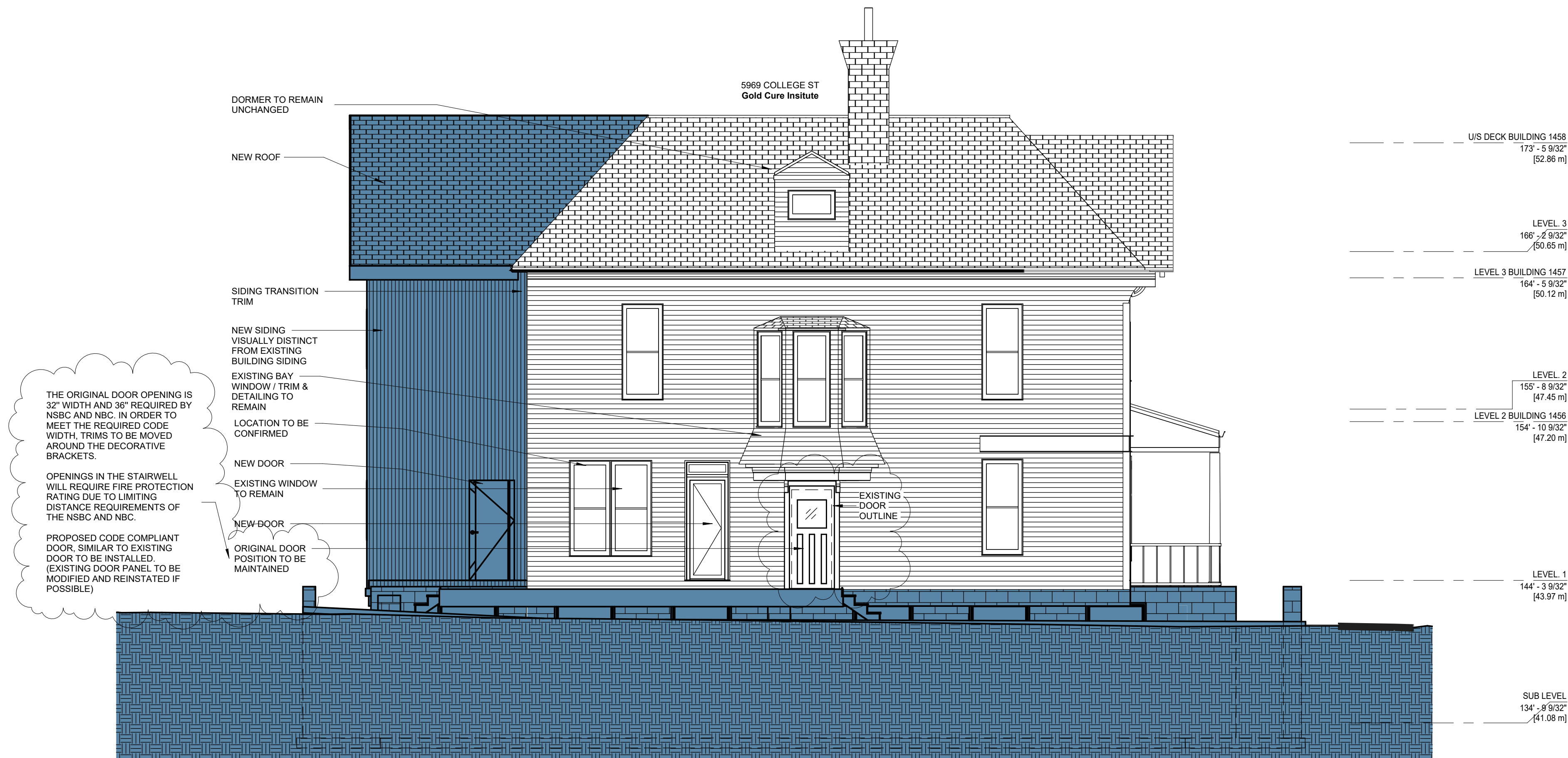
ELEVATIONS

Sheet No.:

A3.2



1 ELEVATION - NORTH
3/16" 1'-0"



2 ELEVATION - WEST
3/16" 1'-0"

ATTACHMENT C2
PLANS, ELEVATIONS, 3D VIEWS (PHASES 2 & 3)

PROMENADE II
DEVELOPMENT
AGREEMENT

Halifax, NS

September 26, 2025

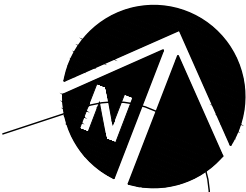


Table of contents

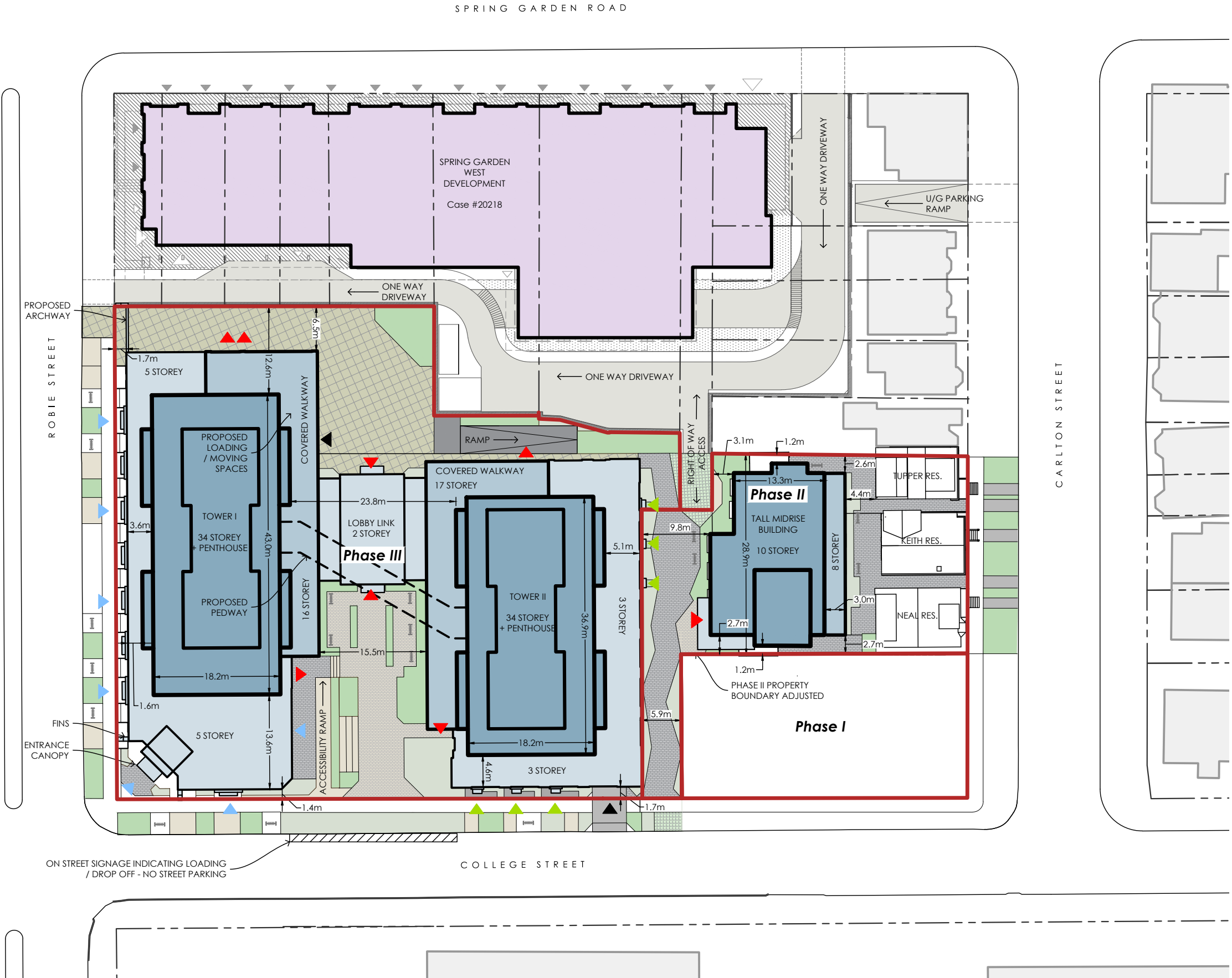
- 1 SITE PLAN
- 2 PHASING PLAN
- 3 PERSPECTIVES
- 6 OVERALL ELEVATION AND STATISTICS
- TOWER 1**
- 8 ELEVATIONS
- 10 FLOOR PLANS
- TOWER 2**
- 13 ELEVATIONS
- 15 FLOOR PLANS
- MID-RISE**
- 18 ELEVATIONS
- 19 FLOOR PLANS
- SECTION**
- 20 DEVELOPMENT SECTION

DRAFT - FOR REVIEW ONLY
September 26, 2025





FILE: C:\Users\K\ie\Zwickler Zareski Architecture & Planning\Projects - 2023\Projects\23-104 Promenade Phase 1\4_Planning\1-DWG\23-104-SITE_PLAN_09.24.2025.dwg SHEET: SUBDIVISION

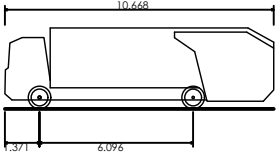


LEGEND

- SITE BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- COMMERCIAL ENTRANCE
- RESIDENTIAL ENTRANCE
- U/G PARKING ENTRANCE
- GRADE-RELATED UNIT
- PEDESTRIAN REALM
- COMMERCIAL OUTDOOR SPACE
- SHARED DRIVEWAY
- PLANTING BED
- GRASS TURF
- RIGHT-OF-WAY SPACE
- BICYCLE RACKS

PHASE I 0.08ha/845 sqm
PHASE II 0.13ha/1368 sqm
PHASE III 0.49ha/4891 sqm
TOTAL 0.71ha/7105 sqm

- NOTES:
- SUBJECT TO SURVEY.
 - PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE APPROXIMATE ONLY.



Rear-Load Garbage Truck
Overall Length 10.668m
Overall Width 2.553m
Overall Body Height 3.215m
Min Body Ground Clearance 0.305m
Track Width 2.553m
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 8.931m

SOURCES:

- SITE PLAN BASED ON SURVEY CAD FILE: '3808 TOPO OUT NAD83.DWG'
- ADJACENT PROPERTY LINES AND TOPOGRAPHIC FEATURES ARE PROVINCIAL MAPPING.





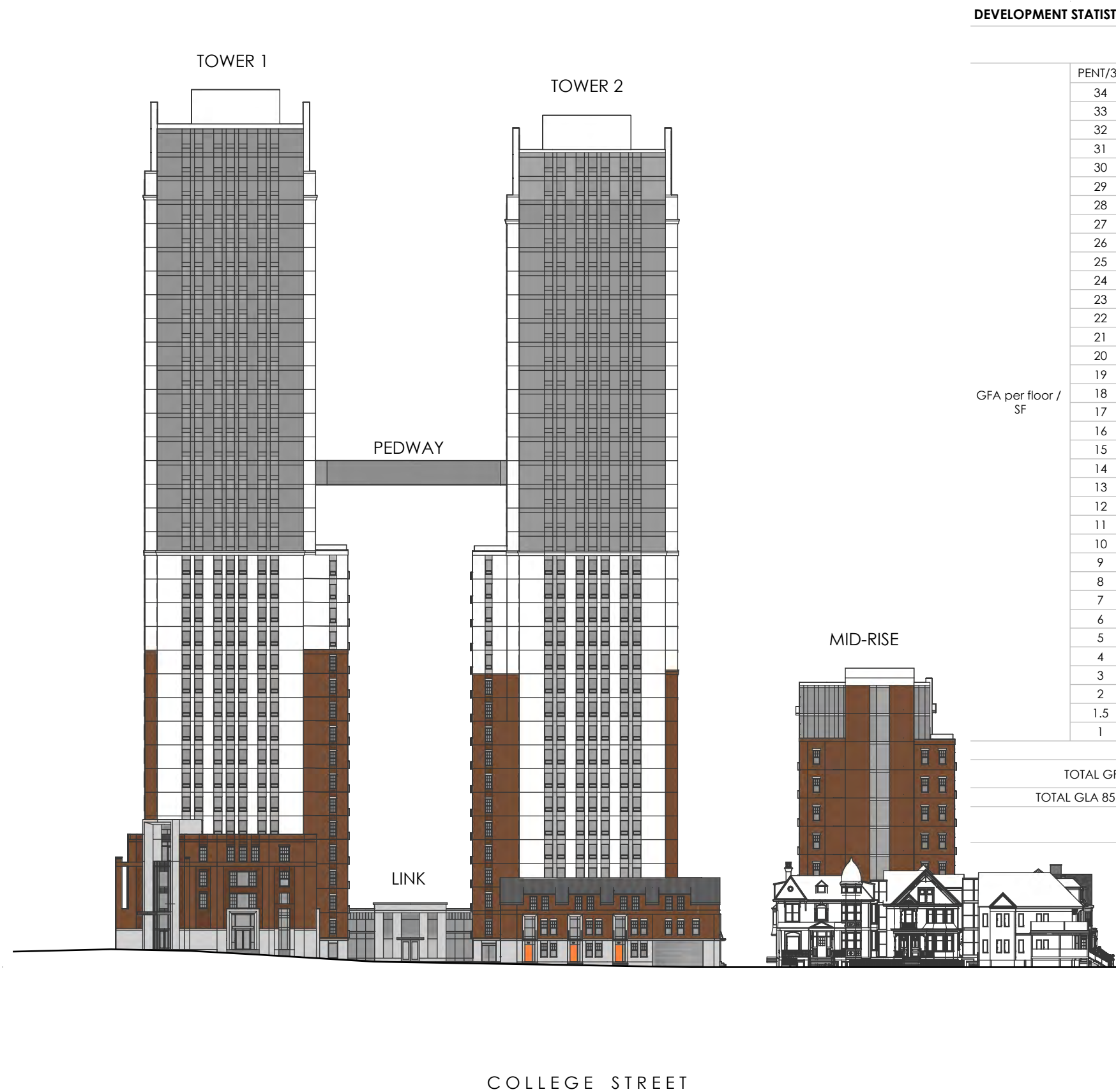
ROBIE & COLLEGE

DRAFT - FOR REVIEW ONLY
September 26, 2025



COLLEGE & CARLTON





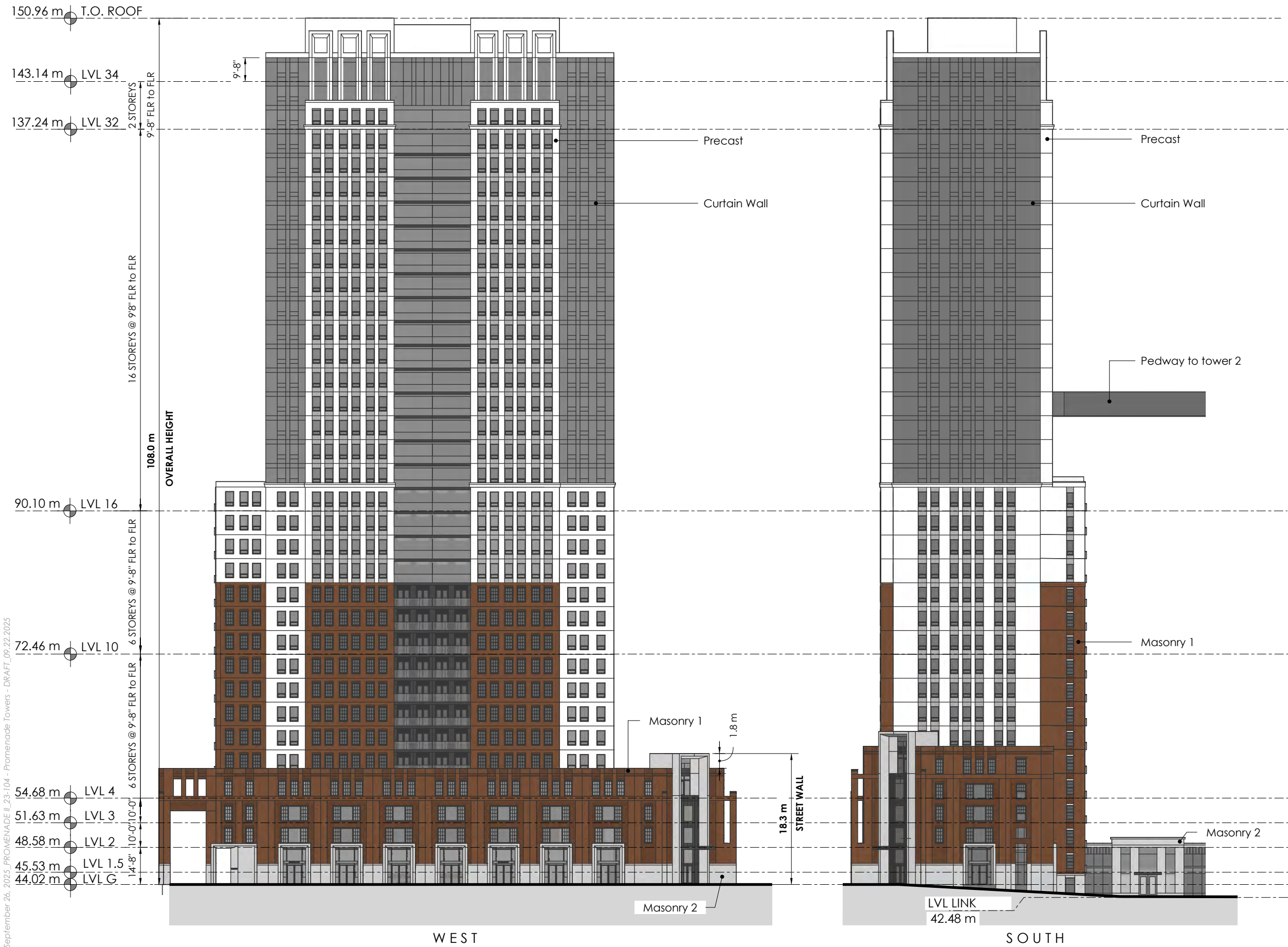
DEVELOPMENT STATISTICS

		TOWER 1	LINK	PEDWAY	TOWER 2	MID-RISE
GFA per floor / SF	PENT/35	4,262			3,743	
	34	7,789			6,606	
	33	7,789			6,606	
	32	8,509			7,354	
	31	8,509			7,354	
	30	8,509			7,354	
	29	8,509			7,354	
	28	8,509			7,354	
	27	8,509			7,354	
	26	8,509			7,354	
	25	8,509			7,354	
	24	8,509			7,354	
	23	8,509			7,354	
	22	8,509			7,354	
	21	8,509			7,354	
	20	8,509			7,354	
	19	8,509			7,354	
	18	8,509		1,316	7,354	
	17	8,509			10,194	
	16	11,398			10,194	
	15	11,398			10,194	
	14	11,398			10,194	
	13	11,398			10,194	
	12	11,398			10,194	
	11	11,398			10,194	
	10	11,398			10,194	3,396
	9	11,398			10,194	3,396
	8	11,398			10,194	4,156
	7	11,398			10,194	4,156
	6	11,398			10,194	4,156
	5	11,398			10,194	4,156
	4	16,413			10,194	4,156
	3	16,413			14,365	4,156
	2	16,413			12,780	4,156
	1.5	7,737			-	-
	1	15,275	2,456		11,387	4,128
TOTAL GFA		365,011	2,456	1,316	308,513	40,012
TOTAL GLA 85 %		314,522			262,236	34,010
PHASE II & III BLDG TOTAL GFA:						717,308
3 BLDG TOTAL GLA:						606,506

PHASE I GFA	17,895 SF
PHASE II & III GFA	717,308 SF
TOTAL GFA	735,203 SF
PHASE I, II & III LAND AREA:	1.75 ACRES / 76,230 SF
FLOOR AREA RATIO:	9.6

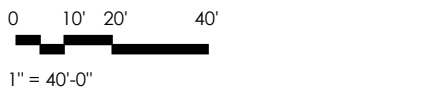
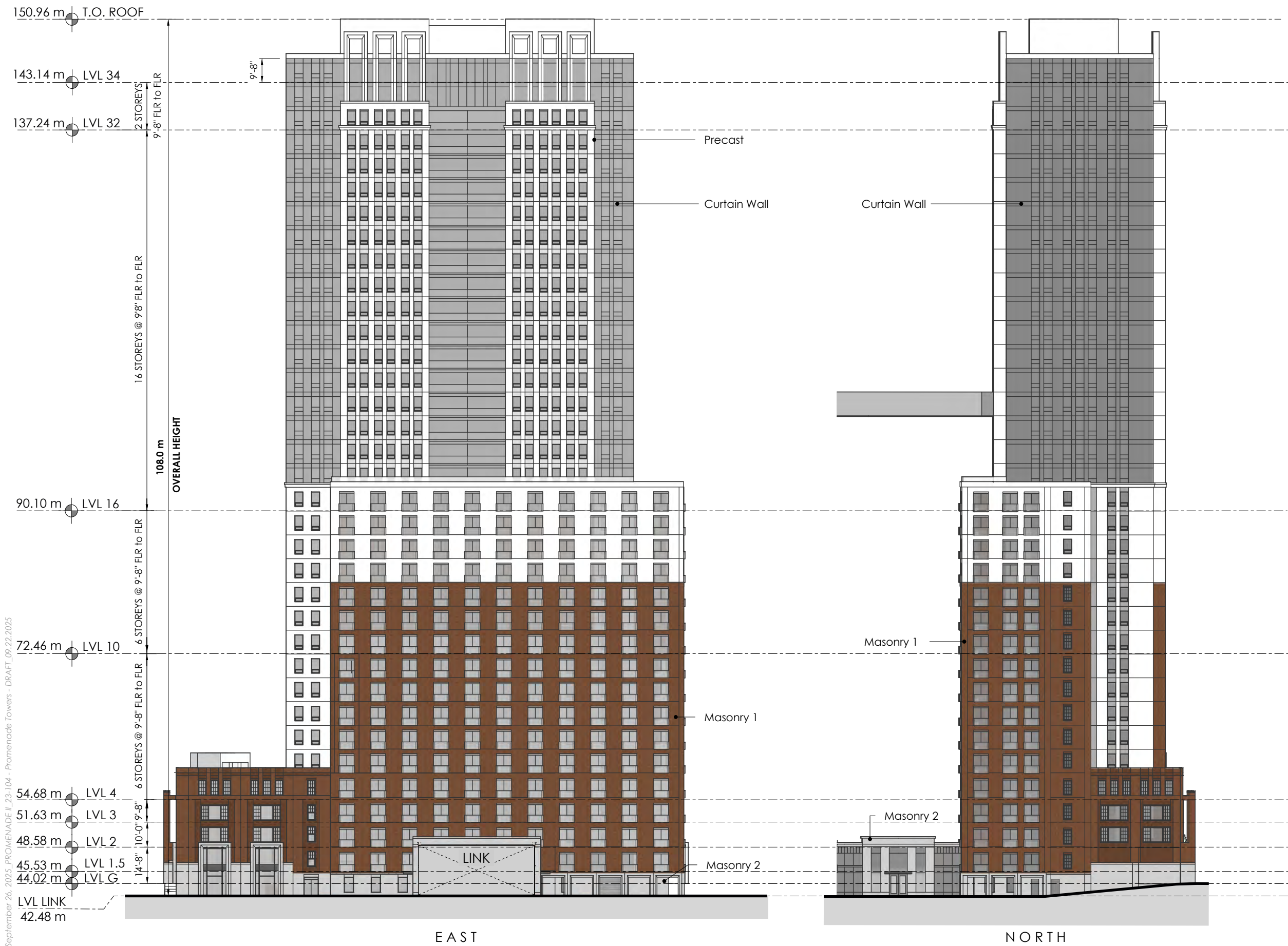
		TOWER 1	LINK	PEDWAY	TOWER 2	MID-RISE
Residential Units per floor	PENT/35	0			0	
	34	5			5	
	33	5			5	
	32	10			10	
	31	10			10	
	30	10			10	
	29	10			10	
	28	10			10	
	27	10			10	
	26	10			10	
	25	10			10	
	24	10			10	
	23	10			10	
	22	10			10	
	21	10			10	
	20	10			10	
	19	10			10	
	18	10		0	10	
	17	10			14	
	16	13			14	
	15	13			14	
	14	13			14	
	13	13			14	
	12	13			14	
	11	13			14	
	10	13			14	5
	9	13			14	5
	8	13			14	6
	7	13			14	6
	6	13			14	6
	5	13			14	6
	4	19			14	6
	3	19			17	6
	2	19			7	6
	1.5	7			-	
	1	0	0		6 (TH)	5
TOTAL		390	-		386	57
3 BLDG TOTAL:					833	

COLLEGE STREET

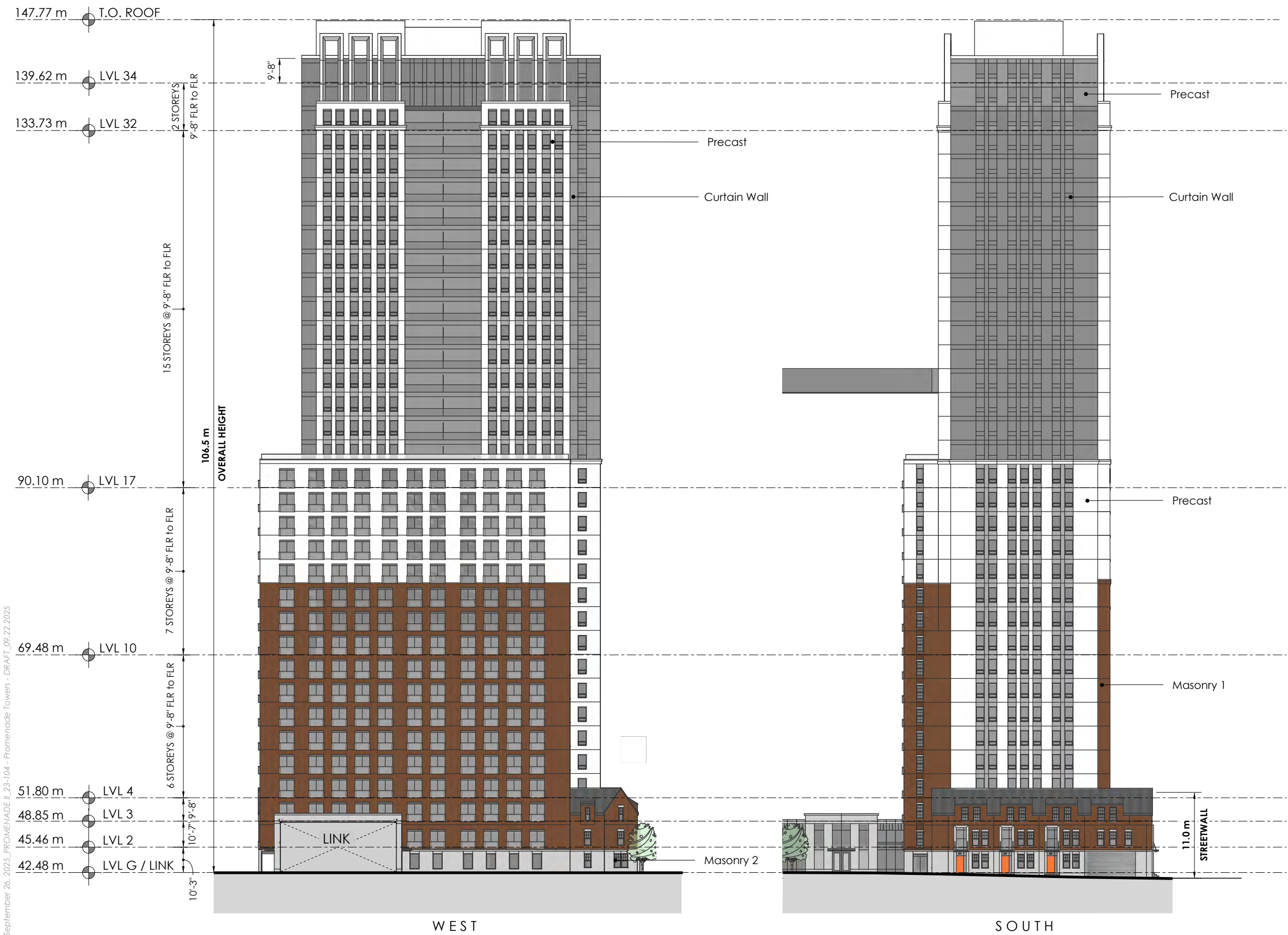


September 26, 2025_PROMENADE II_23-104 - Promenade Towers - DRAFT_09.22.2025

DRAFT - FOR REVIEW ONLY
September 26, 2025

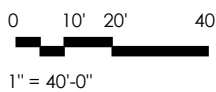
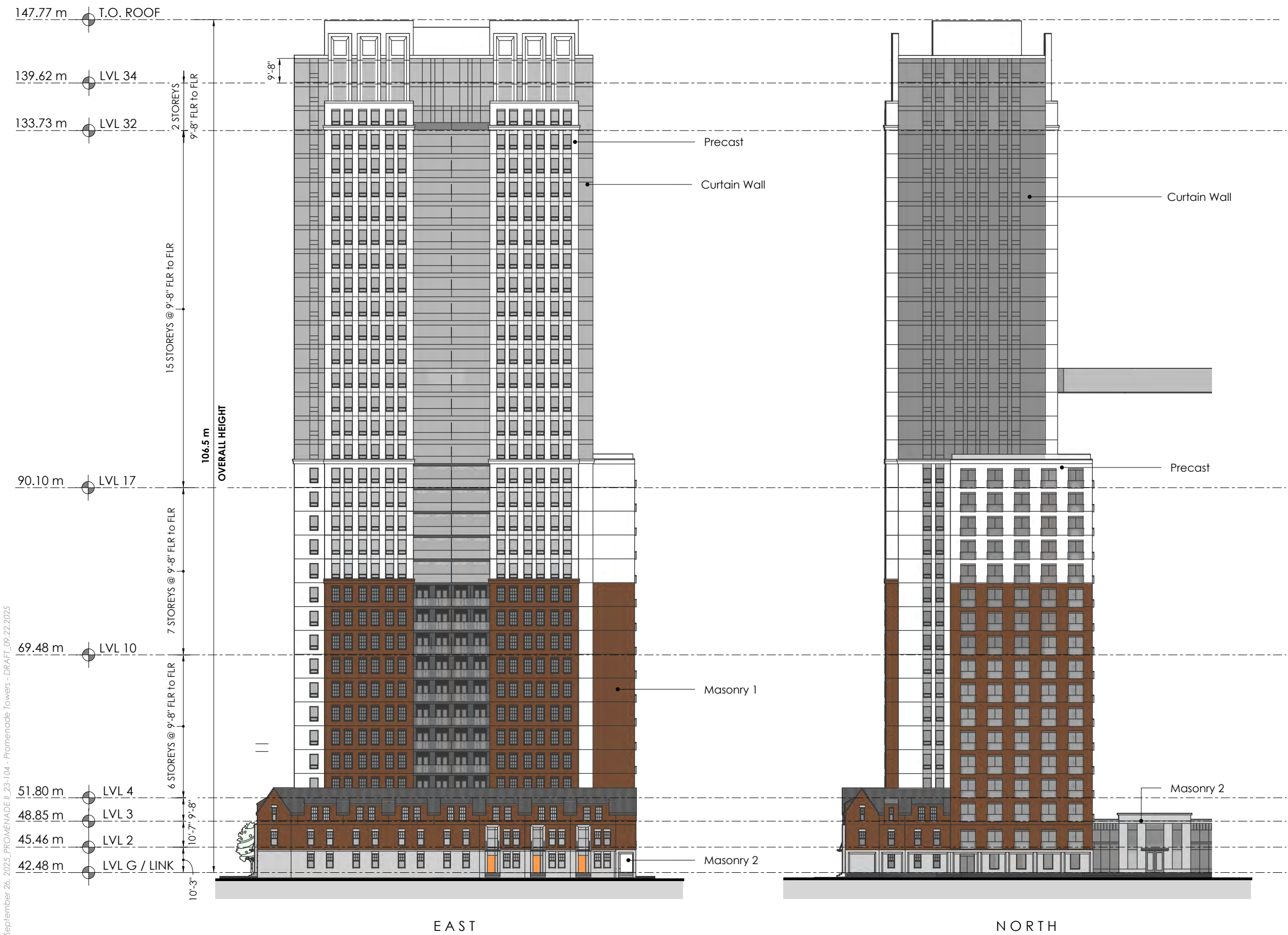


DRAFT - FOR REVIEW ONLY
September 26, 2025

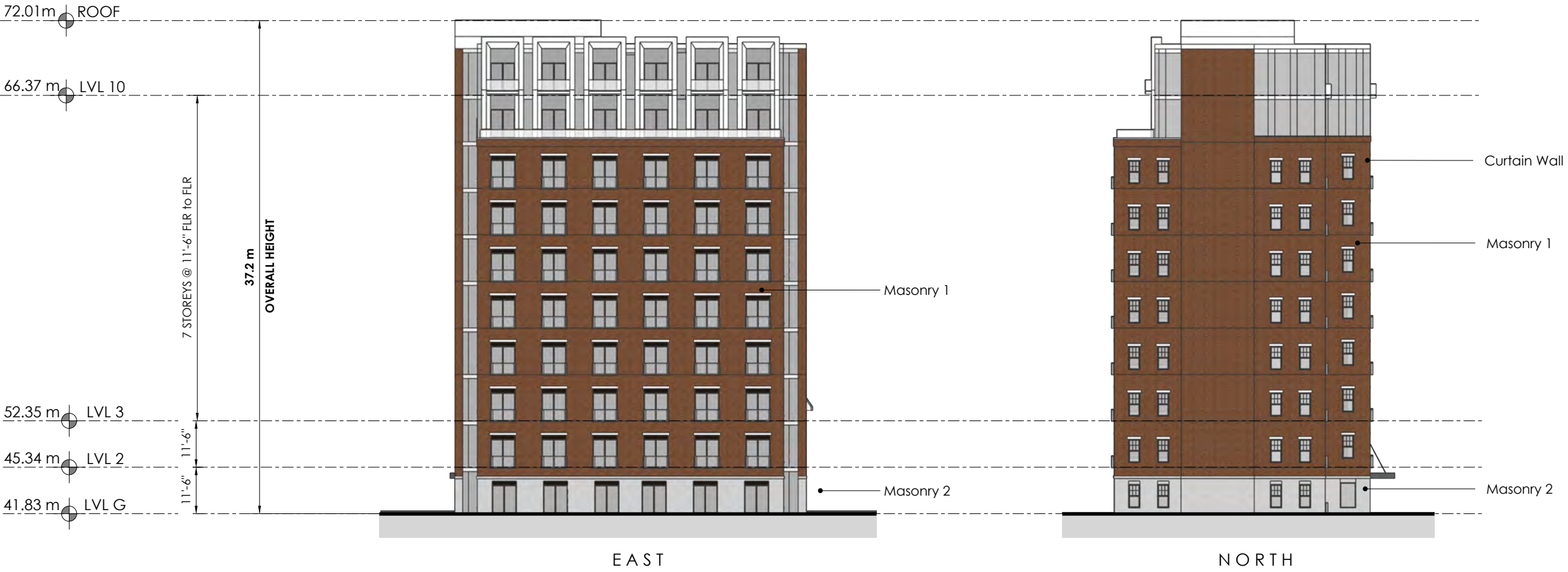


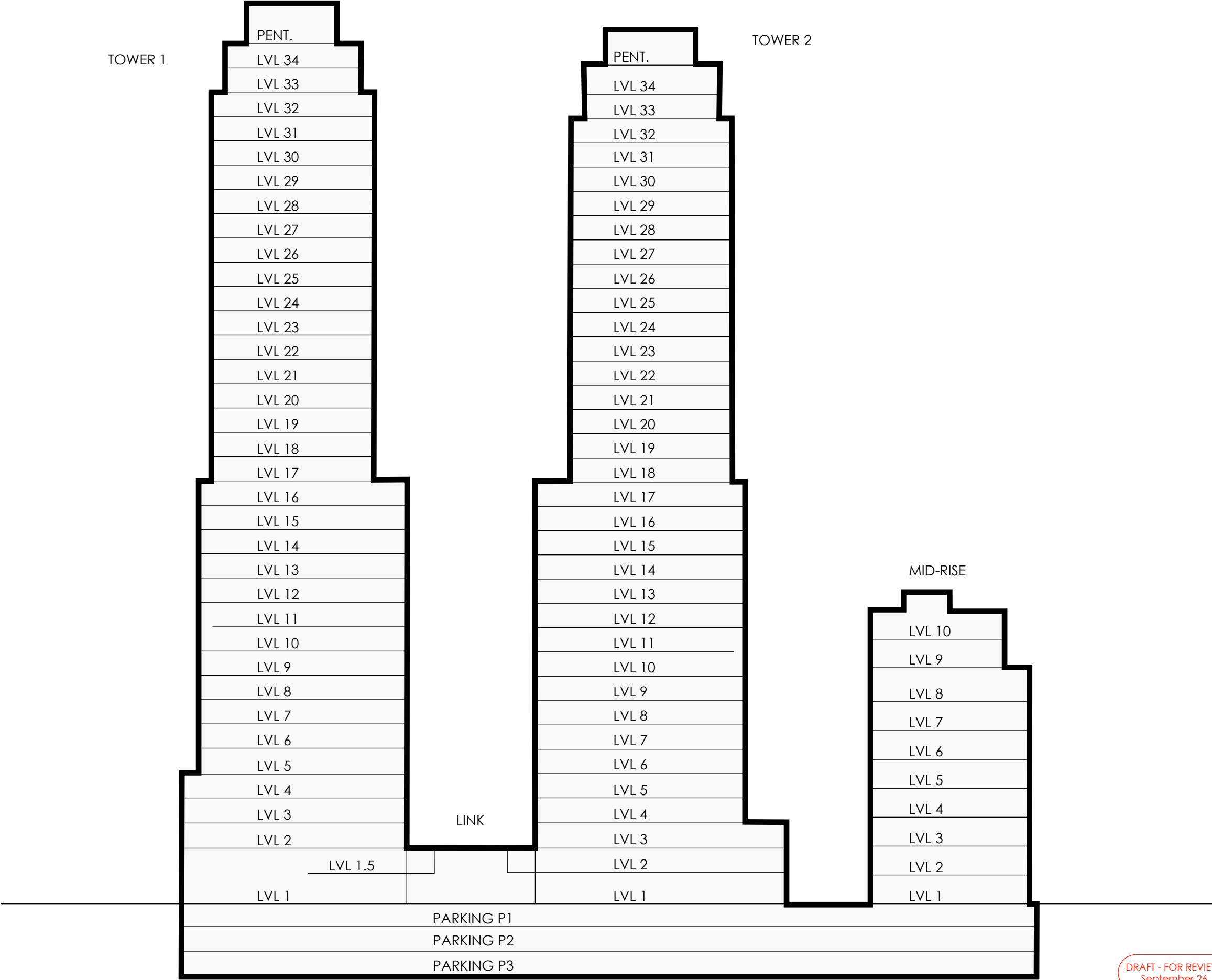
September 26, 2025_PROMENADE II_23-104 - Promenade Towers - DRAFT_09.22.2025

DRAFT - FOR REVIEW ONLY
September 26, 2025

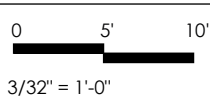
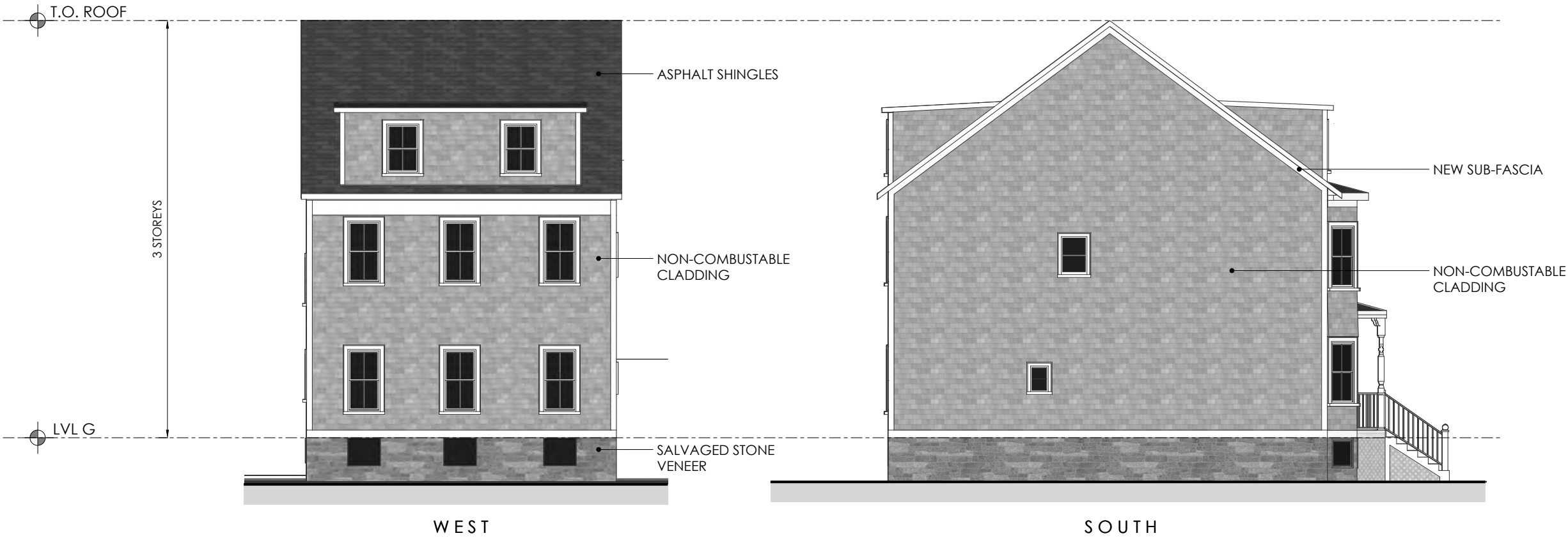


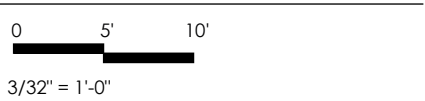
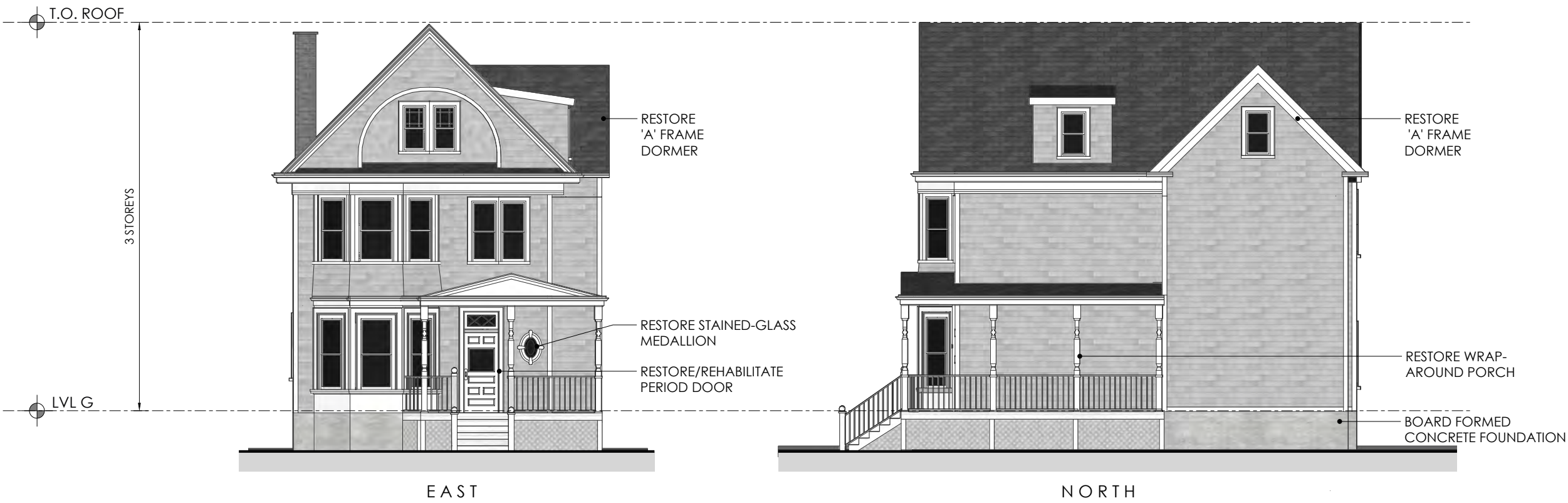
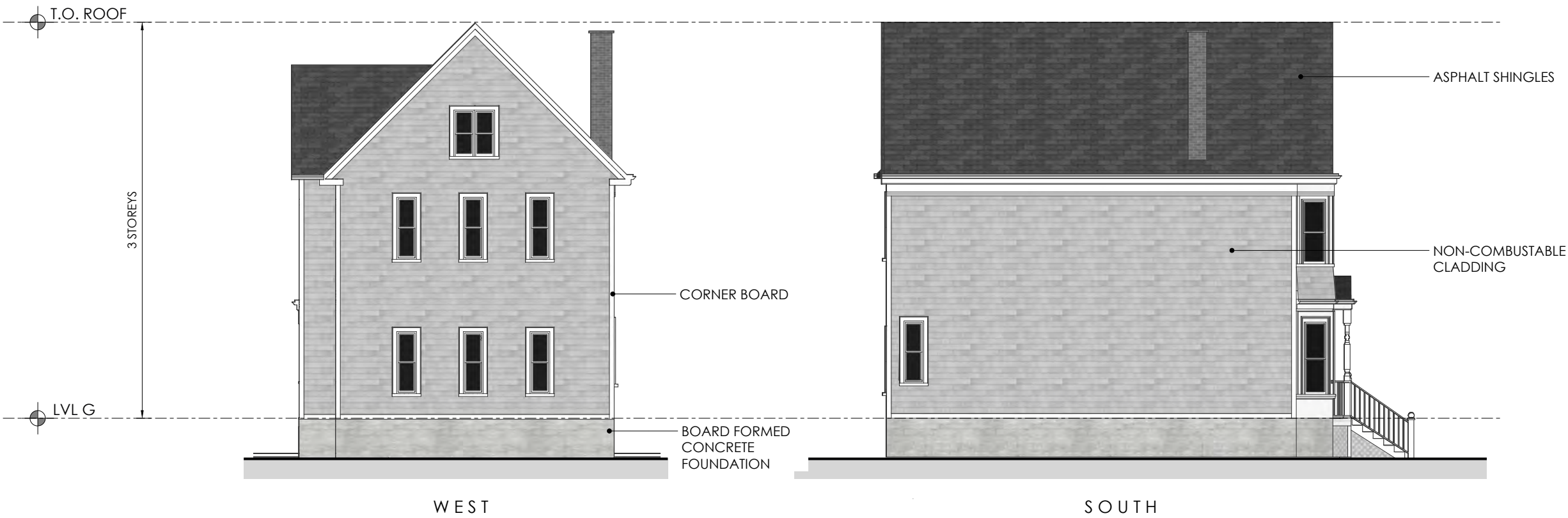
DRAFT - FOR REVIEW ONLY
September 26, 2025

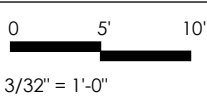
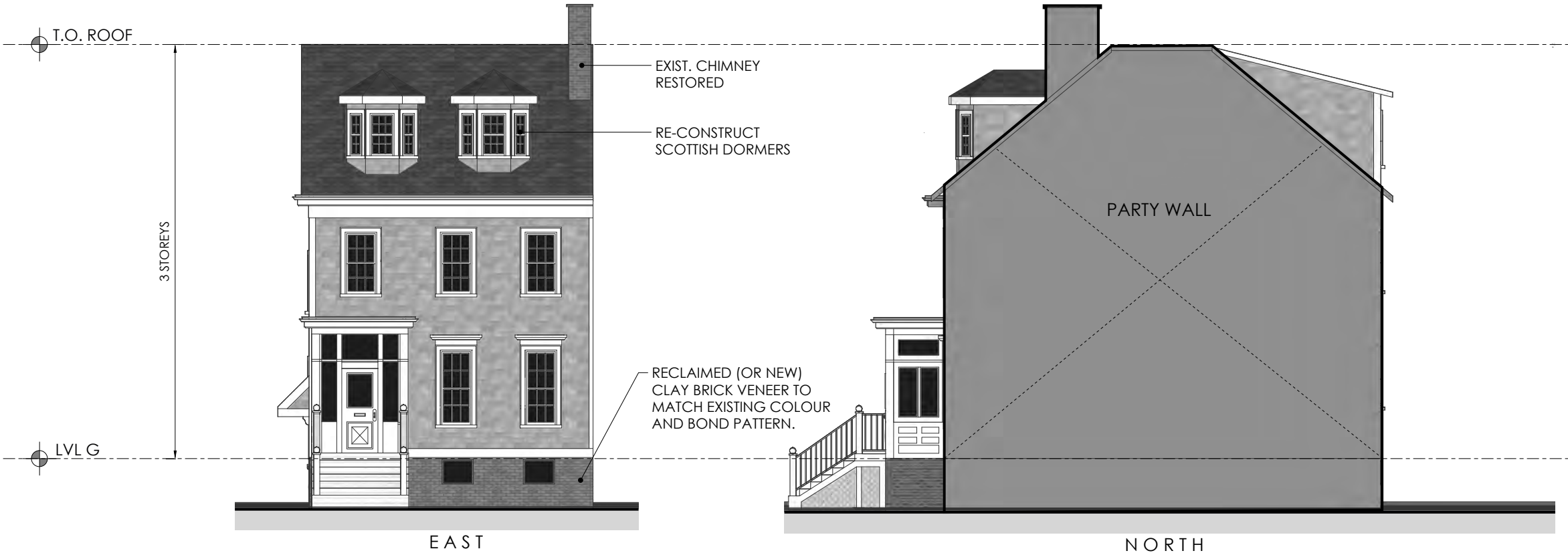
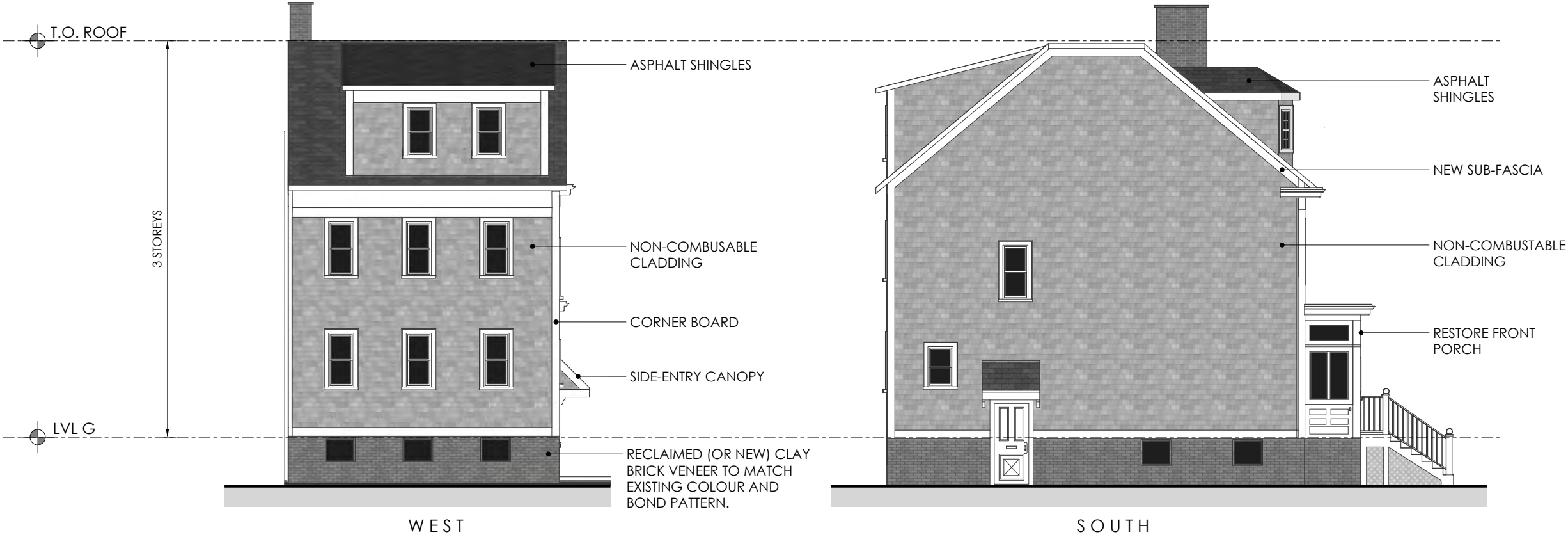




September 26, 2025_PROMENADE II_23-104 - Promenade Towers - DRAFT_09.22.2025







ATTACHMENT D

ENGINEER'S LETTER

CAMPBELL COMEAU ENGINEERING LIMITED



CONSULTING ENGINEERS

2719 Gladstone Street
Suite 110
Halifax, NS B3K 4W6

t: 902.429.5454
cce@campbellcomeau.ns.ca

October 17, 2025

Mr. Joe Zareski
zzap Architecture + Planning
1 Canal Street
Dartmouth, NS B2Y 2W1

Dear Joe:

RE: *Civic No. 1460, Civic No. 1466 and Civic No. 1468 Carlton Street
Historic Residence Review
Halifax, NS*

On September 24, 2025 a site visit was carried out at the above three residences on Carlton Street. The purpose of the visit was to view the foundations of each residence including the basement apartment areas. I was accompanied by you for these site visits.

These three residences are historic in nature and have been used as apartments, including basement units. The residences each have three levels above grade. Each are approximately 100 years old, and each have more recent additions at the rear. Civic No. 1460 and Civic No. 1468 each have masonry foundation walls and Civic No. 1466 has a concrete foundation wall. (Photos No. 7, 8 and 9)

The original Carlton Street frontage basement of each residence was the area of interest in our site visit. The additions of each to the west were not reviewed.

Each of the building foundations display signs of weathering when viewed above grade. Civic No. 1460 displays weathered and broken parging over the masonry foundation walls. Civic No. 1466 was constructed of cast concrete. Weathering of the concrete can be observed. Civic No. 1468 displays weathered brick masonry at the front with a cast concrete overpour at the back of the front section. (Photos No. 1, 3, and 5)

The interior of the basements was observed during the site visit. The areas observed have signs of moisture penetration through the foundation walls. There are also indications of movement in the walls with the walls being pushed towards the residence interior due to ongoing seasonal freezing of the soil at the exterior face of the walls. Efflorescence (white deposits) could be observed on the interior face of the walls where openings had been cut in the interior drywall finishes. This is an indication of moisture penetration through the wall by groundwater. (Photos No. 4 and 6)

Michel P. Comeau,
M.Sc. (Eng.), P. Eng., FCSCE, FEC

Gilles P. Comeau,
M. Eng., P. Eng., GCBA

Stephen G. Landry,
B.Eng., P. Eng.

Daniel P. O'Halloran,
M.Sc., P. Eng., FEC

In general, the basement areas showed signs of dampness including darkened areas (likely from mold). The inward movement accompanied by misalignment and indications of settlements is an indication of deteriorating structural integrity of the aged foundations. To provide for the next century for these residences and also to provide safe and proper living conditions for future occupants in the lower level we are of the opinion that the foundations of the residences should be renewed by replacement at this time.

RECOMMENDATION

For the long term and to provide for a safe modern occupied living area below grade, we recommend that the foundations of these three buildings be reconstructed. This can be done by supporting the timber frame of the existing residence temporarily while the existing foundations are removed and replaced. The new foundations would be of concrete construction. Footings and walls can be sized to meet current code requirements. Proper waterproofing and perimeter drainage can be provided.

The upper part of the new concrete walls can be made to replicate the existing heritage features. Civic No. 1460 and Civic No. 1468 can feature masonry above grade. The concrete walls in Civic No. 1466 can be cast using board formwork above grade to replicate the original formwork used. (Photo No. 2)

We note that there are examples of this foundation renewal/restoration technique being used in other historic building sites in Halifax. In the Schmitzville historic district, Campbell Comeau was involved in the restoration of a historic house where the original foundation was replaced in the manner described above. The exterior of the foundation incorporated exposed masonry with the concrete not visible above grade.

Another example of a historic fabric exposed face in a concrete structural wall is at Government House on Barrington Street. In this case, the retaining walls on each side of the front entry which create a continuous area well for the lower-level windows, were reconstructed using reinforced concrete retaining walls which were then refaced using the original ironstone masonry.

We trust that this is the information that you require at this time. If you should have any questions or require additional information, please do not hesitate to contact us.

Yours very truly,

CAMPBELL COMEAU ENGINEERING LIMITED



MPC/emc
30225

Michel P. Comeau, M.Sc. (Eng.), P. Eng.





Photo No. 1 – Stepped settlement and wall deterioration in stone masonry.

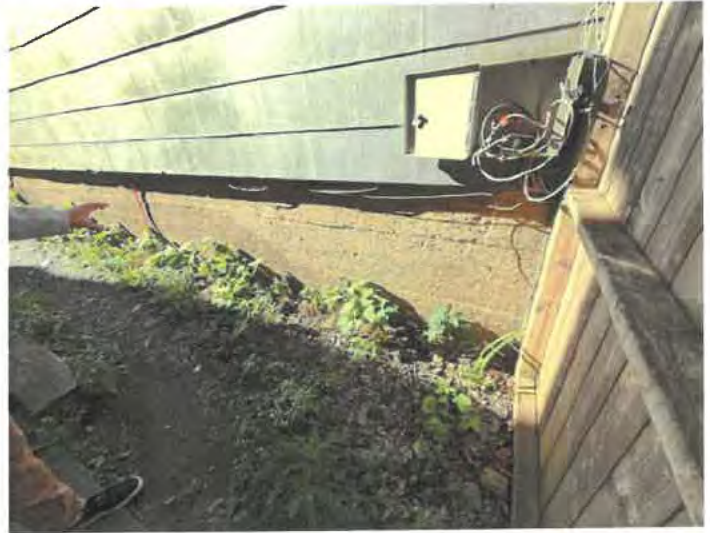


Photo No. 2 – Board formed foundation with surface deterioration of concrete.



Photo No. 3 – Deteriorated brick masonry. Inward movement at grade. Concrete added to wall face in background.



Photo No. 4 – Black staining at interior space.



Photo No. 5 – Deteriorated stone masonry with open mortar joints and inward lean into basement.



Photo No. 7 – East (front) elevation of Civic No. 1460.



Photo No. 6 – Efflorescence and wood rot at interior wall to foundation location.



Photo No. 8 – East (front) elevation of Civic No. 1466.



Photo No. 9 – East (front) elevation of Civic No. 1468.

ATTACHMENT E

HERITAGE IMPACT STATEMENT



Heritage Impact Statement

MacCoy Residence, 5963 College Street

Gold Cure Institute, 5969 College Street

Mary Belcher Residence, 1377 Robie Street

Crosskill Residence, 1456 Carlton Street

Neal Residence, 1460 Carlton Street

Keith Residence, 1466 Carlton Street

Tupper Residence, 1468 Carlton Street

Halifax, November 2024





Courtenay Office:

6091 Ledingham Road, Courtenay, BC V9J 1M5

Vancouver Office:

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

(778) 308-4357

mcleanheritage@gmail.com

www.mcleanheritage.ca

TABLE OF CONTENTS

1. INTRODUCTION	1
1.1.SITE INFORMATION	1
1.2.EXECUTIVE SUMMARY	2
1.3.DEVELOPMENT CONTEXT – CURRENT AND PROPOSED	7
1.4.CURRENT OWNER	14
1.5.MCLEAN HERITAGE PLANNING AND CONSULTING	14
2. BACKGROUND RESEARCH AND ANALYSIS	15
2.1.HISTORIC CONTEXT AND HERITAGE VALUES	15
2.2.SURROUNDING CONTEXT	18
3. RESEARCH AND ANALYSIS	22
3.1.MacCOY RESIDENCE, 5963 COLLEGE STREET	25
3.1.1. HISTORICAL AND CULTURAL CONTEXT	25
3.1.2. ARCHITECTURAL ASSESSMENT	31
3.1.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN	41
3.2.GOLD CURE INSTITUTE, 5969 COLLEGE STREET	43
3.2.1. HISTORICAL AND CULTURAL CONTEXT	43
3.2.2. ARCHITECTURAL ASSESSMENT	48
3.2.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN	54
3.3.MARY BELCHER RESIDENCE, 1377 ROBIE STREET	56
3.3.1. HISTORICAL AND CULTURAL CONTEXT	56
3.3.2. ARCHITECTURAL ASSESSMENT	59
3.3.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN	62
3.4.CROSSKILL RESIDENCE, 1456 CARLTON STREET	62
3.4.1. HISTORICAL AND CULTURAL CONTEXT	62
3.4.2. ARCHITECTURAL ASSESSMENT	67
3.4.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN	68
3.5.NEAL RESIDENCE, 1460 CARLTON STREET	71
3.5.1. HISTORICAL AND CULTURAL CONTEXT	71
3.5.2. ARCHITECTURAL ASSESSMENT	84
3.5.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN	91
3.6.KEITH RESIDENCE, 1466 CARLTON STREET	95
3.6.1. HISTORICAL AND CULTURAL CONTEXT	96
3.6.2. ARCHITECTURAL ASSESSMENT	102
3.6.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN	109
3.7.TUPPER RESIDENCE, 1468 CARLTON STREET	113
3.7.1. HISTORICAL AND CULTURAL CONTEXT	114
3.7.2. ARCHITECTURAL ASSESSMENT	121
3.7.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN	128
3.8.SUMMARY	131
4. STATEMENTS OF SIGNIFICANCE	132
4.1.MacCOY RESIDENCE, 5963 COLLEGE STREET	132
4.2.GOLD CURE INSTITUTE, 5969 COLLEGE STREET	134
4.3.MARY BELCHER RESIDENCE, 1377 ROBIE STREET	136
4.4.CROSSKILL RESIDENCE, 1456 CARLTON STREET	138
4.5.NEAL RESIDENCE, 1460 CARLTON STREET	139
4.6.KEITH RESIDENCE, 1466 CARLTON STREET	141
4.7.TUPPER RESIDENCE, 1468 CARLTON STREET	143
4.8.CARLTON VICTORIAN STREETScape	145

5. CONSERVATION STANDARDS AND ASSESSMENT OF EXISTING CONDITIONS	146
5.1.STANDARDS AND GUIDELINES – PARKS CANADA	147
5.2.EXISTING CONDITIONS	149
5.2.1. MacCOY RESIDENCE, 5963 COLLEGE STREET	150
5.2.2. GOLD CURE INSTITUTE, 5969 COLLEGE STREET	151
5.2.3. MARY BELCHER RESIDENCE, 1377 ROBIE STREET	152
5.2.4. CROSSKILL RESIDENCE, 1456 CARLTON STREET	153
5.2.5. NEAL RESIDENCE, 1460 CARLTON STREET	154
5.2.6. KEITH RESIDENCE, 1466 CARLTON STREET	155
5.2.7. TUPPER RESIDENCE, 1468 CARLTON STREET	156
5.3.PHOTO DOCUMENTATION	158
5.3.1. MacCOY RESIDENCE, 5963 COLLEGE STREET	158
5.3.2. GOLD CURE INSTITUTE, 5969 COLLEGE STREET	162
5.3.3. MARY BELCHER RESIDENCE, 1377 ROBIE STREET	165
5.3.4. CROSSKILL RESIDENCE, 1456 CARLTON STREET	168
5.3.5. NEAL RESIDENCE, 1460 CARLTON STREET	170
5.3.6. KEITH RESIDENCE, 1466 CARLTON STREET	178
5.3.7. TUPPER RESIDENCE, 1468 CARLTON STREET	186
5.4.HALIFAX REGIONAL MUNICIPALITY – MUNICIPAL REQUIREMENTS	193
6. IMPACT OF DEVELOPMENT – SITE ALTERATION	196
6.1.DESTRUCTION OF CHARACTER DEFINING ELEMENTS	196
6.2.ALTERATIONS OR INTERVENTIONS	197
6.2.1. MacCOY RESIDENCE, 5963 COLLEGE STREET	197
6.2.2. GOLD CURE INSTITUTE, 5969 COLLEGE STREET	198
6.2.3. MARY BELCHER RESIDENCE, 1377 ROBIE STREET	198
6.2.4. CROSSKILL RESIDENCE, 1456 CARLTON STREET	199
6.2.5. NEAL RESIDENCE, 1460 CARLTON STREET	199
6.2.6. KEITH RESIDENCE, 1466 CARLTON STREET	200
6.2.7. TUPPER RESIDENCE, 1468 CARLTON STREET	200
6.3.SHADOWING, ISOLATION, OBSTRUCTION OR CHANGE IN USE	201
7. PROPOSED DEVELOPMENT – ALTERNATIVE AND MITIGATIVE STRATEGIES	201
7.1.ALTERNATIVE DEVELOPMENT APPROACHES	201
7.2.MINIMIZING IMPACT AND IDEAL DESIGN APPROACHES	203
7.3.RESPECTING THE HERITAGE RESOURCES	204
8. CONSERVATION STRATEGY	204
8.1.METHODOLOGY FOR MITIGATING NEGATIVE IMPACTS	205
8.2.SCOPE OF WORK	210
8.3.IMPLEMENTATION OF MAINTENANCE AND MONITORING PLAN	213
8.4.PRECEDENTS	216
8.5.INTERPRETATION AND MITIGATION STRATEGIES	217
9. APPENDICES	218
9.1.BIBLIOGRAPHY	218
9.2.VITAL STATISTICS AND NEWSPAPER ARTICLES	218
9.3.MCLEAN HERITAGE PLANNING AND CONSULTING – CV	219
9.4.SITE PLAN AND ELEVATION DRAWINGS	222
9.5.LANDSCAPE PLAN	225

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 (demolished 2023)

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

1460 Carlton Street

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

Current Name: Neal Residence

Historic Address: 22 Carlton Street (until 1872); 8 Carlton Street (1873 onwards)

Original Owner: George J. Troop

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

Architect: Not known

Builder: Not known

Heritage Status: Registered Early Victorian Streetscape

1466 Carlton Street

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

Current Name: Keith Residence

Original Owner: Thomas J. Keith

Date of Construction: 1906 (Source: Halifax Regional Municipality)

Architect: Not known

Builder: Not known

Heritage Status: Registered Early Victorian Streetscape

1468 Carlton Street

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

Current Name: Tupper Residence

Historic Address: 26 Carlton Street (until 1872); 14 Carlton Street (1873 onwards)

Original Owner: Susan Tupper

Date of Construction: 1866 (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. This Heritage Impact Statement has been amended to include the original four buildings that were assessed in 2023 as part of the first phase, herein referred to as “Phase 1” and an additional three buildings on Carlton Street as a second phase of this project, herein referred to as “Phase 2.”

The four buildings that make up Phase 1 of this Heritage Impact Statement are situated around the perimeter – the south and east edges – of the proposed development site known as “Promenade”, bounded by Robie, College and Carlton Streets. The other three buildings that make up Phase 2 of this Heritage Impact Statement are situated along Carlton Street, framing the east edge of the proposed development. 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 of one, as part of a two-tower-on-podium commercial-residential development situated toward the west and north section of the site that now includes a third mid-rise tower situated behind the three houses, all comprising Phase 2 of the project. 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 the most 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 1865 and as late as 1906 – 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 that includes one house from the post-Victorian era, most of which are presented 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.

In addition, it is important to note that as a result of these values, of the seven buildings, five are already formally recognized and protected, being listed as Registered Heritage Properties: 5969 College Street, and 1456, 1460, 1466 and 1468 Carlton Street. The other two are proposed Registered Heritage Properties: 5963 College Street and 1377 Robie Street (proposed to be relocated to 1452 Carlton Street) 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 seven 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 heritage resources.

The proposed development will result in extremely limited destruction of elements on six of the seven buildings: the one building that will need full restoration is the Crosskill Residence at 1456 Carlton Street, which has already had most of its character-defining elements removed without authorization; as such no further destruction is anticipated or proposed as part of this amended DA, besides a new foundation for each of the buildings.

The elements impacted as a result of the development are the replacement of original foundations on all seven 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, while the highest degree of conservation will apply to the three buildings that make up Phase 2, on Carlton Street.

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. Their 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, and similarly, the orientation of four buildings on Carlton Street will not change and furthermore, their relocation is limited to the two on College Street: those will be set approximately 60 feet to the east. They will retain their historic 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. For the other three buildings on Carlton Street (i.e. those that comprise Phase 2), the highest degree of conservation is proposed that comprises removing inappropriate additions such as rear extensions and front/side porch enclosures and restoring those wall faces back to their original appearance, removing elements that cover up original ones, such as cladding, reinstating lost elements such as wood windows and dormers (where it can be demonstrated that those elements existed previously), and using new elements that are historically appropriate and subtly distinguishable such as new foundations that incorporate as-found elements such as stone veneer, or using period-appropriate construction techniques such as board-formed concrete on foundations that were originally concrete (and not stone).

Where such work can be seen from the street, for example, the rear of the Mary Belcher Residence (upon relocation), 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 ten 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 that made up the site outlined in yellow (Figure 2).

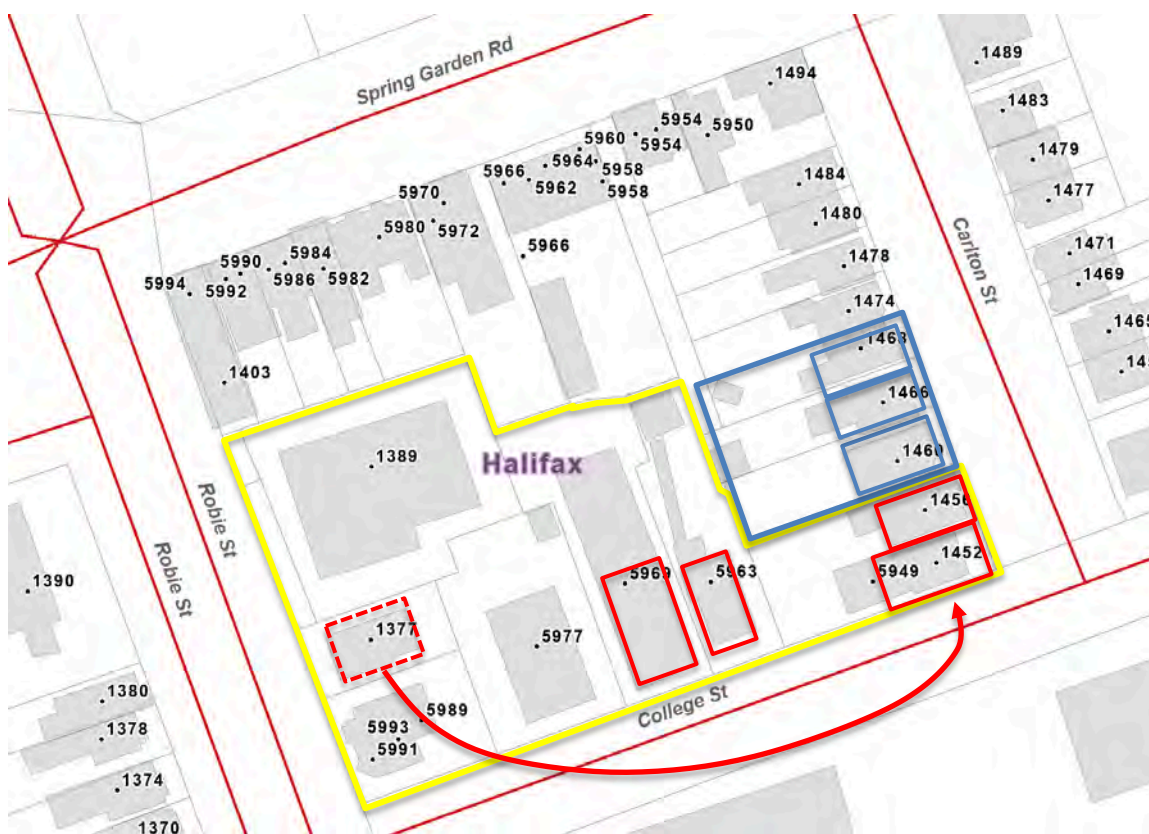


Figure 2: Subject site, outlined (yellow), and portions of buildings proposed to be retained or relocated as part of the original DA outlined (red), with sites added to the project more recently as “Phase 2” outlined (blue)

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).

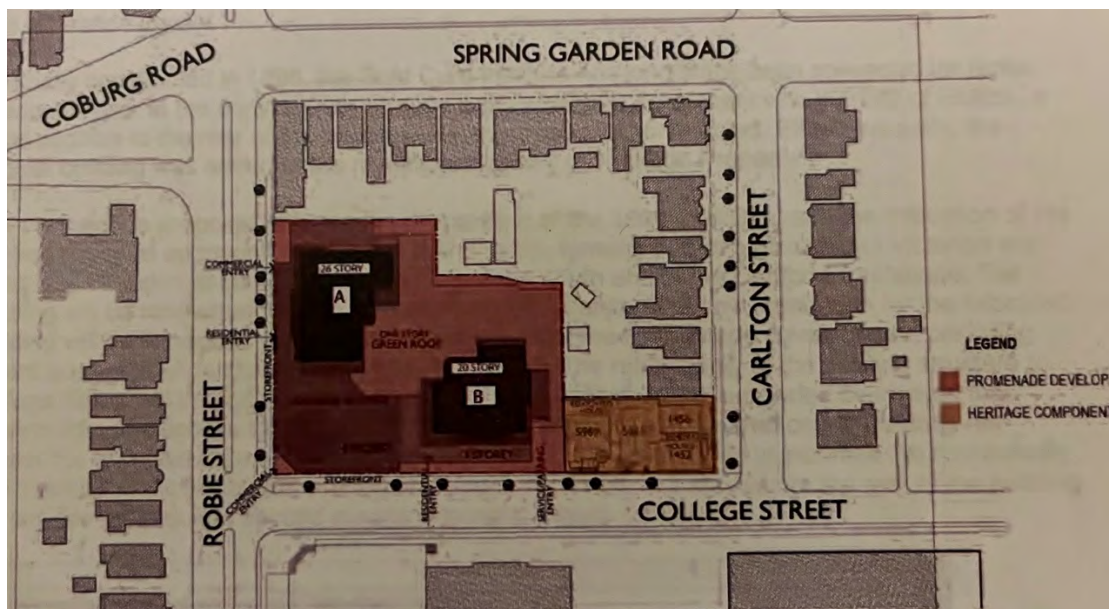


Figure 3: Development Proposal – Promenade (Original DA)

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 south-east 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 site plan illustrates the overall development concept in its two phases. Phase 1 includes relocation of two houses on College Street and the relocation of another from Robie Street to the corner of College and Carlton Street, and the retention of a fourth building in situ on Carlton Street. Phase 2 consists of development of two towers-on-podium, mixed-use commercial and residential, along Robie Street and College Street and consolidation of the three properties on Carlton Street and development of a mid-rise residential building set immediately behind the three houses on Carlton Street (Figure 6).

23-104 PROMENADE | OVERALL SITE PLAN



Figure 6: Overall Site Plan

Source: ZZAP Architecture and Planning

The new buildings have been designed in alignment with Standards and Guidelines for the Conservation of Historic Places in Canada. This ensures that the new construction will be subordinate, distinguishable and compatible with the existing heritage buildings. The heritage buildings are all oriented toward the Carlton and College streetscapes, making them the focal point for all that pass by the site. New development is set back behind or adjacent from the heritage buildings with transition building heights from mid-rise to high-rise as the development approaches Robie Street and distances from Carlton Street. This is an important principle to highlight as Carlton Street comprises a large number of Registered Historic Properties between College Street and Spring Garden Road. The proposed mid-rise form set behind 1460-1468 Carlton Street, as well as the 5963-5969 College Street, includes modern, distinguishable materials that contrast from the heritage buildings, giving them more prominence. The mid-rise form and more distant high-rise forms

are subordinate to the heritage structures because their setbacks from the rear of the structures, combined with the well-treed landscapes of Carlton Street and College Street and the scale of the street-facing heritage building forms makes the new buildings non-apparent from the streetscape perspective.

The proposed development context, for which a revised Heritage Impact Statement is required as part of a new DA for the site, comprises, as a combination of Phase 1 and Phase 2, seven buildings, either retained in situ or relocated:

Four of the seven buildings are retained in situ as follows:

- 1456 Carlton Street – Crosskill Residence (Registered Early Victorian Streetscape) (Figure 7a)
- 1460 Carlton Street – Neal Residence (Registered Early Victorian Streetscape) (Figure 7b)
- 1466 Carlton Street – Keith Residence (Registered Early Victorian Streetscape) (Figure 7c)
- 1468 Carlton Street – Tupper Residence (Registered Early Victorian Streetscape) (Figure 7d)



Figures 7a and 7b: 1456 Carlton Street (left) and 1460 Carlton Street (right)



Figures 7c and 7d: 1466 Carlton Street (left) and 1468 Carlton Street (right)

Two of the seven buildings are relocated slightly to the east as follows:

- 5963 College Street – MacCoy Residence (proposed Registered Heritage Property) (Figure 7e)
- 5969 College Street – Gold Cure Institute (Registered Heritage Property) (Figure 7f)



Figures 7e and 7f: 5963 College Street (left) and 5969 College Street (right)

Finally, the proposed development includes the incorporation of a seventh 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 7g).



Figure 7g: Mary Belcher Residence, 1377 Robie Street

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.

All of the registered heritage properties, comprising 5969 College Street (Gold Cure Institute Building, 1894), 1456 Carlton Street (Crosskill Residence) 1460 Carlton Street (Neal Residence, 1865), 1466 Carlton Street (Keith Residence, 1906) and 1468 Carlton Street (Tupper Residence, 1866) which are all 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, which is now no longer part of the proposal.

The remaining five buildings were not part of the previous DA, and were to be demolished as part of that original proposal. 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 original 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, the Keith Residence on Carlton Street and the Mary Belcher Residence on Robie Street date to the late Victorian period (1896, 1894, 1906 and 1896-1897 respectively), and the other three buildings remaining on the site, the Crosskill Residence, the Neal Residence and the Tupper Residence on Carlton Street date to the early Victorian period (1865-1866). 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 2493 Philip Street, Halifax, NS B3L 3H1.

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 (Figures 8a and 8b).



Figure 8a: 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. 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.

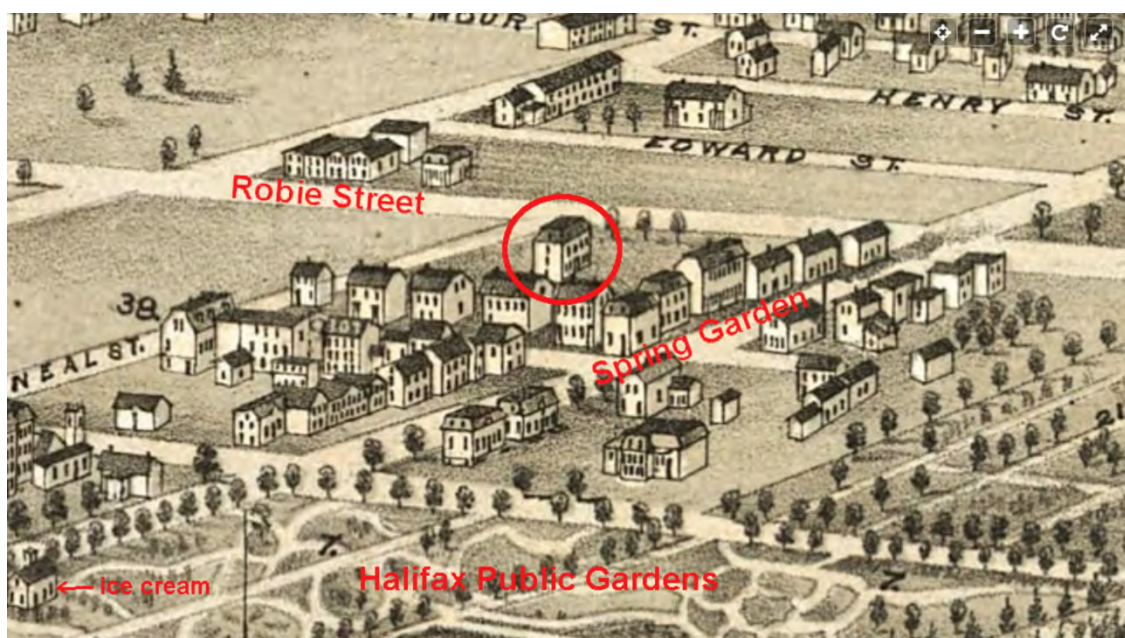


Figure 8b: Magnified Ruger's Early Panoramic Map of Halifax Public Gardens and Surroundings, 1879. Neal Estate circled. This pre-dated the siting of the Forrest Building on the Dalhousie campus in 1887, the University's first building here.
Source: Heritage Trust of Nova Scotia

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 9).¹

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



**Figure 9: Forrester Building, Dalhousie University, 1887, and as it appeared in 1910.
Source: Notman Studio, Nova Scotia Archives 1983-310 No. 46**

The Forrester 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 10). The medical and nursing faculties to this day are situated in the immediate area, with nursing occupying the Forrester 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 10: 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.

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 11).



Figure 11: Registered houses as part 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 (with the exception of 1466 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 12).

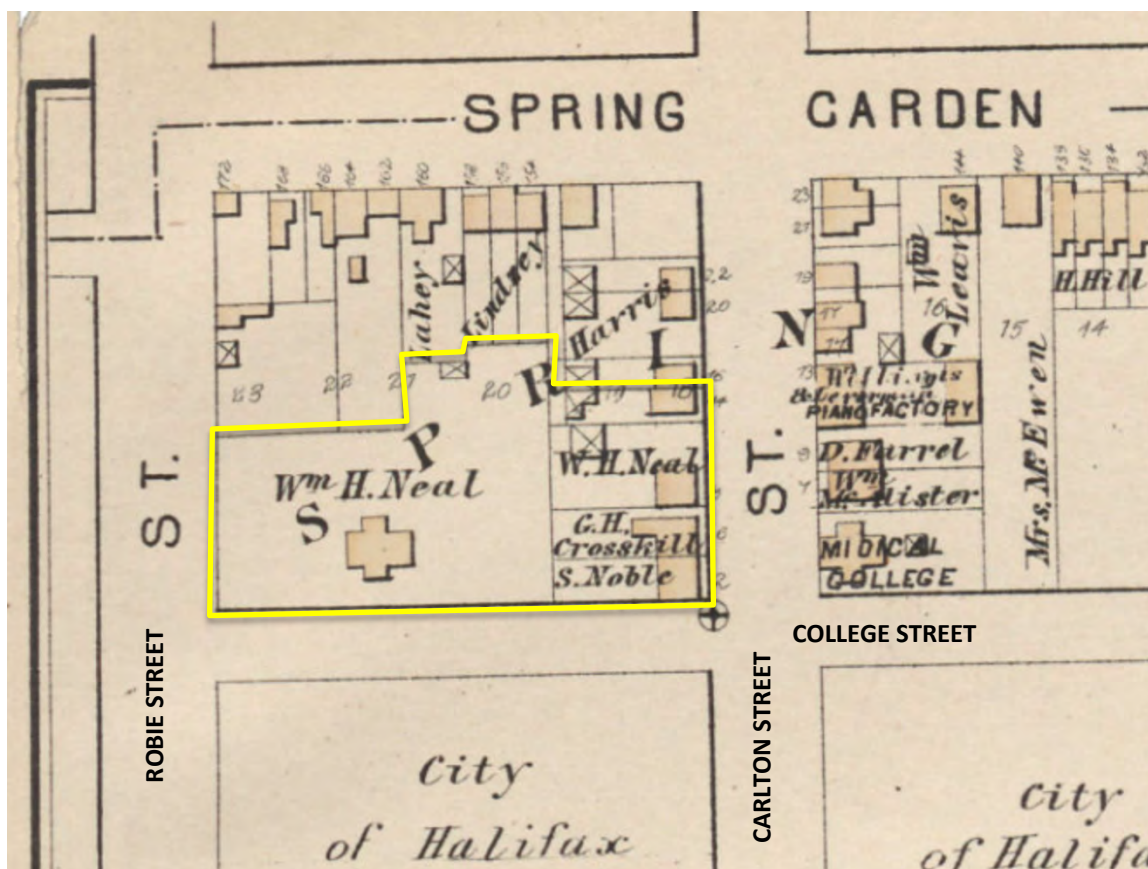


Figure 12: Hopkins Atlas, 1878, Plate O, Part of Ward 1. Block bounded by Robie, College and Carlton Streets, and Spring Garden Road, with current subject site outlined. Source: Archives Library O/S G 1129 H3 H67 1878

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 13).

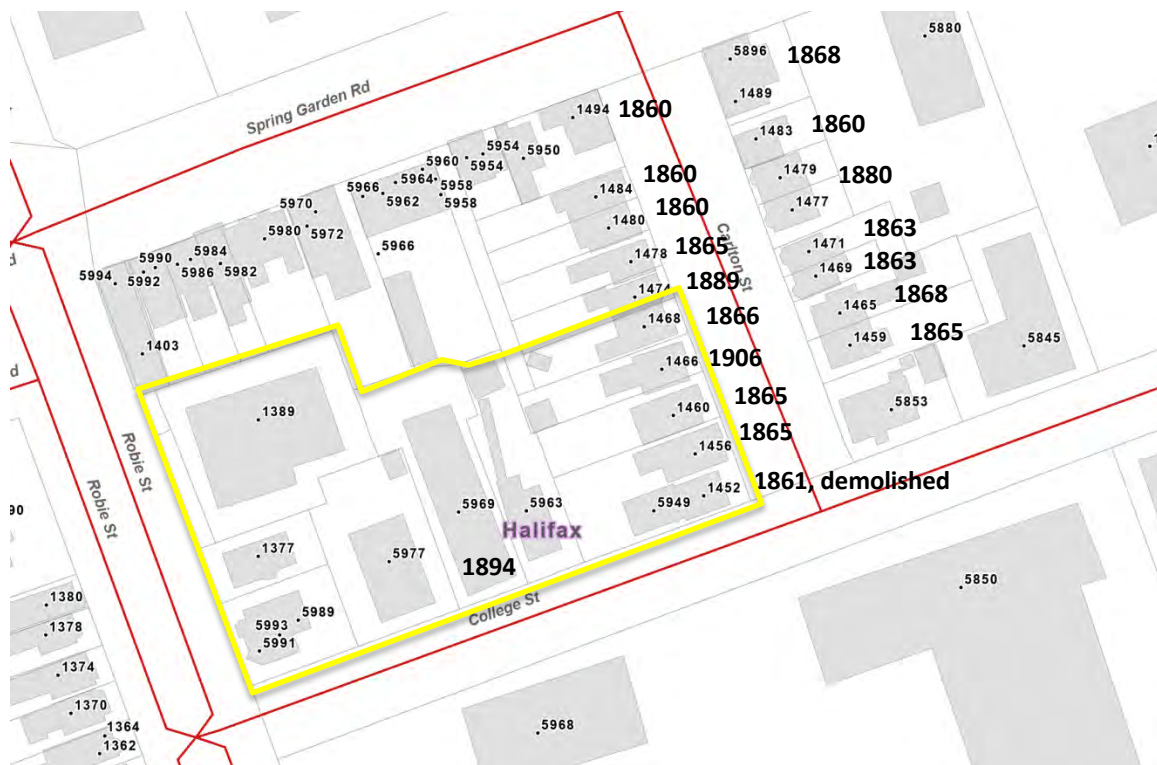


Figure 13: Registered Historic Properties in Proximity to, and Within, Subject Site (yellow outline). Source: Halifax Regional Municipality, Heritage Property List

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 14).



**Figure 14: 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 15 and 16).

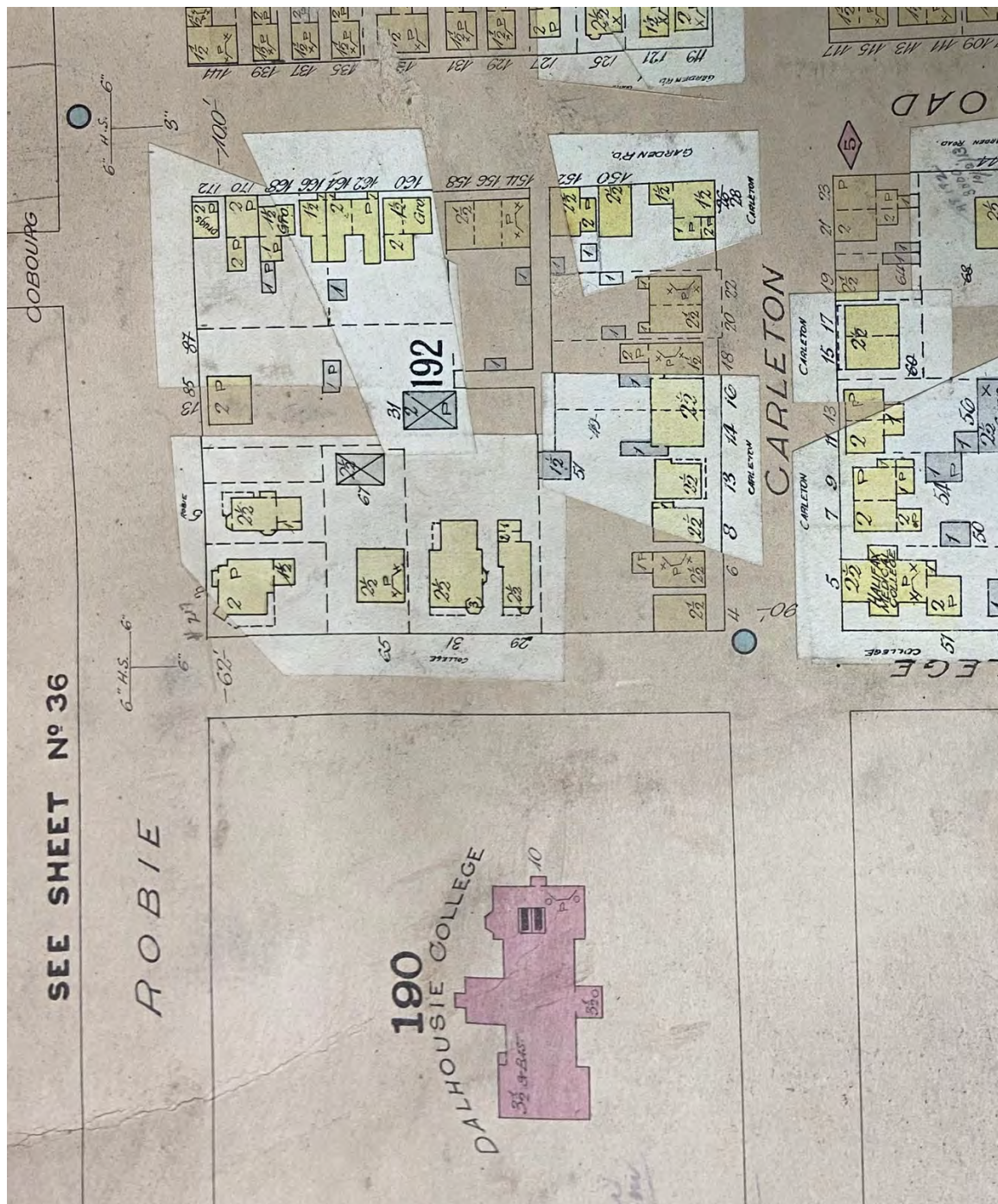


Figure 15: 1895 Fire Insurance Plan with revisions to 1907
Source: Nova Scotia Archives

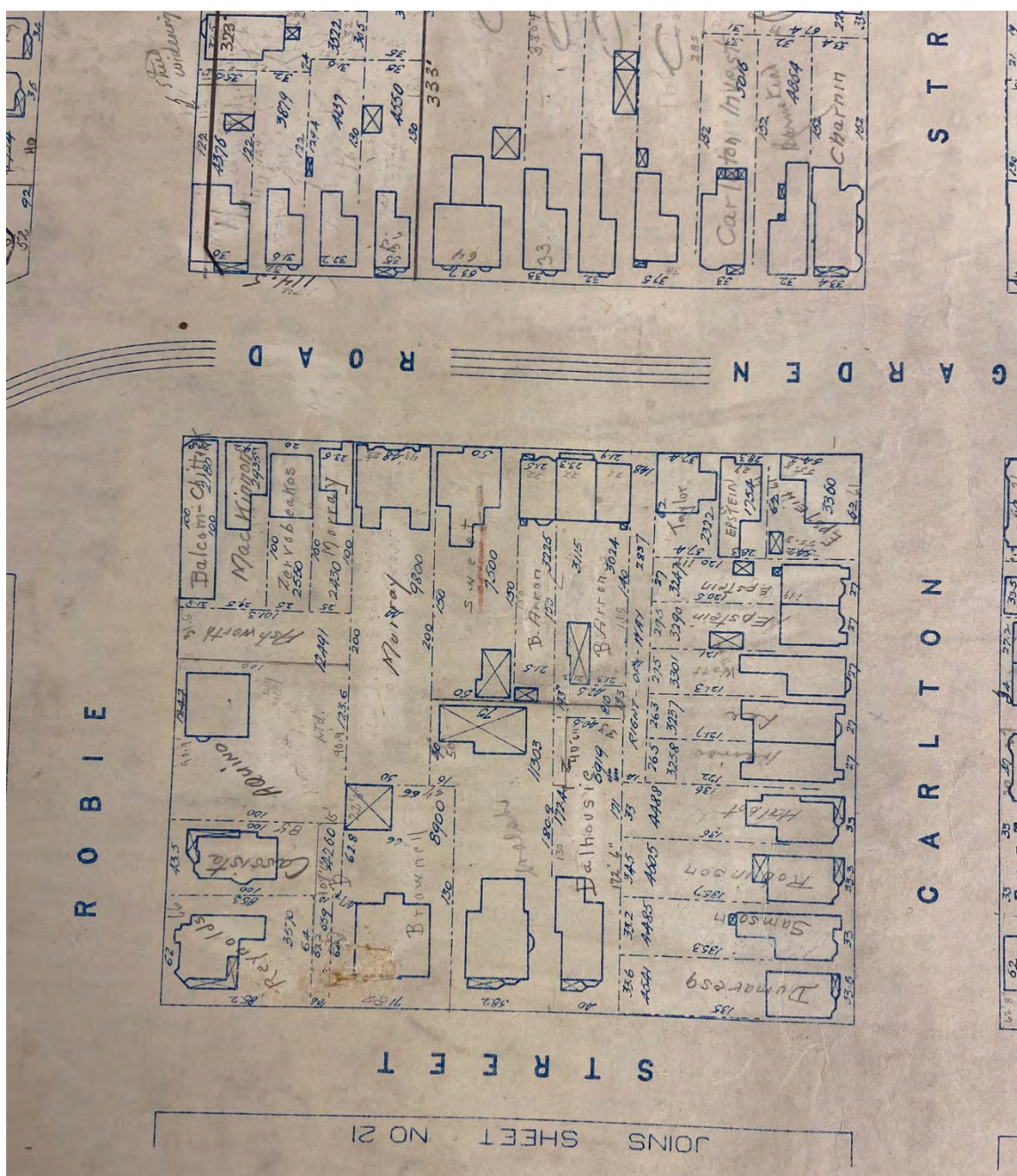


Figure 16: Assessment Plan, Sheet 25 (partial), 1917

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 17).



Figure 17: 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 18, 19 and 20). 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 18: 5963 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 19: 5963 College Street, early 1900s

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



Figure 20: 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 21).



Figure 21a: Context of MacCoy Residence, 5963 College Street (front, looking west along College Street)



Figure 21b: 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 22).



Figure 22a: Front of 5963 College Street



Figure 22b: Upper floor detail of 5963 College Street



Figure 22c: 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 22d).



Figure 22d: 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 23.



Figure 23a: MacCoy Residence, 5963 College Street – front and west side



Figure 23b: 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 24a).



Figure 24a: 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 24b).



Figure 24b: 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 25).

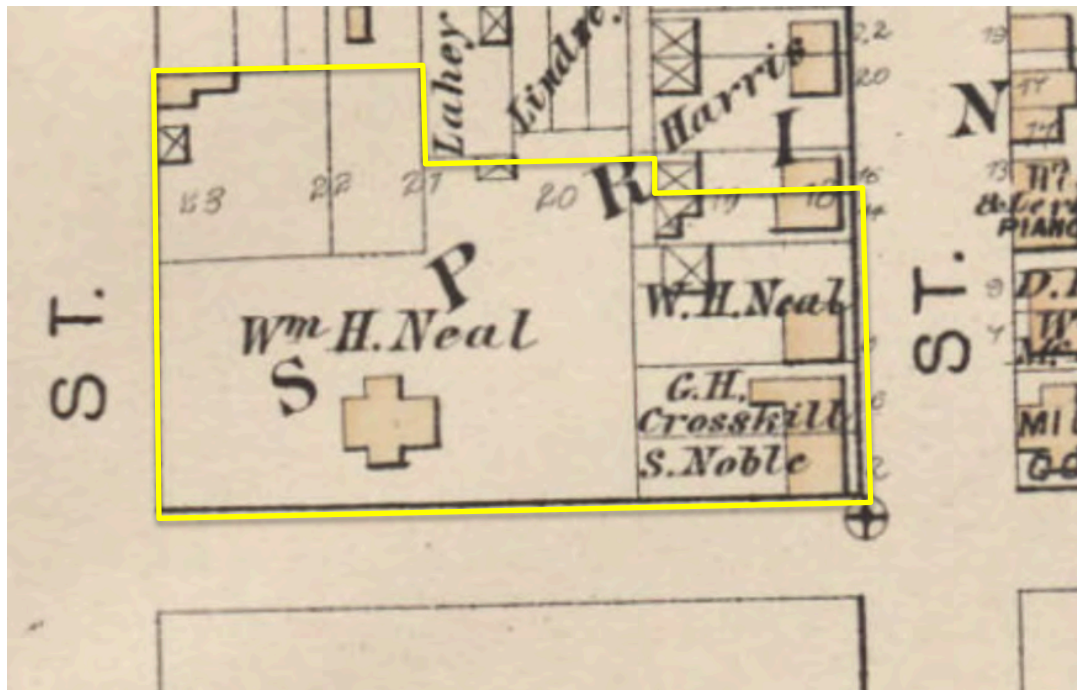


Figure 25: 1878 Fire Insurance Plan (current site outlined)

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 26), has an important footnote as a practice meant to mimic medical treatment.



Figure 26: 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-keele-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.

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>

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

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.

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
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
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	

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

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
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	
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 27).



Figure 27: 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 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;
- Variety of wood windows including stained glass windows in the west side bay;
- Shingle cladding.

These elements are illustrated in Figures 28a to 28e.



Figure 28a: Gold Cure Institute, 5969 College Street – front and west side



Figure 28b: Gold Cure Institute, 5969 College Street – front and east side



Figure 28c: Gold Cure Institute, 5969 College Street – rear



Figure 28d: Gold Cure Institute, 5969 College Street – stained glass in side bay



Figure 28e: 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 29).



Figure 29: 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 30a to 30d).



Figure 30a: 1377 Robie Street, front and south side



Figure 30b: 1377 Robie Street, front and north side



Figure 30c: 1377 Robie Street, north side with wrap-around porch



Figure 30d: 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 (1899-1921), 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 31).



Figure 31: 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 CROSSKILL & 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 CROSSKILL & 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 CROSSKILL & 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 CROSSKILL & 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 CROSSKILL & 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 CROSSKILL & 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 32).



Figure 32: 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 alterations that were timed with the attempted relocation and subsequent collapse of the neighbouring 1861 house at 1452 Carlton Street (also Registered as an intact Early Victorian Streetscape). This resulted in the corner site being vacant following the collapse and subsequent removal of the debris (Figure 33).



Figure 33: Corner of Carlton and College Street – vacant site following the collapse of the house previously located here

The alterations to the Crosskill Residence at 1456 Carlton Street included the removal of the entire front porch, and all fenestration including windows, doors and cladding (Figure 34).



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

While the overall form remains intact, the elements that remain are limited, including part of the attic window frame at the front. At the rear, the alterations similarly removed all fenestration including windows, doors and cladding (Figure 35).



Figure 35: 1456 Carlton Street following unauthorized alterations (rear and south side)

3.5. NEAL RESIDENCE, 1460 CARLTON STREET

The Neal Residence was originally a single-family dwelling when constructed in 1865, which in more recent decades has been converted to accommodate several residential units.

3.5.1. HISTORICAL AND CULTURAL CONTEXT

The Neal Residence at 1460 Carlton Street was built in 1865. It is one of 17 buildings remaining on Carlton Street from that earliest era (1860 to 1889),¹⁴ and collectively form an intact Early Victorian Streetscape which is formally recognized and protected by way of the Registration of each site by the Halifax Regional Municipality. The development of this house was in tandem with seven other houses on the west side of Carlton Street, which may have been the result of an earlier sale and subdivision of the large Neal Estate in the mid-1860s. While the phased sale and subdivision of that estate has not been formally documented, the pattern of the earliest houses on Carlton Street that date from

¹⁴ This count excludes 1452 Carlton Street, which collapsed when it was being moved in early 2023, and the neighbouring Keith Residence at 1466 Carlton Street which dates from 1906.

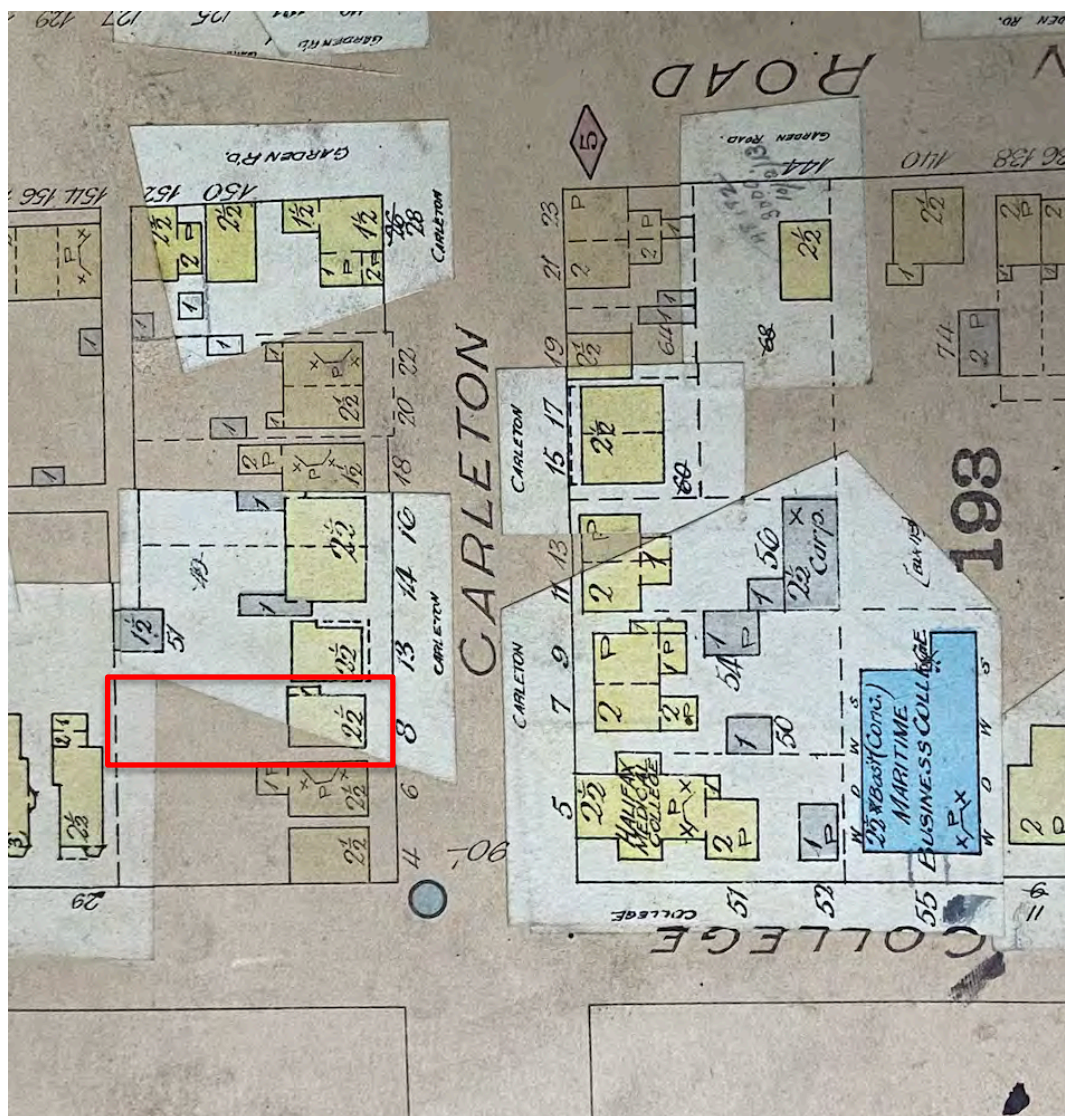


Figure 37: 1895 Fire Insurance Plan Revised to 1907 (partial), 1460 Carlton Street (outlined).

Source: Nova Scotia Archives

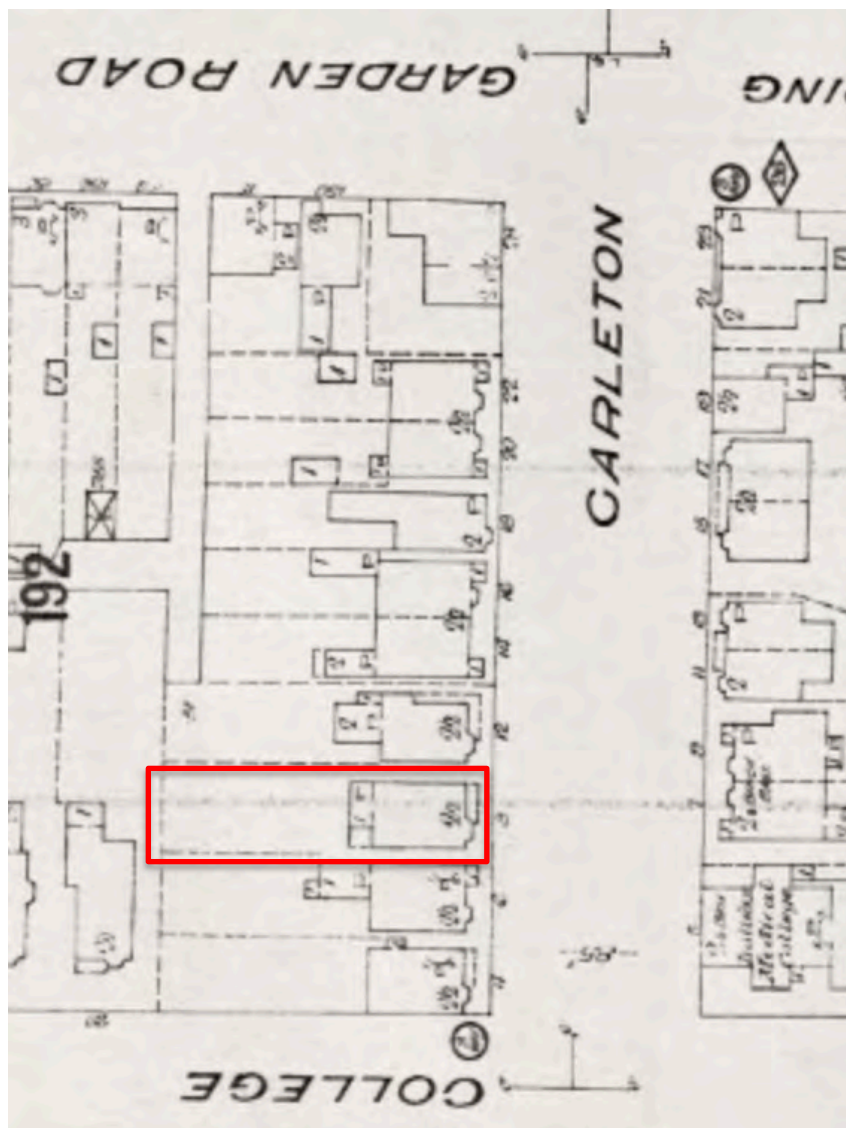


Figure 38: Charles Goad Atlas 1914 (partial), showing details of 1460 Carlton Street (outlined).

Source: Nova Scotia Archives, Insurance Plan of Halifax Nova Scotia, Map Collection F/240-1914, Sheet 35

The house was initially addressed as 22 Carlton Street but by 1874 it had changed to 8 Carlton Street. Sometime between 1958 and 1965 it again changed, to 1460 Carlton Street, its current address.

The Neal Residence illustrates the way in which this site, and many of 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 and with the evolution of Dalhousie University, also became associated with that institution.

The property on which the Neal Residence is located, at 1460 Carlton Street, has its earliest historical connection to George Troop, who owned and occupied it for the first four years. Troop was a hardware merchant and ship chandler. Ownership was followed by James and Agnes White (nee Mitchell), who were married in Halifax on March 1, 1865, ages 25 and 21 respectively. James White was a native of Fife, Scotland and Agnes Mitchell was a native of Halifax. They were the first notable owners although the duration was only from 1871 to 1877.

James White partnered with William Neal as owners of Neal White and Co. Ltd., based on Granville Street downtown and whose business dealt in wholesale dry goods and advertised its specialty in importing British and foreign dry goods (Figure 39).



Figure 39: West side of Granville Street. Neal, White and Co., dry goods, 94 Granville Street (outlined), 1871.

Source: Nova Scotia Archives Negative N-451.

Neal, White and Company appeared to be a thriving business, certainly in the 1870s and 1880s, evidenced by its commercial listings and the photograph above showing an apparent expansion to the top floor of the business with the Fire

Insurance Plan of that era showing the size of the business on Granville Street (Figure 40).

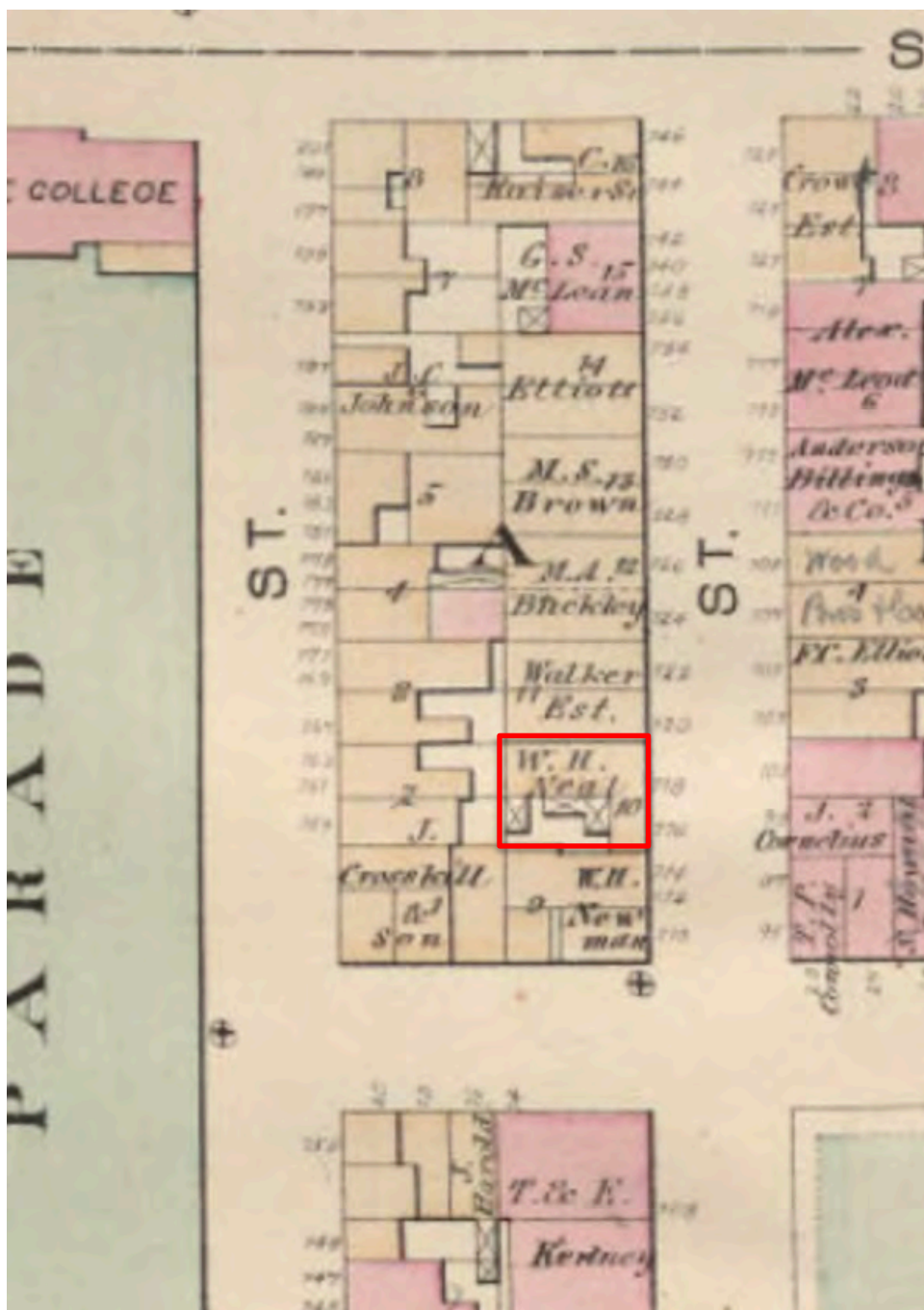


Figure 40: Hopkins Atlas, 1878, Plate A. Business of Neal, White and Co. at 116-118 Granville Street outlined. Source: Nova Scotia Archives Library O/S G 1129 H3 H67 1878

However, 1891 was the last listing of this business in city directories. Later references to people who worked for the company described it as “going out of business,” although the reason for its demise is not known.

The continuity of ownership of the Neal Residence was also evident in that early business association: upon James White’s death c. 1877,¹⁵ Agnes remained here for two more years. In 1879 she sold the property to James White’s business partner, William Neal, and his wife Charlotte (nee Lawler). Not only did William Neal have that business association as co-owner of Neal, White and Co. Ltd., he had a strong neighbourhood connection. As noted earlier in this section of the report, his father, William H. Neal Sr., was the original owner of much (or possibly, at an earlier stage, all) of the block bounded by Carlton, College, Robie and Spring Garden Road.

It is the Neal family that has the longest duration of ownership. William and Charlotte Neal had several children who lived here at various times, including Edith Creed (1859), Arthur Scott (1866), William Jr., and Everard Neal, who died suddenly in 1895 at the age of 25; Edith Creed Neal also died at a relatively young age, although the reason is not known.

William H. Neal also served as Alderman for Ward I from 1871-1872. William Neal died in April 1902, while Charlotte Neal remained here until her death in June 1910 at the age of 79,¹⁶ spanning a notable period of 31 years at this address (Figure 41).

¹⁵ Although his death is not shown in Vital Statistics, the city directory of 1877 is the last year his name is shown; following that year, it is Agnes White, widow.

¹⁶ Find a Grave, William H. Neal and Charlotte Lawler Neal
<https://www.findagrave.com/memorial/255564285/william-h-neal#source>



Figure 41: Neal Family Gravestone at Camp Hill Cemetery

Source: Find a Grave, William H. Neal and Charlotte Neal (nee Lawler)

From 1916 to 1920, the Neal Residence was occupied by the Honourable Ernest Howard Armstrong, who at that time was Commissioner of Works and Mines (Figure 42).



Figure 42: Hon. Ernest Howard Armstrong, KC (1864-1946). Ninth Premier of Nova Scotia, 1923-1925.

Source: Wikipedia, https://en.wikipedia.org/wiki/Ernest_Howard_Armstrong

Armstrong was originally a lawyer, appointed Kings Counsel in 1907 and practiced law in Weymouth, NS. From 1892, upon moving to Yarmouth, he was vice and deputy US Consul until 1906. He served in the Cabinet of Premier George Henry Murray beginning in 1911. Although he was MLA for Yarmouth County, and he presumably had a residence there, while the house on Carlton Street would have been necessary to serve for his position as an MLA and as part of Cabinet. He would have needed this residence for the necessary lodging in the city while attending work at the Provincial Legislature. By 1923, Ernest Armstrong had succeeded Murray as Premier, although in that role he was no longer living on Carlton Street. That role as Premier only lasted two years, and ended 40 years of Liberal government power in Nova Scotia.

As with a number of houses in this area, the Neal Residence was subsequently occupied by a widow, Ora Jost, and that continued into the late 1920s and possibly beyond.

McAlpine's Nova Scotia Directories (1864-1869) and subsequent Halifax City Directories for 1460 Carlton Street

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1864-1865	No street listings	George J. Troop, hardware, 51 & 53 Upper Water, h 22 Carleton
1866-1867	No street listings	George J. Troop, hardware and shipchandler, 51 and 53 Upper Water, h 22 Carleton
1868-1869	No street listings	George J. Troop, hardware, 51 and 53 Upper Water, h 22 Carleton
1869-1870	22 House vacant	George J. Troop, hardware, 51 and 53 Upper Water, h 22 Carlton
1871-1872	22 James White, dry goods	James White, of Neal White & Co, 94 and 96 Granville, h 22 Carlton NEAL WHITE & CO. dry goods wholesale, 94 & 96 Granville
1872-1873	James White, of Neal, White & Co	JAMES WHITE, of Neal White & Co, dry goods, wholesale, h 4 Carlton ¹⁷
1873-1874	Pages 369 to 432 are missing that include much of the Halifax street listings	James White, of Neal, White & Co., h 8 Carlton NEAL WHITE & CO., dry goods, wholesale, 116 and 118 Granville
1874-1875	8 James White, of Neal, White & Co.	JAMES WHITE, of Neal White & Co., h 8 Carlton NEAL WHITE & CO., dry goods, wholesale, 116 and 118 Granville
1875-1876	8 Jas White, of Neal, White & Co	James White, Neal White & Co, h 8 Carlton NEAL WHITE & CO. , dry goods, wholesale, 116 and 118 Granville
1876-1877	8 Jas White, of Neal White & Co	James White, of Neal White & Co., h 8 Carlton NEAL WHITE & CO. , wholesale dry goods, 116 & 118 Granville
1877-1878	8 James White, of Neal White & Co	Mrs. James White, h 8 Carlton NEAL WHITE & CO. , wholesale dry goods, 116 & 118 Granville

¹⁷ Street address listing, while not giving a number address, does not correspond with the address 4 Carleton: it appears sequentially as the fourth listing on the west side of the street, so it is suspected that the 4 Carleton reference is an error

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1878-1879	8 Agnes White, wid James	Agnes White, wid James, h 8 Carleton NEAL, WHITE & CO., Importers of BRITISH AND FOREIGN DRY GOODS, & c. Nos. 116 and 118 Granville. N.B. – We make American Goods a Specialty [In this directory William H. Neal was living on College]
1879-1880	8 Wm H Neal, of Neal, White & Co	William H Neal, of Neal, White & Co, h 8 Carleton NEAL, WHITE & CO., Importers of BRITISH AND FOREIGN DRY GOODS, & c. Nos. 116 and 118 Granville. N.B. – We make American Goods a Specialty
1880-1881	8 Wm H Neal, of Neal, White & Co	William H Neal, of Neal, White & Co, h 8 Carleton NEAL, WHITE & CO., Importers of BRITISH AND FOREIGN DRY GOODS, & c. Nos. 116 and 118 Granville. N.B. – We make American Goods a Specialty.
1881-1888	Directories not searched	
1889-1890	8 Wm H Neal, of Neal, White & Co	Arthur S Neal, salesman, bds 8 Carleton William H Neal, of Neal White & Co, h 8 Carleton Wm H Neal, jr, book-keeper Neal White & Co, bds 8 Carleton NEAL, WHITE & CO, wholesale dry goods. 116 & 118 Granville
1890-1891 ¹⁸	8 W H Neal, of Neal, White & Co	Arthur S Neal, accountant, bds 8 Carleton Everard A Neal, clerk, bds 8 Carleton NEAL, WHITE & CO., (W H Neal) dry gds. 116 & 118 Granville William H. Neal, of Neal, White & Co, h 8 Carleton Wm H Neal, jr, book keeper Neal, White & Co, bds 8 Carleton
1891-1892	8 William H. Neal	Arthur S Neal, clerk, bds 8 Carleton Edward A Neal, clerk, bds 8 Carleton William H Neal, h 8 Carleton Wm H Neal, jr, clerk Queen hotel, bds Queen hotel
1892-1893	Directory not searched	

¹⁸ This is the last year of the listing in city directories for Neal, White & Co.

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1893-1894	8 William Neal	Arthur S Neal, clerk, bds 8 Carleton Everard Neal, clerk, bds 8 Carleton William H Neal, h 8 Carleton Wm H Neal, jnr, clerk, bds 8 Carleton
1894-1895	Directory not searched	
1895-1896	Directory not searched	
1896-1897	8 William H Neal	Arthur S Neal, clerk S Cunard & Co, bds 8 Carleton William H Neal, h 8 Carlton
1897-1898	Directory not searched	
1898-1899	Directory not searched	
1899-1900	8 William H Neal	Arthur S Neal, clerk S Cunard & Co, bds 8 Carleton William H. Neal, h 8 Carleton Wm H Neal, jr, clerk Dom Coal Co, Ltd., bds 8 Carleton
1900-1901	8 William H Neal	Arthur S Neal, clerk S Cunard & Co, bds 8 Carlton William H. Neal, h 8 Carlton Wm H Neal, jr, clerk Dom Coal Co Ltd., bds 8 Carlton
1901-1902	Directory not searched	
1902-1903	8 Charlotte Neal, wid William	Charlotte Neal, wid Wm, h 8 Carleton Wm H Neal, clerk Dom Coal Co, bds 8 Carleton
1903-1904	8 Charlotte Neal, wid William	Charlotte Neal, wid William, h 8 Carleton William H Neal, clerk Dom Coal Co, bds 8 Carleton
1904-1905	Directory not consulted	
1905-1906	8 Mrs Charlotte Neal	A S Neal, clerk, bds 8 Carleton Charlotte Neal, wid W H, h 8 Carleton
1906-1907	Directory not available	

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1907-1908	8 Mrs Charlotte Neal	Arthur S Neal, Dominion Molasses Co, h 8 Carleton Charlotte Neal, wid Wm Neal, bds 8 Carleton
1908-1909	Directory not consulted	
1909-1910	8 Mrs Charlotte Neal	Arthur S Neal, cashier Dom Mol Co, Ltd, bds 8 Carleton Charlotte Neal (widow William H), h 8 Carleton
1910-1911	8 Mrs Charlotte Neal	Arthur S Neal, cashier Dom Mol Co, Ltd, bds 8 Carleton Charlotte Neal (widow William H), h 8 Carleton
1911-1912	8 Charles H Wright	WRIGHT, C H , district manager Canada Foundry and Canadian General Electric Co, Ltd, h 8 Carleton
1912-1913	8 Charles H Wright	WRIGHT, C H , district manager Canada Foundry and Canadian General Electric Co, Ltd, h 8 Carleton
1913-1914	8 Mrs Wesley Smith	Mrs Wesley Smith (widow), h 8 Carleton
1914-1915 ¹⁹	8 Mrs Sarah J Smith	Alpha not consulted
1915-1916	8 Mrs Sarah J Smith	Sarah J Smith, (wid J Wesley), h 8 Carleton
1916-1917	8 Hon E H Armstrong	Hon E H Armstrong , commissioner of Works and Mines, h 8 Carleton, sum res North West Arm.
1917-1918	8 Hon E H Armstrong	HON E H ARMSTRONG Commissioner of Works and Mines h 8 Carleton sum res North West Arm
1918-1919	8 Hon E H Armstrong	HON E H ARMSTRONG Commissioner of Works and Mines h 8 Carleton
1919-1920	8 Hon E H Armstrong	HON E H ARMSTRONG Commissioner of Works and Mines b Alexandra Apartments 30 South

¹⁹ In 1914-1915 E.H. Armstrong is listed as having summer residence at the Halifax Hotel.

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1920-1921 ²⁰	8 Mrs Ora Jost	Ora Jost (wid C E) h 8 Carleton
1921-1922	8 Mrs Ora Jost	Ora Jost (widow C E) h 8 Carleton
1922-1923	8 Mrs Ora Jost	Ora Jost (wid C E) h 8 Carleton
1923-1924	8 Gerald B Ternan	NATIONAL SECURITIES CO LTD Stocks & Bonds G B Ternan Pres rms 308-9-10 Roy Bldg 435 Barrington Gerald B Ternan barrister Notary Public rms 308-310 435 Barrington h Bedford
1924-1925	8 Mrs Ora Jost	Ora Jost (wid C E) City Organizer Spirella Corset Co h 8 Carleton
1925-1926	Directory not consulted	
1926-1927	8 Mrs Ora Jost	Mrs Ora Jost (wid Charles) h 8 Carleton

3.5.2. ARCHITECTURAL ASSESSMENT

The Neal Residence is a 2½ storey wood frame house which represents a good example of housing built in the mid-1800s in this neighbourhood and its design is primarily reflective of Second Empire style (although some alterations have impacted that). It has a modest setback from the street, similar to its neighbours, on a deep lot with more room at the rear, with a narrow north and south side yard (Figure 43a and 43b)

²⁰ In 1919-1920 Mrs Ora Jost (widow of C E Jost) was living next door at 6 Carleton, sharing that house with W H Johnson.



Figure 43a: Context of Neal Residence, 1460 Carlton Street (right, looking south along Carlton Street)



Figure 43b: Context of Neal Residence, 1460 Carlton Street (centre, looking north along Carlton Street)

The Neal Residence closely resembles the house that was located at 1452 Carlton Street (that was destroyed while in the process of moving it in early 2023) that dated from 1861, with a stacked bay window, entry on the right side and a half-width porch. It deviates from this house in terms of its form, in terms of its side gable. (It is possible that it underwent renovation to alter the roofline from a Mansard roof to the side gable – see Section 3.1.3 of this report for more details.)

It includes a single-set entry door, with transom but no sidelights, and a small window set to the right side. On the opposite side is the aforementioned double-height bay and a single window set above the porch, and finally a paired window arrangement set in the attic framed by a shed dormer. At the rear, there is a full width shed dormer in the attic, and a fire escape extending down to a full width extension on the main floor and basement. The cladding is wood shingle on the front and on the south sides and a larger shingle profile on the north side and rear that appears to be a composite. Overall, the design details are quite minimal: the porch posts are simple squared with a modest balustrade, and there is no other notable ornamentation.

The elements that contribute to the overall character and significance of this building are: ²¹

- Location mid-block between College Street and Spring Garden Road;
- Continuous residential use;
- 2½ storey form set above a basement;
- Main floor set above grade;
- Craftsmanship as evidenced in its design and finishes;
- Side-gabled form common to the Second Empire style;
- Stone foundation;
- Half-width and hipped-roof front porch supported by squared posts and framed by a simple balustrade;
- Prominent stacked bay at the front with bellcast eave dividing the main and upper floor and capped by a flat roof;
- Fenestration including:
 - Variety of single-set window openings;
 - Single front entry with transom;
- Shingle cladding on the front and south sides;

These elements are illustrated in Figures 44a to 44d.

²¹ A more extensive list can be found in the Character-Defining Elements of the Statement of Significance, Section 4.1



Figure 44a: Front of 1460 Carlton Street

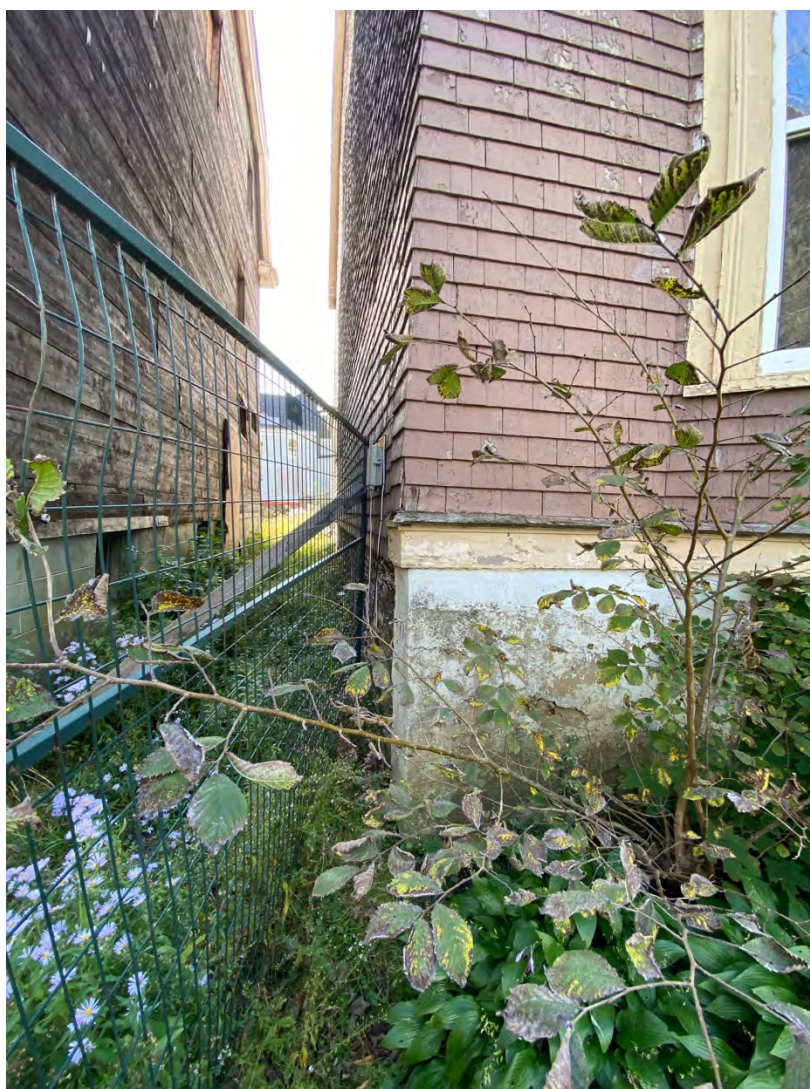


Figure 44b: South side yard of 1460 Carlton Street as seen from the front



Figure 44c: North side of 1460 Carlton Street



Figure 44d: Rear of 1460 Carlton Street

3.5.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN

Overall, the integrity of the Neal Residence is good. It has had alterations, mostly affecting the interior, which accommodated a later conversion to multiple units: one on each of the main floor, second floor and attic. While archival evidence is not available to verify, it does appear to have had the top floor altered based on the following:

- Side gable form on a house that, from this era, and reflecting the neighbouring houses (particularly the now-demolished 1452 Carlton Street), may have been Second Empire style, with a Mansard roof;
- Shed dormers in attic, which similarly to the comments above, strongly suggest attic/roof alterations.

The primary alteration is to the windows: the only original windows remaining, as evidenced from a walk-through, are:

North side window set between the main and second floor (in stairway)

other notable alteration is the front porch detail. The turned posts and brackets were removed between April 2009 and June 2012 (Figure 45).



Figure 45: Front porch details of 1460 Carlton Street, April 2009 (left) and October 2024 (right)

Source: Google Streetview

A fire escape was added to the north side, which has since been removed, along with a modification was made to that wall for an emergency exit door opening on the attic (Figure 46).



Figure 46: Shingle pattern on north side and alterations to accommodate former fire escape including a door in the attic

Also, that north wall has had large profile shingle siding added (Figure 47) which appears to be a composite of some sort.



Figure 47: Shingle pattern details, north side

The rear has undergone major alterations. Based on early Fire Insurance Plans, between 1907 and 1914 there was a single-storey addition spanning the north two-thirds of the rear with a small porch. At some later point, that addition was expanded to span the entire rear along the main floor and a full width shed dormer was added to the attic, possibly at the same time that the shed dormer was added at the front upon alteration of the roof line. (Unlike the shed dormer at the front, it is flush with the lower wall face and therefore does not have quite the same compatibility.) A fire escape was also added to the attic at the rear. The second floor and attic have a vertical board siding (Figure 48).



Figure 48: Extension to the main floor and basement, and attic shed dormer with fire escape at the rear of 1460 Carlton Street

The side gable alteration to the attic with a shed dormer in the front expresses the evolution of this dwelling over time; the (presumably) original Mansard roof form is not recommended to be restored. However, the more major alterations such as those at the rear and the minor alterations to the front such as loss of decorative elements on the front porch should be restored. Recommended approaches are addressed in a later section of this report.

3.6. KEITH RESIDENCE, 1466 CARLTON STREET

The Keith Residence was originally a single-family dwelling when constructed in 1906, which was converted to multi-family residential in the 1960s.

3.6.1. HISTORICAL AND CULTURAL CONTEXT

The Keith Residence at 1466 Carlton Street was built in 1906. As introduced in Section 2.2, it stands out distinctively as the only one of the buildings that is part of the Carlton Street Victorian streetscape that is actually not true Victorian, as it dates from post-1901, although its Queen Anne style does reflect the late Victorian era; the other 17 houses date from the mid-to-later Victorian era (1860 to 1889).²² As such they collectively form an intact Victorian Streetscape which is formally recognized and protected by way of the Registration of each site by the Halifax Regional Municipality.

Again, as introduced in Section 2.2, this notably late construction date is because it was held by the family of William Neal after the rest of his father's vast estate underwent the final stage of subdivision around 1893. This was the only vacant lot on Carlton Street at the turn of the century (Figure 49).

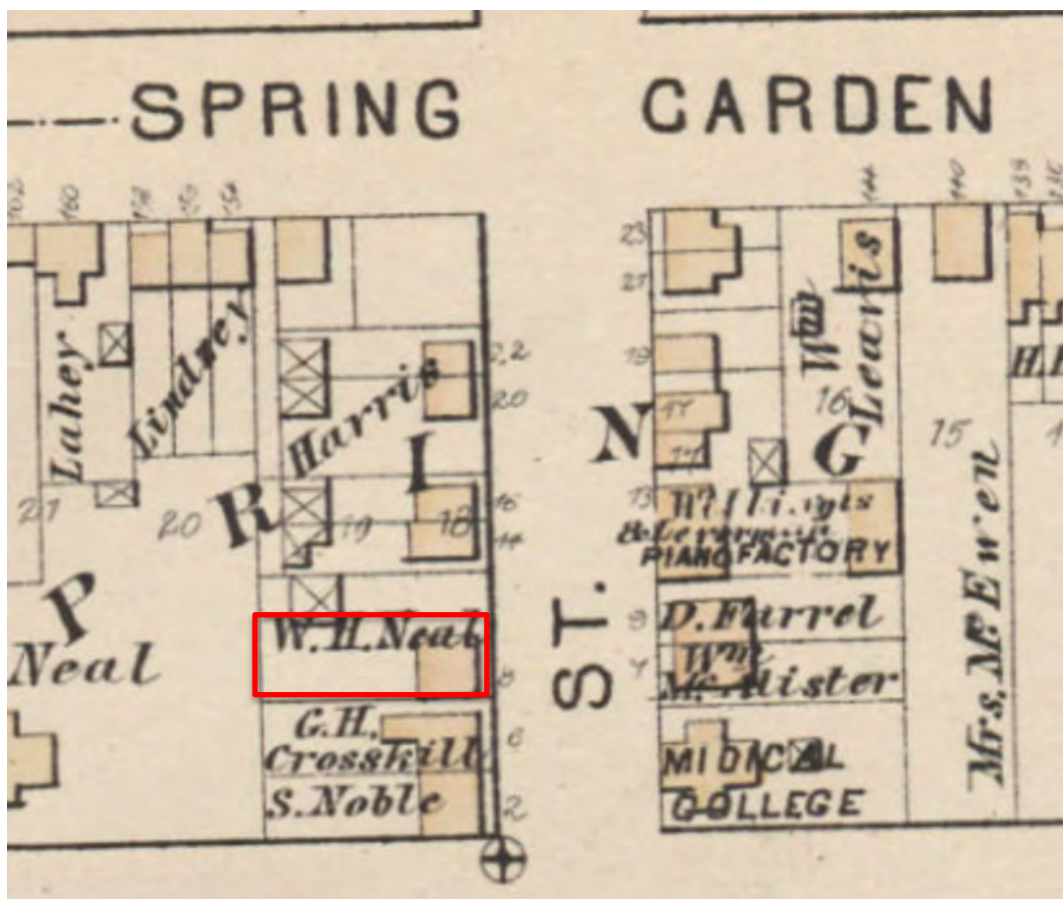


Figure 49: 1878 Fire Insurance Plan, partial, 1466 Carlton Street (outlined).
Source: Nova Scotia Archives Library O/S G 1129 H3 H67 1878

²² This count excludes 1452 Carlton Street, which collapsed when it was being moved in early 2023.

Upon William Neal's death in 1902 the house was subsequently constructed under new ownership (completed in 1906). Despite it being much newer than the other houses on Carlton Street, it presents a strong and cohesive visual representation of that early development of housing along Carlton Street.

Its construction completed the last stage of residential development on the west side of this block of Carlton Street. Designed in a style contrasting with the other Victorian houses, it originally had a wrap-around porch running along the north side and notably featured more decorative design features (Figure 50).

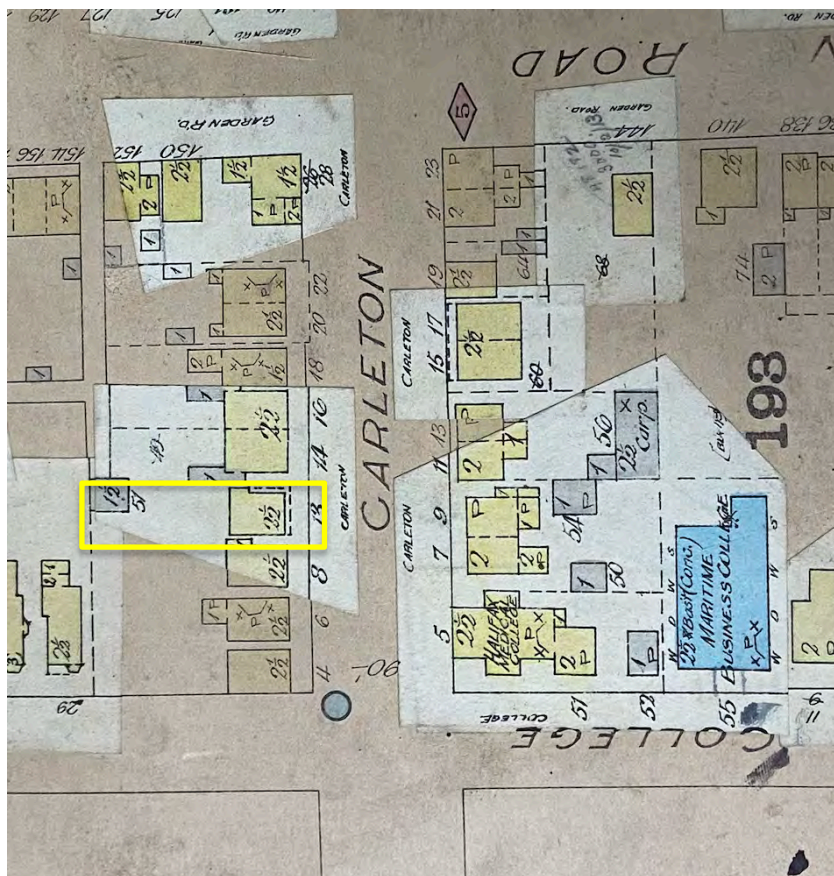


Figure 50: 1895 Fire Insurance Plan Revised to 1907 (partial), 1466 Carlton Street (outlined) ²³

Source: Nova Scotia Archives

By 1914, there was an extension to the rear of the house (Figure 51).

²³ 1466 Carlton Street is incorrectly addressed on the 1907 revision as 13 Carlton Street; this is corrected on the 1914 map on the following page, where it shows as 12 Carlton Street

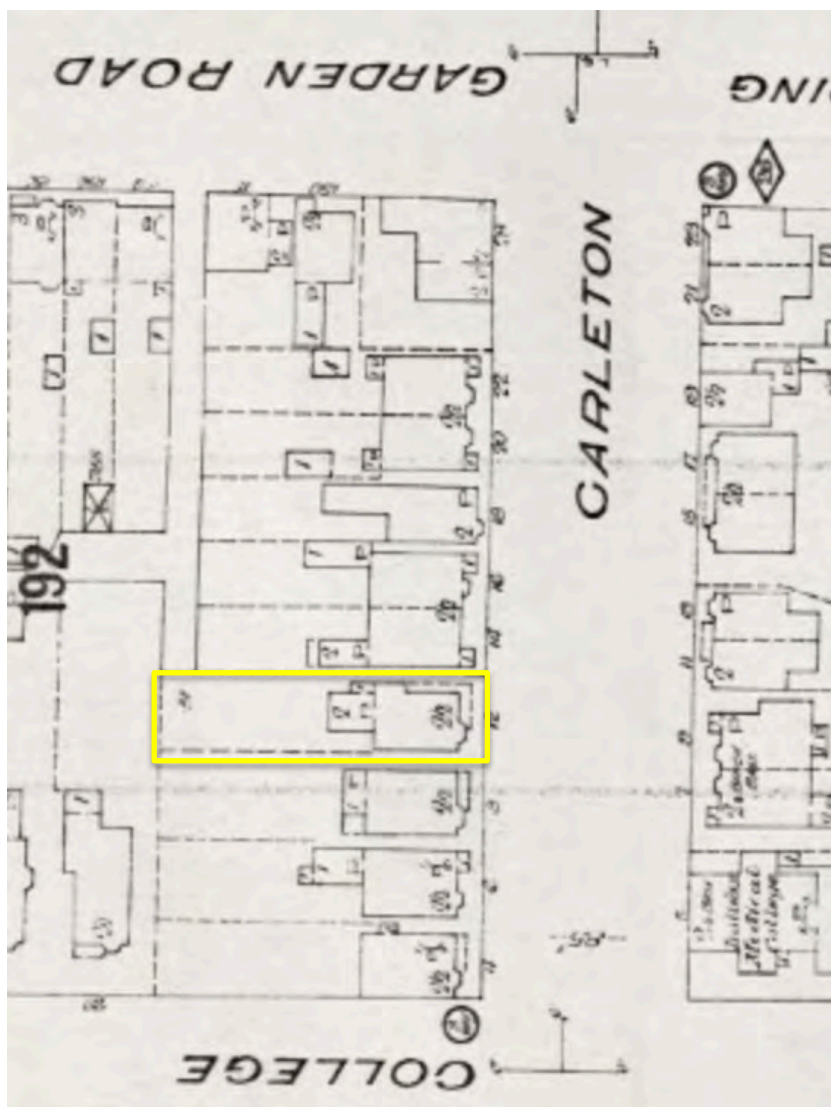


Figure 51: Charles Goad Atlas 1914 (partial), showing details of 1466 Carlton Street (outlined).

Source: Nova Scotia Archives, Insurance Plan of Halifax Nova Scotia, Map Collection F/240-1914, Sheet 35

Similar to its age, the socio-economic make-up, however, is notably different. It was first owned by James Thomas Keith and his wife, Georgie Keith, beginning in 1906. Thomas Keith and Georgia Fraser were married in August 1882, in Colchester County at the ages of 25 and 20 respectively. Their ownership lasted until 1924: Thomas Keith died in April 1921 at the age of 63; his widow Georgie sold the property within the next three years. From the time of his marriage, Thomas Keith, native of New Glasgow, NS, was noted as a postal clerk, and at the time of living here, he worked for the Railway Mail Service. Evidently, he did not live long enough to retire, as the last listing of his name in 1921 included his occupation.

While Thomas Keith would have been a blue-collar employee of the Railway Mail Service, and as an individual, not extremely notable, the service that he worked for is significant in Canadian history. Beginning in the 1840s, mail was transported by train, and then in the 1850s, mail transport by train was officially underway in its most efficient form. Beginning in 1854, postal authorities and railway companies installed mail cars aboard trains, essentially becoming “real travelling post offices” where mail clerks sorted material. As a result of this booming growth, the Post Office created the Railway Mail Service Branch in 1897 (Figure 52).²⁴



Figure 52: Railway mail clerks sort newspapers and parcels, Ottawa, 1938
Source: NAC C-53693

The Railway Mail Service was a cross-Canada lifeline of communication and business that used the mobility of the rail network to simultaneously move and sort mail most efficiently.

During their tenure, it was also occupied by some of their children, who presumably would have been young adults by this time, based on city directories listing their occupations. Similarly, they were employed as clerks at various local businesses, while another was noted as a student.

²⁴ A Chronology of Canadian Postal History, 1841-1867 Toward Postal Reform and Self-Government, Canadian Museum of History.
<https://www.historymuseum.ca/cmc/exhibitions/cpm/chrono/ch1854ae.html>

While Georgie Keith had sold the property by 1924, the continuity of the Keith family is evident in the listings that follow: Arthur W. Thomas, who married Sadie W. Keith (daughter of Thomas and Georgie Keith) in November 1909, acquired the property at that time. Arthur Thomas was listed as a wholesale jeweller with his business based at 162 Granville Street. It is not known how long Arthur and Sadie Thomas lived at this residence.

On December 13, 1998, Halifax City Council approved a development agreement to permit use as for four dwelling units.

McAlpine's Halifax City Directories for 1466 Carlton Street

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1869-1870	24 Vacant lot	
1871-1872	No listing for 24 Carlton	
1873-1873	Vacant lot	
1874-1875	10 and 12 listed as "vacant lots"	
1875-1876	10 and 12 listed as "vacant lots"	
1894-1902	Directories not searched	
1902-1903	10-12 Vacant lots.	
1903-1904	Directory not consulted	
1904-1905	Directory not consulted	
1905-1906	No listing for 12 Carlton	
1906-1907	Directory not available	
1907-1908	12 J T Keith	J Thos Keith, railway mail clerk, h 12 Carleton Miss M V Keith, stenographer Herald office, bds 12 Carleton
1908-1909	Directory not consulted	
1909-1910	12 Thomas J Keith	Miss Minnie Keith, sten N Drug & C Co, Ltd, bds 12 Carleton Miss Sadie Keith, clerk M S Brown & Co, bds 12 Carleton Thomas J Keith, postal clerk Ry Mail Service, h 12 Carleton

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1910-1911	12 Thomas J Keith	Miss Mattie Keith, sten Herald Office, bds 12 Carleton Miss Minnie Keith, sten N Drug & C Co, Ltd, bds 12 Carleton Thomas J Keith, postal clerk Ry Mail Service, h 12 Carleton
1911-1912	12 Thomas J Keith	Miss Minnie M Keith, sten N D & C Co, Ltd, bds 12 Carleton Thomas J Keith, postal clerk Ry Mail Service, h 12 Carleton
1912-1913	12 J Thomas Keith	Miss Alberta Keith, stenog, Can Life Assn Co, bds 12 Carleton Thomas J Keith, postal clerk Ry Mail Service, h 12 Carleton Miss Minnie M Keith, sten N D & C Co, Ltd, bds 12 Carleton
1913-1914	12 J Thomas Keith	Miss Alberta Keith, stenog, Can Life Assn Co, bds 12 Carleton James Thos Keith, postal clerk Ry Mail Service, h 12 Carleton Miss Minnie M Keith, sten N D & C Co, Ltd, bds 12 Carleton
1914-1915	12 J Thomas Keith	Alpha not consulted
1915-1916	12 J Thomas Keith	Alpha not consulted
1916-1917	12 J Thomas Keith	James Thos Keith, railway mail service clerk, h 12 Carleton William F Keith, student, b 12 Carleton
1917-1918	12 J Thomas Keith	Alpha not consulted
1918-1919	12 Thomas J Keth [sic]	Miss Hazel M Keith clk Royal Bank b 12 Carleton James Thos Keith clerk Ry Mail Service h 12 Carleton William F Keith emp Falconer & Macdonald b 12 Carleton
1919-1920	12 Thomas J Keth [sic]	Miss Hazel M Keith clk Royal Bank b 12 Carleton James Thomas Keith clk railway mail service h 12 Carleton William F Keith student b 12 Carleton

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1920-1921	12 J Thomas Keith	Miss Hazel M Keith clerk Royal Bank of Canada b 12 Carleton James Thomas Keith clerk ry mail service h 12 Carleton William F Keith student b 12 Carleton
1921-1922	12 Mrs Georgie Keith	Georgie Keith (wid James Thomas) h 12 Carleton Miss Hazel M Keith clerk Royal Bank of Canada b 12 Carleton William F Keith student b 12 Carleton
1922-1923 ²⁵	12 Smith L. Walker phys.	Arthur J Walker student b 12 Carleton Smith L Walker medical dept “B” unit S C R h 12 Carleton
1923-1924	12 Mrs Georgie Keith D J Maxwell	Georgie Keith (wid J T) h 12 Carleton Douglas J Maxwell electrician S E Terminals h 12 Carleton
1924-1925	12 Arthur W Thomas	Arthur Thomas wholesale jeweller 162 Granville h 12 Carleton
1925-1926	Directory not consulted	
1926-1927	12 Arthur W Thomas	Arthur W Thomas whol jeweller 162 Granville h 12 Carleton

3.6.2. ARCHITECTURAL ASSESSMENT

The Keith Residence is a 2½ storey wood frame house that is a commanding example of the Queen Anne style, and as introduced in the previous section of this report; it stands out as far more decorative than its neighbours due to the styles that were popular and prevalent in 1906. It is set close to the street, similar to the other houses, on a deep lot with room at the rear and a narrow south side yard and a slightly wider north side yard (Figures 53a and 53b).

²⁵ No listing for Mrs Georgie Keith in 1922-1923, although she returns the following year. Presumably, Smith L. Walker, physician, was renting 12 Carleton for one year, as he was located at 14 Carleton in 1921-1922, where presumably he also rented for just that one year.



Figure 53a: Context of Keith Residence, 1466 Carlton Street (right, looking south along Carlton Street)



Figure 53b: Context of Keith Residence, 1466 Carlton Street (left, looking north along Carlton Street)

Its asymmetrical form features a dominant front gable roof form and a stacked bay window on the left side, with its single-set entry door with transom set

slightly off-centre, set underneath a half-width porch. Overall, the design details are more notable than its neighbours: the porch posts are turned, it includes decorative fishscale shingles and brackets spanning the front and in the upper soffit.

The cladding is wood shingle on the front and large asbestos shingles on the sides and rear.

The rear comprises a two-storey extension spanning roughly three-quarters of that side, which is set in front of a full-width extension

The elements that contribute to the overall character and significance of this building are:²⁶

- Location mid-block between College Street and Spring Garden Road;
- Continuous residential use;
- 2½ storey gable form set above a basement;
- Main floor set above grade;
- Craftsmanship as evidenced in its design and finishes;
- Front-gabled form common to the Queen Anne style, with the base of the gable and top of the second floor framed by a strong soffit and a secondary gable wall dormer on the north side;
- Board-formed concrete foundation;
- Half-width and gable-roof front porch supported by turned posts and framed by a decorative balustrade;
- Prominent stacked bay at the front set under the soffit;
- Expansion of the north side into what was the wrap-around porch and accommodating a second front entry;
- Fenestration including:
 - Single-set and paired double-hung windows;
 - Offset main entry door with transom;
 - Oriel window adjacent the main entry with “keystone” inset on top, bottom and sides;
- Design details including:
 - Fishscale shingles set in the low-pitched gable above the front porch;
 - Turned porch posts and decorative balustrade;
 - Small wooden brackets set under the front porch roofline and wrapping around the north side and extending into the stacked bay wall face dividing the main and second floors;
 - Wooden brackets set under either side of the front soffit;

²⁶ A more extensive list can be found in the Character-Defining Elements of the Statement of Significance, Section 4.2

- Recessed rounded arch set into the front gable of the attic with fishscale shingle cladding;
- Shingle cladding on the main body of the front and around the outer edge of the recessed rounded arch in the gable.

These elements are illustrated in Figures 54a to 54e.



Figure 54a: Keith Residence, 1466 Carlton Street, front



Figure 54b: Keith Residence, 1466 Carlton Street, rear



Figure 54c: Keith Residence, 1466 Carlton Street, south side



Figure 54d: Keith Residence, 1466 Carlton Street, north side (seen from rear)



Figure 54e: Keith Residence, 1466 Carlton Street, porch design details

3.6.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN

The Keith Residence underwent a major alteration in the form of a full wall extension to the north side, spanning both the main floor and second floor, which included enclosure of the former wrap-around porch. Based on Fire Insurance Plans, this took place sometime between 1960 and 1969 (Figure 55).

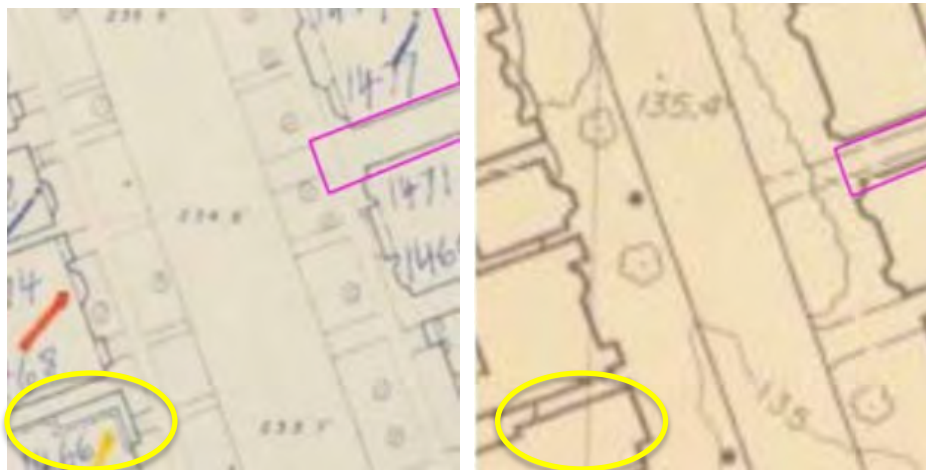


Figure 55: Comparison of Fire Insurance Plans: 1960 (left) and 1969 (right) which shows a wrap-around porch on the former but not on the latter (outlined). Source: Nova Scotia Archives Map Collection – V6 240 Sheet 68 and Sheet 5d11 respectively

This evidently allowed for a new front entry as part of its conversion to two or more residential units, with the new units presumably on the upper floors. That addition allowed for an internal staircase to be easily added for access to the upper unit(s). Although this addition was done as discreetly as possible, with matching cladding and a period-appropriate entry opening with a transom, it has impacted both the front and north side, particularly the overall massing as seen from the front. To some degree this also detracts from the asymmetry and overall character of the building's Queen Anne style, but it also expresses the evolution of the dwelling, and its later conversion to multi-family (Figure 56).



Figure 56: Remnants of wrap-around porch (roof line and brackets), and full extent of that side of porch outlined, north side

In addition, sometime between 2016 and 2018, the wall dormer on the north side was altered from a more modest gable form to a taller enclosed space which included altering the roofline significantly with extended wall faces and replacement of windows (Figure 57).



Figure 57: Keith Residence, 1466 Carlton Street – alterations to north side wall dormer, 2015 (left) and 2019 (right)

Source: Google Streetview

In addition, a shed roof extension was added to the earlier extension that dates from c. 1910 (Figure 58).



Figure 58: Keith Residence, 1466 Carlton Street – additions to the rear: 1907-1914 (yellow), later date (red)

Despite this being not easily seen from the street and spanning only two-thirds of the rear, the two additions have compromised the heritage character of the Keith Residence and does not express the evolution of the building over time in a respectful way. By contrast, the enclosure of the wrap-around porch and the expansion of the north wall face had less impact in the way it was designed, although it still affects the massing and balance of the front wall. Each of these alterations should be reversed. Recommended approaches are addressed in a later section of this report.

3.7. TUPPER RESIDENCE, 1468 CARLTON STREET

The Tupper Residence, originally a single-family dwelling when constructed in 1866, has in more recent decades has been converted to multi-family residential.

3.7.1. HISTORICAL AND CULTURAL CONEXT

The Tupper Residence at 1468 Carlton Street was built in 1866. It is one of 17 buildings remaining on Carlton Street from that earliest era (1860 to 1889),²⁷ and collectively form an intact Early Victorian Streetscape which is formally recognized and protected by way of the Registration of each site by the Halifax Regional Municipality.

It originally was one half of a duplex, or rowhouse, dwelling, with the other half to the north separately owned (and which is not part of this report). It appears, based on the Fire Insurance Plan from 1878 (Figure 59), that there may have been an earlier dwelling attached to the north which, according to current records, was replaced in 1889.

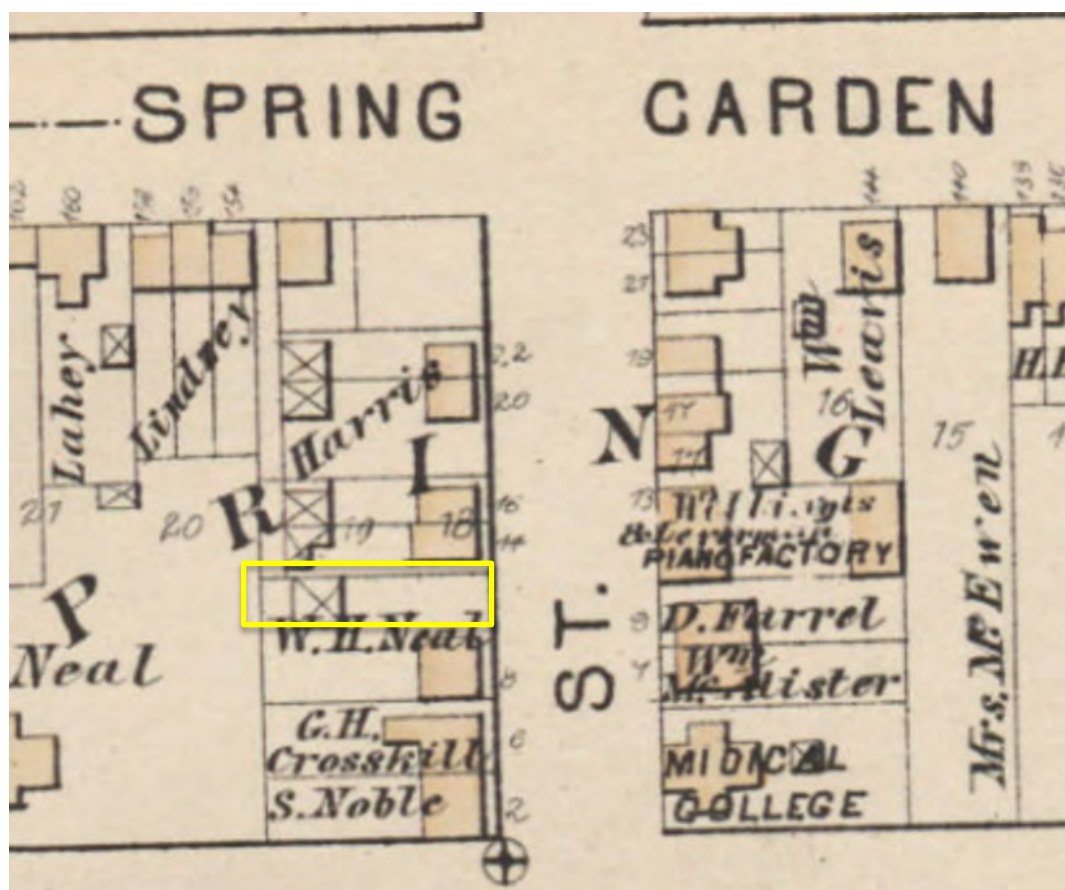


Figure 59: 1878 Fire Insurance Plan, partial, 1468 Carlton Street (outlined).

Source: Nova Scotia Archives Library O/S G 1129 H3 H67 1878

²⁷ This count excludes 1452 Carlton Street, which collapsed when it was being moved in early 2023, and the neighbouring Keith Residence at 1466 Carlton Street which dates from 1906, which based on its date of construction is post-Victorian.

The Tupper Residence, though, shows as remaining relatively consistent between 1878 and 1907, at least in terms of its footprint; by 1907 a small and narrow protruding addition was made to the rear (Figure 60).

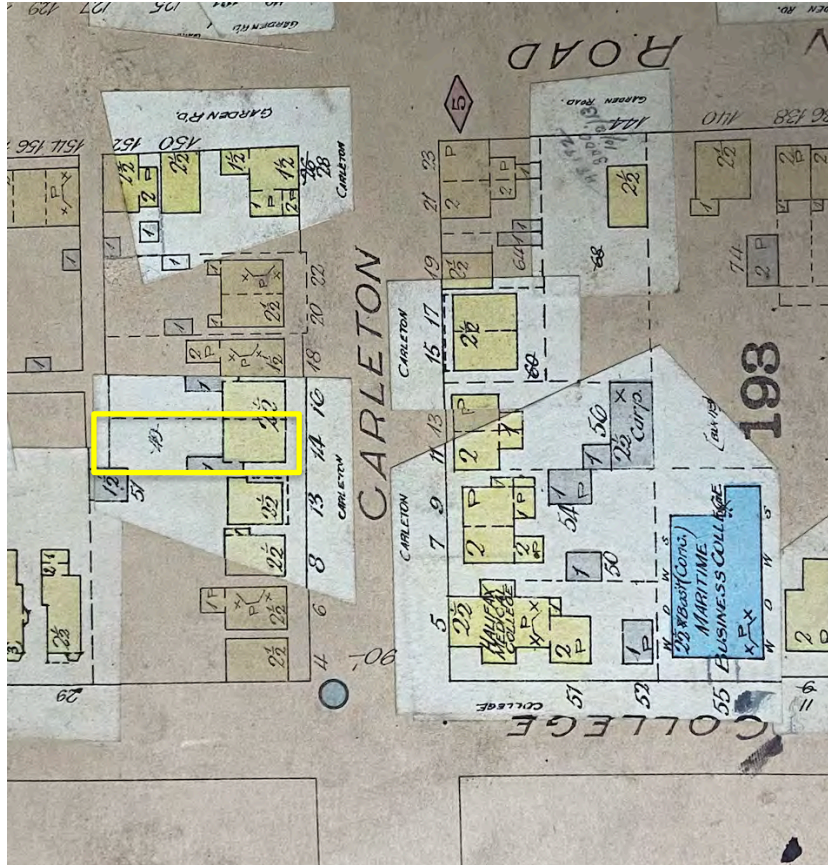


Figure 60: 1895 Fire Insurance Plan Revised to 1907 (partial), 1468 Carlton Street (outlined)

Source: Nova Scotia Archives

Between 1907 and 1914, there was another addition made to the rear which differs from the one shown in 1907 (Figure 61).²⁸

²⁸ Additionally, the colour of that earlier (pre-1907) extension, grey, indicates a steel-clad portion which did not exist on the one shown in 1914, which was wood-clad.

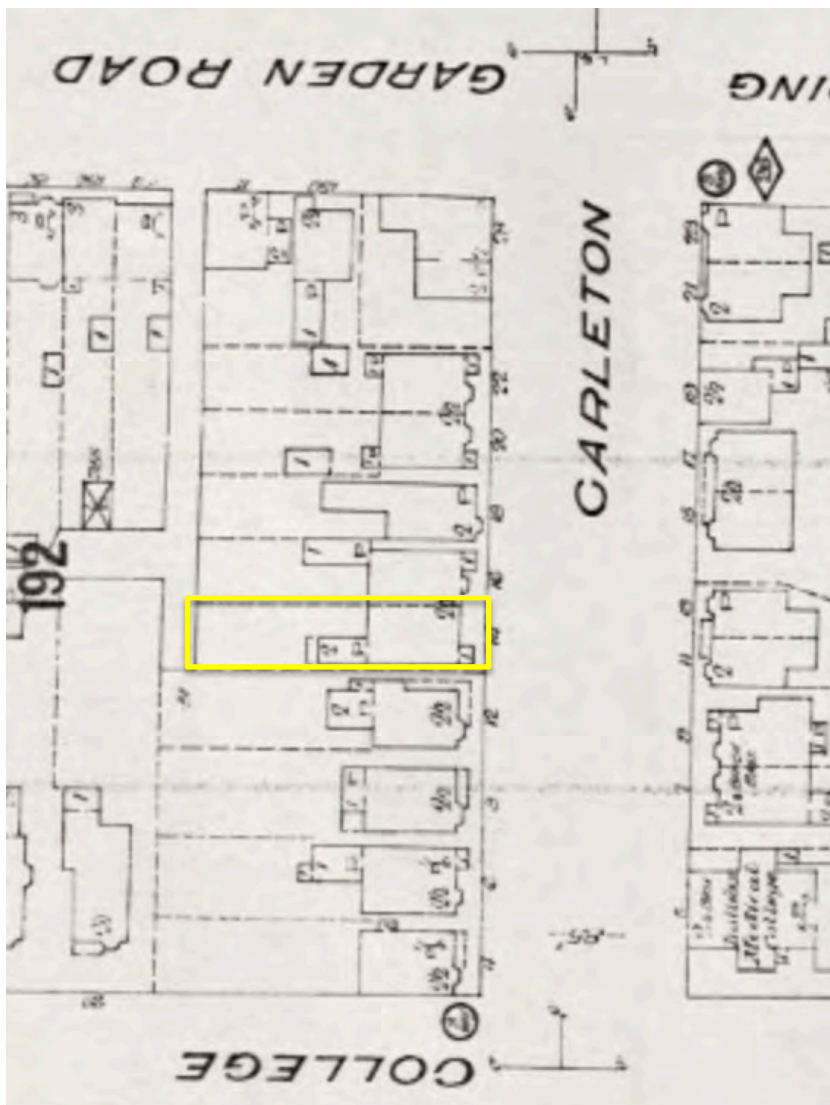


Figure 61: Charles Goad Atlas 1914 (partial), showing details of 1468 Carlton Street (outlined).

Source: Nova Scotia Archives, Insurance Plan of Halifax Nova Scotia, Map Collection F/240-1914, Sheet 35

The house was initially addressed as 26 Carlton Street but by 1874 it had changed to 14 Carlton Street. Sometime between 1958 and 1965 it again changed, to 1468 Carlton Street, its current address.

The connection to the Tupper family is notable. The first owner of this house was Susan Tupper, who was listed in city directories, beginning in 1868 as a “widow” of Edward Tupper, a merchant. However, other records seem to

indicate that she was not a widow, but rather, that Edward Tupper lived to the age of 76; he died October 15, 1901 in Brookfield, Colchester.²⁹

Susan Tupper was born in 1819 and a native of Halifax. She and her husband had eight children between 1847 and 1857. Records show that several lived at home for a notable duration, particularly their eldest, Conrad West Tupper (b. 1849). He was a clerk at Customs House from 1875 and married Rhoda Mason in September 1892, at age 42 and 24 respectively. Conrad and Rhoda Tupper lived here with Susan Tupper. Upon Conrad's death in 1900, Rhoda Tupper continued living at the house with Susan Tupper. The Tupper family's ownership followed Susan Tupper's death on March 4, 1906, at home in Halifax, at the age of 87: Rhoda Tupper continued to live here until 1912, however, she lived in the area long after this, and her death certificate from December 14, 1954 indicates an residence of 14 Carlton Street.

The house was either rented by, or ownership acquired by, various business professional from 1913 onward including Captain John Fleming, broker (1912-1918) and William Carson, Manager of the Bank of Nova Scotia on Barrington Street (1918-1921) and Smith Walter, a physician, in 1921. Through the 1920s it was occupied by Yelverton Haines, a teacher at Bloomfield High School.

However, the fact that Rhoda Tupper's death certificate still references this address in 1954 is indicative of some ongoing connection of this family to 14 Carlton Street.

²⁹ Family Search, Edward Tupper, April 28, 1825 – October 15, 1901.
<https://ancestors.familysearch.org/en/L4W1-SXX/edward-tupper-1825-1901>

McAlpine's Nova Scotia Directories (1864-1869) and subsequent Halifax City Directories for 1468 Carlton Street

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1864-1865	No street listings	Susan Tupper is listed but at 62 Morris
1866-1867	No street listings	No listing for Tupper and no listing under Alpha for the address of 26 Carlton
1868-1869	No street listings	Susan Tupper, wid Eddy, h 26 Carlton
1869-1870	26 Susan Tupper, wid Eddy	Susan Tupper, wid Eddy, h 26 Carlton
1871-1872	26 Susan Tupper, wid Eddy	Susan Tupper, wid Eddy, h 26 Carlton
1872-1873	Susan Tupper, wid Edmond	Susan Tupper, wid Edward, h 26 Carlton
1873-1874	Pages 369 to 432 are missing that include much of the Halifax street listings	Edouard Tupper, bds 14 Carlton Conrad Tupper, bds 14 Carlton John D. Tupper, clerk, bds 14 Carlton Susan Tupper, wid Eddy, 14 Carlton
1874-1875	14 Mrs. Eddy Tupper	Conrad W. Tupper, h 14 Carlton Edward Tupper, clerk People bank, h 14 Carlton John D. Tupper, clerk, h 14 Carlton Susan Tupper, wid Eddy, h 14 Carlton
1875-1876	14 Conrad Tupper, clerk customs	Conrad Tupper, clerk customs, h 14 Carlton Edward Tupper, clerk People's bank, h 14 Carlton John D. Tupper, clerk, h 14 Carlton Susan Tupper, wid Eddy, h 14 Carlton
1876-1877	14 Susan Tupper, wid Edward	Conrad W. Tupper, clerk Custom House, h 14 Carlton Edward Tupper, clerk, bds 14 Carlton John D. Tupper, bds 14 Carlton Susan Tupper, wid Edward, h 14 Carlton
1877-1878	14 Susan Tupper, wid Edward	Conrad W. Tupper, clerk customs, bds 14 Carlton Edward Tupper, clerk, bds 14 Carlton John D. Tupper, bds 14 Carlton Susan Tupper, wid Edward, h 14 Carlton
1878-1879	14 Susan Tupper, wid Edward	Edward Tupper, clerk, bds 14 Carlton John D. Tupper, bds 14 Carlton Susan Tupper, wid Edward, h 14 Carlton

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1879-1880	14 Susan Tupper, wid Edward	Conrad W. Tupper, clerk customs, bds 14 Carlton John D. Tupper, clerk, bds 14 Carlton Susan Tupper, wid Edward, h 14 Carlton
1880-1881	14 Susan Tupper, wid Edward	Conrad W Tupper, clerk customs, bds 14 Carlton John D Tupper, clerk, h 14 Carlton Susan Tupper, wid Edward, h 14 Carlton
1881-1888	Directories not searched	
1889-1890	14 Susan Tupper, wid Edward	Conrod [sic] W Tupper, clerk customs, bds 14 Carlton Susan Tupper, wid E, h 14 Carleton
1890-1891	14 Susan Tupper, wid Edwd	Susan Tupper, wid Edward, h 14 Carleton
1891-1892	14 Conrad W. Tupper, customs 14 Susan Tupper, wid Edward	Conrad W Tupper, clerk HM customs, h 14 Carleton Susan Tupper, wid Edward, h 14 Carleton
1892-1893	Directory not searched	
1893-1894	14 Susan Tupper, wid Edward	Susan Tupper, wid Edward, h 14 Carleton
1894-1895	Directory not searched	
1895-1896	Directory not searched	
1896-1897	14 Conrod Tupper	Conrod W Tupper, clerk Customs, h 14 Carlton Susan Tupper, wid Edward, bds 14 Carlton
1897-1898	Directory not searched	
1898-1899	Directory not searched	
1899-1900	14 Susan Tupper, wid Edward 14 Conrad Tupper 14 Johanna Bining, wid John	Conrad Tupper, employee customs dept, h 14 Carlton Susan Tupper, wid Edward, h 14 Carlton
1900-1901	14 Susan Tupper, wid Edward	Conrad W Tupper, customs clerk, h 14 Carlton, died April 12, 1900 Susan Tupper, wid Edward, h 14 Carlton
1901-1902	Directory not searched	
1902-1903	14 Susan Tupper, wid Eddie	Rhoda Tupper, wid Conrad, bds 14 Carleton Susan Tupper, wid Eddie, h 14 Carleton

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1903-1904	14 Susan Tupper, wid Eddie	Rhoda Tupper, wid Conrad W, bds 14 Carleton Susan Tupper, wid Eddie, h 14 Carleton
1904-1905	Directory not consulted	
1905-1906	14 Mrs Susan Tupper	Rhoda Tupper, wid C W, bds 14 Carleton Susan Tupper, wid Edward, h 14 Carleton
1906-1907	Directory not available	
1907-1908	14 Mrs Rhoda Tupper	Rhoda Tupper, wid Conrod W, h 14 Carleton
1908-1909	Directory not consulted	
1909-1910	14 Mrs Rhoda Tupper	Conrad W Tupper, clerk Court House, bds 14 Carleton Rhoda Tupper, (wid Conrad), h 14 Carleton
1910-1911	14 Mrs Rhoda Tupper	Conrad W Tupper, clerk, bds 14 Carleton Rhoda Tupper, (wid Conrad), h 14 Carleton
1911-1912	14 Mrs Rhoda Tupper	Rhoda Tupper, (wid Conrad), h 14 Carleton
1912-1913	14 Capt John Fleming	CAPT JOHN FLEMING, broker, h 14 Carleton
1913-1914	14 Capt John Fleming	Capt John Fleming, broker, h 14 Carleton
1914-1915	14 Capt John Fleming	Alpha not consulted
1915-1916	14 Capt John Fleming	Alpha not consulted
1916-1917	14 Capt John Fleming	Capt John Fleming, broker, h 14 Carleton
1917-1918	14 Capt John Fleming	Alpha not consulted
1918-1919	14 William L Carsen [sic]	WILLIAM L CARSON, mgr Bank of Nova Scotia (Barrington St Branch) h 14 Carleton sum res Millview
1919-1920	14 William L Carsen [sic]	WILLIAM L CARSON manager Bank of N S Barrington St Branch h 14 Carlton sum res "Millview"

YEAR	STREET ADDRESS, BUSINESS, INDIVIDUAL	ALPHA LISTING
1920-1921	14 William L Carson M W Mosher	WILLIAM L CARSON manager Bank of N S Barrington St Branch h 14 Carleton sum res “Millview” Maxon W Mosher traveller J Billman Son & Mosher h 14 Carleton M W Mosher traveller Armour & Co h 14 Carleton
1921-1922	14 Smith L Walker, phys	Arthur J Walker student b 14 Carleton Smith L Walker medical dept “B” unit S C R h 14 Carleton
1922-1923	14 H. Y. Haines	H Yelverton Haines tchr Bloomfield School h 14 Carleton
1923-1924	14 H Y Haines	H Yelverton Haines tchr Bloomfield School h 14 Carleton
1924-1925	14 H Y Haines	H Yelverton Haines tchr Bloomfield School h 14 Carleton
1925-1926	Directory not consulted	
1926-1927	14 Herbert Y Haines	E A Haines prop Antique & Exchange h 14 Carleton Hubert Y Haines tchr Broomfield High School h 14 Carleton

3.7.2. ARCHITECTURAL ASSESSMENT

The Tupper Residence at 1468 Carlton Street is a prominent 2½ storey rowhouse designed in the Late Victorian Eclectic style which includes components of Greek Revival and Second Empire styles. It forms the south half of a two-unit rowhouse, each under separate ownership but connected on the north side. While the Tupper Residence was built in 1866, the other half of the rowhouse was built notably later, in 1889 (Figure 62).



Figure 62a: Context of Tupper Residence, 1468 Carlton Street (right, looking south along Carlton Street)



Figure 62b: Context of Tupper Residence, 1468 Carlton Street (left, looking north along Carlton Street)

Its 2½ storey form, defined by its side-gabled roof with a flat roof spanning the centre, and elements such as its balanced single-set punched window openings and its protruding narrow entry porch, now enclosed, is simple yet elegant.

The windows at the front are all modest in design, typically double-hung with multi-pane sashes.

The other elements that contribute to the overall character and significance of this building are: ³⁰

³⁰ A more extensive list can be found in the Character-Defining Elements of the Statement of Significance, Section 4.3

- Location mid-block between College Street and Spring Garden Road;
- Continuous residential use;
- 2½ storey form set above a basement;
- Main floor set above grade;
- Craftsmanship as evidenced in its design and finishes;
- Side-gabled form with a flat roof spanning the centre;
- Stone and brick foundation;
- Protruding flat roof front porch supported by squared posts and framed by a simple enclosed balustrade;
- Fenestration including:
 - Variety of single-set window openings;
 - Single front entry with transom;
- Design details including:
 - Curved brackets set above each of the two main floor windows, and set around the porch surround soffit, and set under the front soffit;
 - Squared porch posts;
 - Decorative panels in the enclosed balustrade;
- Shingle cladding on the front and south sides.

These elements are illustrated in Figures 63a to 63d.



Figure 63a: Tupper Residence, 1468 Carlton Street, front



Figure 63b: Tupper Residence, 1468 Carlton Street, rear – south half with later one-storey extension



Figure 63c: Tupper Residence, 1468 Carlton Street, inset rear – north half comprising an earlier two-storey extension (c. 1910)



Figure 63d: Tupper Residence, 1468 Carlton Street, south side (front section): first extension, two storeys, c. 1910 and later one storey extension (far left)

3.7.3. INTEGRITY, REPRESENTATION OF STYLE AND DESIGN

The Tupper Residence at 1468 Carlton Street appears to be in good condition and it retains much of its exterior integrity. As outlined in Section 3.1, there was an addition made between 1907 and 1914, comprising a two-storey extension spanning roughly half the rear face, followed by a single-storey addition. While the two-storey addition has historic merit as part of its evolution, the smaller single-storey addition does not. The front porch has been enclosed with an entry door added to the outer face; similarly, the specific components that enclose the porch, namely the door, sidelights and windows, do not have heritage merit although the individual design components such as balustrade, posts and decorative brackets do have merit (Figure 64).



Figure 64: Original porch elements and the modern door enclosure

The shed dormer in the front attic appears to not be original, based on evidence revealed on the inside: the attic features a space that still retains the form of the individual dormers, which are presumed to be Scottish dormers as featured in the neighbouring rowhouse to the north (Figure 64).



Figure 64: Interior image of the front attic of 1468 Carlton Street

This speaks to the evolution of the house. It is not known why this shed dormer was added since it did not change the living space layout in the attic, as it might be expected to do. In a similar way, the shed dormer at the rear, which spans the entire width, detracts from the overall character, even though it is at the rear. While it is evident that it is not original based on more modern windows, door and cladding, it is not known when it was added or what it may have replaced. However, the Scottish dormers on the rear of the north half of the rowhouse, suggest what it may have looked like (Figure 65).



Figure 65: Contrast between the attic of 1474 Carlton Street (left), featuring original Scottish dormers, and 1468 Carlton (right) which has a full width shed dormer

3.8. SUMMARY

The historical significance of each of the 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 1906 – they collectively exemplify the early and on-going evolution of this area during the Victorian and post-Victorian era around what was to become Dalhousie University. The Croskill 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 rear areas that have undergone addition, along with 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. Further minor alterations, primarily limited to the sides, include application of various fire-inhibiting cladding covering, or replacing, the combustible wood cladding, but overall none of these 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 six of the seven buildings are 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 offered 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 on-going late 19th century development around Dalhousie University, following the opening 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

DESCRIPTION OF HISTORIC PLACE

The Crosskill Residence is a 2½ storey, plus basement, wood frame residence of the mid-Victorian era, situated at 1456 Carlton Street on the west side between College Street and Spring Garden Road, in the downtown neighbourhood of Halifax, Nova Scotia. It was built in the Second Empire style and is notable for its symmetrical form with a central dormer in the attic.

HERITAGE VALUE

The Crosskill Residence, built in 1865, is valued as an example of some of the earliest development in the area of Halifax historically known as South Common, for its association with the earliest owners including prominent business and political leaders, and for its style, reflecting the Second Empire style.

The development of this house was in tandem with seven other houses on the west side of Carlton Street, which was the result of the mid-1860s sale and subdivision of the large Neal Estate that had previously occupied much or all of this block. Collectively it illustrates the evolution of the neighbourhood from a more rural and pastoral character to an urban area as Halifax expanded beyond the Public Gardens, towards the southwest and into South Common.

The Crosskill Residence illustrates the way in which this site, and many of those surrounding, were highly desired by the professional and merchant classes in Halifax, being conveniently close to downtown. The earliest notable ownership, from 1869 to 1893, was James Crosskill, who was a liquor dealer and cordial

manufacturer with his business located downtown. This represents the stability of this area in attracting and keeping prominent business people. This ownership trend continued into the early 1900s with notable and prominent ownership: William H. Johnson was the owner from 1899 to 1921 and was president and manager of The W.H. Johnson Co. Ltd., a downtown business that sold pianos and organs.

The Crosskill Residence is additionally valued for its style, predominantly the Second Empire style, although mostly reflected in its form, with a Mansard roof and remnants of a small front porch and a central-set attic dormer.

CHARACTER DEFINING ELEMENTS

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.

4.5. NEAL RESIENCE, 1460 CARLTON STREET

DESCRIPTION OF HISTORIC PLACE

The Neal Residence is a 2½ storey, plus basement, wood frame residence of the mid-Victorian era, situated at 1460 Carlton Street, on the west side between College Street and Spring Garden Road, in the downtown neighbourhood of Halifax, Nova Scotia. It mixes Greek Revival, Modified Gothic, and Second Empire styles and is notable for its asymmetry and its modest protruding porch.

HERITAGE VALUE

The Neal Residence, built in 1865, is valued as an example of some of the earliest development in the area of Halifax historically known as South Common, for its

association with the earliest owners including prominent business and political leaders, and for its hybrid style which is weighted predominantly to the Second Empire style.

The development of this house was in tandem with seven other houses on the west side of Carlton Street, which was the result of the mid-1860s sale and subdivision of the large Neal Estate that had previously occupied much or all of this block.

Collectively it illustrates the evolution of the neighbourhood from a more rural and pastoral character to an urban area as Halifax expanded beyond the Public Gardens, towards the southwest and into South Common.

The Neal Residence illustrates the way in which this site, and many of those surrounding, were highly desired by the professional and merchant classes in Halifax, being conveniently close to downtown. The earliest notable ownership was the family of James and Agnes White. James White co-owned Neal, White and Company, importers of dry goods. Upon James White's death c. 1877, it was acquired by his partner, William H. Neal. The duration of ownership by William and Charlotte Neal (1879-1911) represents the stability of this area in attracting and keeping prominent business people. Additional notable and prominent ownership includes Hon. Ernest Howard Armstrong, from 1916 to 1920, and who at that time was a lawyer and provincial MLA and cabinet minister. He became Premier of Nova Scotia but at a date following his sale of the property.

The Neal Residence is additionally valued for its style, a modest interpretation of predominantly the Second Empire style, although in a side-gable form, with a small front porch, single-set window openings with a stacked bay at the front and shingle cladding.

CHARACTER DEFINING ELEMENTS

The elements that define the heritage character of the of the Neal Residence at 1460 Carlton Street are its:

- Location mid-block between College Street and Spring Garden Road;
- Continuous residential use;
- 2½ storey form set above a basement;
- Main floor set above grade;
- 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 fenestration and the stone in the foundation;

- Side-gabled form common to the Second Empire style;
- Stone foundation;
- Half-width and hipped-roof front porch supported by squared posts and framed by a simple balustrade;
- Prominent stacked bay at the front with bellcast eave dividing the main and upper floor and capped by a flat roof;
- Remnants of earlier life safety improvements including upper floor door openings on the north side;
- Fenestration including:
 - Variety of single-set window openings;
 - Single front entry with transom;
 - Single window set to the right of the main entry;
- Design details including:
 - Raised wood surrounds framing each of the front windows;
- Shingle cladding on the front and south sides;
- Cornerboards on the attic dormer

4.6. KEITH RESIDENCE, 1466 CARLTON STREET

DESCRIPTION OF HISTORIC PLACE

The Keith Residence is a 2½ storey, plus basement, wood frame residence of the post-Victorian era, situated at 1466 Carlton Street, on the west side between College Street and Spring Garden Road, in the downtown neighbourhood of Halifax, Nova Scotia. It is a commanding example of the Queen Anne style and is notable for its asymmetry and its decorative porch, trim and cladding.

HERITAGE VALUE

The Keith Residence, built in 1906, is valued as an example of some of the last development that took place in this Victorian-era block of Carlton Street in the area of Halifax historically known as South Common, for its association with the earliest owners, and for its Queen Anne style.

The construction of this house, as the last one built on this otherwise Victorian-era block of Carlton Street, was the result of its earlier connection to the Neal family, who owned both this lot and the one immediately to the south, and which coincided with the death of patriarch William H. Neal. Collectively it illustrates the completion of the evolution of the neighbourhood from a more rural and pastoral character to an urban area as Halifax expanded beyond the Public Gardens, towards the southwest and into South Common.

The Keith Residence is additionally valued for the socio-economic make-up of its owners. In contrast to the dwellings in the immediate area, which were often held by prominent professional and merchant classes, it was owned through the duration of its early decades by a clearly blue-collar family(s). Thomas Keith was a postal clerk for the Railway Mail Service and he and his wife Georgia, as the first owners from 1906 to 1924 raised their family here. Similar to the professional and merchant classes that resided here, though, the duration of ownership represents the early stability of this area in attracting ownership. Furthermore, that ownership is a testament to the strength and stability of the occupation of Thomas Keith: the Railway Mail Service was a cross-Canada lifeline of communication and business that used the mobility of the rail network to simultaneously move and sort mail extremely efficiently.

The Keith Residence is additionally valued for its Queen Anne style, with a prominent front porch, stacked bay window, decorative shingle cladding and two front entries that reflect the later evolution of the house to multiple units.

CHARACTER DEFINING ELEMENTS

The elements that define the heritage character of the of the Keith Residence at 1466 Carlton Street are its:

- Location mid-block between College Street and Spring Garden Road;
- Continuous residential use;
- 2½ storey gable form set above a basement;
- Main floor set above grade;
- 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 fenestration;
- Front-gabled form common to the Queen Anne style, with the base of the gable and top of the second floor framed by a strong soffit and a secondary gable wall dormer on the north side;
- Board-formed concrete foundation;
- Half-width and gable-roof front porch supported by turned posts and framed by a decorative balustrade;
- Prominent stacked bay at the front set under the soffit;
- Expansion of the north side into what was the wrap-around porch and accommodating a second front entry;
- Fenestration including:
 - Single-set and paired double-hung windows;
 - Offset main entry door with transom;

- Oriel window adjacent the main entry with “keystone” inset on top, bottom and sides;
 - Secondary main entry with transom;
- Design details including:
 - Fishscale shingles set in the low-pitched gable above the front porch;
 - Turned porch posts and decorative balustrade;
 - Small wooden brackets set under the front porch roofline and extending into the stacked bay wall face dividing the main and second floors and extending around the north side as evidence of the earlier wrap-around porch;
 - Wooden brackets set under either side of the front soffit;
 - Recessed rounded arch set into the front gable of the attic with fishscale shingle cladding;
 - Raised flat-face window surrounds;
- Shingle cladding on the main body of the front and around the outer edge of the recessed rounded arch in the gable;
- Cornerboards;
- Interior brick chimney.

4.7. TUPPER RESIDENCE, 1468 CARLTON STREET

DESCRIPTION OF HISTORIC PLACE

The Tupper Residence is a 2½ storey, plus basement, wood frame residence of the mid-Victorian era, situated at 1468 Carlton Street, on the west side between College Street and Spring Garden Road, in the downtown neighbourhood of Halifax, Nova Scotia. It mixes Greek Revival, Modified Gothic, and Second Empire styles and is notable for its asymmetry and its modest protruding porch.

HERITAGE VALUE

The Tupper Residence, built in 1866, is valued as an example of some of the earliest development in the area of Halifax historically known as South Common, for its association with the earliest owners including prominent business and political leaders, and for its hybrid style which is weighted predominantly to the Second Empire style.

The development of this house was in tandem with seven other houses on the west side of Carlton Street, which was the result of the mid-1860s sale and subdivision of the large Neal Estate that had previously occupied much or all of this block. Collectively it illustrates the evolution of the neighbourhood from a more rural and pastoral character to an urban area as Halifax expanded beyond the Public Gardens, towards the southwest and into South Common.

The Tupper Residence is additionally valued for the socio-economic make-up of its owners. In contrast to the dwellings in the immediate area, which were often held by prominent professional and merchant classes, it was owned through the duration of its early decades by a widow and occupied by her adult children: Susan Tupper, widow of Edward, lived here from its construction until her death in 1906 at which time it passed to her son, Conrad and his wife Rhoda and that family connection continued until 1912. This illustrates the stability of this area. Ownership that followed exemplifies more of the typical house on Carlton Street in terms of profession or occupation: Captain John Fleming, broker (1912-1918) and William Carson, manager of the downtown branch of the Bank of Nova Scotia (1919-1921), and subsequently high school teacher H. Yelverton Haines.

The Tupper Residence is additionally valued for its style, an interpretation of predominantly the Greek Revival and Second Empire styles, with a small protruding front porch, single-set window openings, decorative window surrounds and shingle cladding.

CHARACTER DEFINING ELEMENTS

The elements that define the heritage character of the of the Tupper Residence at 1468 Carlton Street are its:

- Location mid-block between College Street and Spring Garden Road;
- Continuous residential use;
- 2½ storey form set above a basement;
- Main floor set above grade;
- 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 fenestration and the stone and brick in the foundation;
- Side-gabled form with a flat roof spanning the centre;
- Stone and brick foundation;
- Protruding flat roof front porch supported by squared posts and framed by a simple enclosed balustrade;
- Fenestration including:
 - Variety of single-set window openings;
 - Single front entry with transom;
 - Sidelights and transom on the outer face of the front porch;
- Design details including:
 - Curved brackets set above each of the two main floor windows, and set around the porch surround soffit, and set under the front soffit;

- Squared porch posts;
 - Decorative panels in the enclosed balustrade;
 - Raised wood surrounds framing each of the front windows;
- Shingle cladding on the front and south sides;
- Cornerboards;
- Interior brick chimney.

4.8. CARLTON VICTORIAN STREETScape

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. It may not fully represent each or any of the four dwellings in this report that are situated on Carlton Street but is intended to provide a more high-level context of the predominant values and elements that can be attributed to this historic block.

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.

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 seven 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, the Crosskill Residence, the Neal Residence, the Keith Residence and the Tupper 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 above-noted buildings contribute meaningfully to the heritage character and context of the immediate area. The Crosskill Residence, the Neal Residence and the Tupper Residence are already *contributing heritage resources* noted as a collection of intact Victorian-era residences located along Carlton Street; while the Gold Cure Institute is also a *contributing heritage resource*; and of the remaining two, although currently not listed as a *contributing heritage resource*, each has the values that justify 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 buildings include 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 seven 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 condition is outlined in the following sub-sections.

Condition Assessment is based on the following accepted criteria:³¹

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.

Further details on conservation strategies are found in Section 8 of this report.

³¹ Read Jones Chrisoffersen Engineers

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.

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.

5.2.5. NEAL RESIDENCE, 1460 CARLTON STREET

Foundation:

Primarily stone, in generally fair condition where visible

Action: Restoration. New foundation and poured slab floor to provide for improved living areas. Restoration of the outer surface with a veneer of stone using the material collected from the original foundation.

Cladding:

Primarily wood shingles, in generally fair condition although certain areas are in poor condition.

Action: Preservation and restoration. Restore any sections that exhibit advanced deterioration, particularly the bellcast eave that divides the main and second floor front bay. Paint and select repair and replacement. 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.

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.

Additions:

Components such as the full-width addition at the rear, the full-width shed wall dormer and the fire escape are in fair to good condition but do not warrant retention as they are not character-defining elements.

Action: Restoration to a period-appropriate appearance while making new interventions distinguishable. Remove the later extension widened out the main floor to full-width, reducing that component to about two-thirds to make it match the 1907-1914 addition and reinstate a small porch at that rear corner. Remove the upper floor fire escape. Remove the full-width shed wall dormer at the attic and replace with a contemporary interpretation of Scottish dormers. The shed dormer in the attic at the front should be retained as it expresses the evolution of the house in a respectful way. Restore shingle cladding on all rear wall faces.

5.2.6. KEITH RESIDENCE, 1466 CARLTON STREET

Foundation:

Board formed concrete, in generally fair condition.

Action: Restoration. New foundation and poured slab floor to provide for improved living areas. Restoration of the appearance of the outer surface using a form that mimics the means of construction of the original 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. Select restoration will be necessary where deterioration is

beyond repair such as the sill of the second floor single-set window above the porch.

Doors:

Front entry door and transom is in fair condition.

Action: Restoration. The door is not period-appropriate and a wood door will need to be sourced (i.e. salvage) or it should be replaced by a new wood door.

Porches:

Wood floor and surrounds, in generally fair to poor condition.

Action: Preservation and restoration. The porch posts and balustrade should be restored to their original appearance to a more period-appropriate robust profile and using archival photographs as a basis for replication. The flooring will likely need replacement depending on the underlying structural stability and the front stairs will likewise need to be restored. Restoration of the north side of the porch that was enclosed, by removing that enclosure in full, restoring the exterior walls and placing an entry door to the upper unit(s) at the end of that newly restored wrap-around porch.

Fenestration:

Trim is in generally fair condition while the cornerboard is in generally good condition.

Action: Preservation and restoration. Retain, repair and paint all trim. Using archival photographs as a guide, decorative wood trim on the porch should be reinstated.

5.2.7. TUPPER RESIDENCE, 1468 CARLTON STREET

Foundation:

Hybrid of stone, brick and concrete. Most of it is not visible for inspection but the areas that are visible are in generally fair condition.

Action: Restoration. New foundation and poured slab floor to provide for improved living areas.

Cladding:

Primarily wood shingles, with asbestos shingles covering much of the south side and all of the rear, both of which are in generally fair condition. Many of the asbestos shingles have been removed or broken, and presumably much of this has been to inspect the surface underneath (i.e. the original wood shingle cladding).

Action: Preservation and restoration. Remove older non-compatible asbestos shingles. Assess each area and determine how much of that original underlying layer needs to be removed and restored, with select areas for repair and replacement.

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 multi-pane profile within the existing openings. Paint and repair frames and sills where necessary.

Doors:

The front door was not visible and will need further assessment. The exterior face door, a later addition, is in good condition but is not period-appropriate.

Action: Further assessment is necessary to determine a course of action for that inside door and opening. Remove the exterior front door that is not period-appropriate.

Porches:

Wood balustrade, porch and surrounds are in generally fair condition.

Action: Preservation and restoration. Preserve the main floor porch posts, balustrade enclosure and trim including decorative brackets. Restore any components that are determined to be beyond repair.

Fenestration:

Brackets and other similar details are in good condition.

Action: Preservation. Repair all brackets, dentils and other similar details.

Additions:

Components such as the second addition at the rear, the wall dormer on the north side and the fire escape are in fair to good condition but do not warrant retention as they are not character-defining elements.

Action: Restoration to a period-appropriate appearance while making new interventions distinguishable. Remove the later shed-roof rear extension that is not part of the earlier addition (made between 1907 and 1914) and restore that exterior wall. (The earlier addition has heritage value and as such should be retained.) Remove the rear fire escape.

5.3. PHOTO DOCUMENTATION

5.3.1. MacCOY RESIDENCE, 5963 COLLEGE STREET



Figure 66a: MacCoy Residence, 5963 College Street (Front)



Figure 66b: MacCoy Residence, 5963 College Street (East side)



Figure 66c: MacCoy Residence, 5963 College Street (East side)



Figure 66d: MacCoy Residence, 5963 College Street (Rear)

5.3.2. GOLD CURE INSTITUTE, 5969 COLLEGE STREET



Figure 67a: Gold Cure Institute, 5969 College Street (Front)



Figure 67b: Gold Cure Institute, 5969 College Street (East side and rear)



Figure 67c: Gold Cure Institute, 5969 College Street (West side)

5.3.3. MARY BELCHER RESIDENCE, 1377 ROBIE STREET



Figure 68a: Mary Belcher Residence, 1377 Robie Street (Front)



Figure 68b: Mary Belcher Residence, 1377 Robie Street (North side, which upon relocation, will become the south side)



Figure 68c: Mary Belcher Residence, 1377 Robie Street (North side, which upon relocation, will become the south side)



Figure 68d: Mary Belcher Residence, 1377 Robie Street (Rear)

5.3.4. CROSSKILL RESIDENCE, 1456 CARLTON STREET



Figure 69a: Crosskill Residence, 1456 Carlton Street (Front)



Figure 69b: Crosskill Residence, 1456 Carlton Street (South side and rear)

5.3.5. NEAL RESIDENCE, 1460 CARLTON STREET



Figure 70a: Neal Residence, 1460 Carlton Street (Front)



Figure 70b: Neal Residence, 1460 Carlton Street (Rear)



Figure 70c: Neal Residence, 1460 Carlton Street (South side)



Figure 70d: Neal Residence, 1460 Carlton Street (North side)



Figure 70e: Neal Residence, 1460 Carlton Street – stone foundation



Figure 70f: Neal Residence, 1460 Carlton Street – stacked bay window



Figure 70g: Neal Residence, 1460 Carlton Street – porch details



Figure 70h: Neal Residence, 1460 Carlton Street – bellcast eave

5.3.6. KEITH RESIDENCE, 1466 CARLTON STREET



Figure 71a: Keith Residence, 1466 Carlton Street (Front)



Figure 71b: Keith Residence, 1466 Carlton Street (Rear)



Figure 71c: Keith Residence, 1466 Carlton Street (South side)



Figure 71d: Keith Residence, 1466 Carlton Street (North side)



Figure 71e: Keith Residence, 1466 Carlton Street – upper portion of bay window and attic shingle details



Figure 71f: Keith Residence, 1466 Carlton Street – front porch detail: turned posts, decorative brackets



Figure 71g: Keith Residence, 1466 Carlton Street – front oriel window detail



Figure 71h: Keith Residence, 1466 Carlton Street – front door and transom detail

5.3.7. TUPPER RESIDENCE, 1468 CARLTON STREET



Figure 72a: Tupper Residence, 1468 Carlton Street (Front)



Figure 72b: Tupper Residence, 1468 Carlton Street (Rear face, north half)



Figure 72c: Tupper Residence, 1468 Carlton Street (Rear, south half)



Figure 72d: Tupper Residence, 1468 Carlton Street (South side)



Figure 72e: Tupper Residence, 1468 Carlton Street – south side foundation comprising brick and concrete



Figure 72f: Tupper Residence, 1468 Carlton Street – brick foundation, front



Figure 72g: Tupper Residence, 1468 Carlton Street – porch details



Figure 72h: Tupper Residence, 1468 Carlton Street – front window details

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 seven buildings on site and integrate a new mixed-use high-rise and mid-rise 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, 1456 Carlton Street, 1460 Carlton Street, 1466 Carlton Street and 1468 Carlton Street;
- Proposed conservation approaches to 1460, 1466 and 1468 Carlton Street and particularly the treatment of the rear as it relates to the relationship to the new development.

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, the Crosskill Residence at 1456 Carlton Street, the Neal Residence at 1460 Carlton Street, the Keith Residence at 1466 Carlton Street and the Tupper Residence at 1468 Carlton Street – and encourage the registration and protection of two other heritage buildings, the Mary Belcher Residence at 1377 Robie Street (to be relocated to the historic address of 1452 Carlton Street), 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." ³²

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

³² SMPS, 2022, p. 142

“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....”

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 six of the seven buildings: only 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 seven 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. In addition, by adding in three more Registered Heritage Properties as part of the Phase 2 of the development proposal and retaining them in situ with a high degree of conservation, this will elevate the overall standard achieved here.

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. Furthermore, for the foundations of the three Registered Heritage Properties as part of Phase 2, an even higher level of

conservation will be attained by replicating stone (in the form of a veneer) and board-formed concrete where that design was part of the original dwelling's elements.

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 to have rear additions removed (for those in Phase 1, as part of either the originally-approved DA or as part of more recent preparation work), with those in Phase 2 proposed to have rear additions removed following DA approval, comprising earlier alterations that are not considered to contribute to the heritage character of the buildings. 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 must 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; these will be slightly distinguishable but must match the original in terms of material, operation and profile.

6.2.5. NEAL RESIDENCE, 1460 CARLTON STREET

The alterations and interventions to the Neal Residence include the restoration of original elements of the front porch including the porch posts and brackets. enclosure, and a period-appropriate wood entry door with inset glazing. The rehabilitation of the rear would include removal of both additions to bring it back to the original footprint. The full-width shed-roof wall dormer in the attic should be removed and replaced with more modest attic dormers, ideally a more contemporary interpretation of the Scottish dormers that may have been in the attic originally. The sides would require the removal of the remnants of the fire escape on the north side, and removal of the composite cladding with application of a new non-combustible cladding (assuming that this is required in the Building Code) on both the north and south sides that is period-appropriate in appearance. The alteration to the north side attic, as part of that fire escape, which still has an early wood door, should be retained (both the opening and the door itself, assuming that it is in suitable condition), with the door fixed (i.e. inoperable). Restoration of the rear wall will be necessary with period-appropriate wood windows and cladding.

All existing window openings should be retained with restoration of wood-sash double hung windows wherever the original ones have been lost.

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

6.2.6. KEITH RESIDENCE, 1466 CARLTON STREET

The alterations and interventions to the Keith Residence apply to the front, both sides and rear. The wrap-around porch, that was enclosed in the 1960s, requires restoration by full removing that enclosure that spans much of the north side of the house. This will include restoration of the porch elements such as posts, balustrade, ceiling and soffit. The existing porch components at the front will provide for a template for that restoration. This will bring back an architectural balance to the front and allow for a relocated entry to the upper unit(s) to be set further back from the front wall face, either facing north or preferably to set at the end of the to-be restored porch facing the street.

The sides would require the removal of the asbestos shingles and installation of new non-combustible cladding (assuming that this is required in the Building Code) that is period-appropriate in appearance. The wall face at the rear, comprising both a small section of the original wall face and the restored rear wall on the retained extension, should be restored with wood shingles.

The rear requires rehabilitation to remove the two later additions, the fire escape and along the south side, and the gable extension at the north side. This will bring the house back to its original 1906 footprint. Restoration of the rear wall will be necessary with period-appropriate wood windows and cladding.

All existing window openings should be retained with restoration of wood-sash double hung windows.

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

6.2.7. TUPPER RESIDENCE, 1468 CARLTON STREET

The alterations and interventions to the Tupper Residence include the restoration of original elements of the front porch including removing later components that enclosed the space such as the door, sidelights and windows. In addition, the full-width shed dormer should be removed and restored with more modest attic dormers, ideally a more contemporary interpretation of the Scottish dormers that documentation now confirms were originally in the attic.

The south side requires removal of the asphalt cladding (faux-brick) and installation of new non-combustible cladding (assuming this is required in the Building Code) that is period-appropriate in appearance.

The rear requires rehabilitation to remove both the single-storey addition and the earlier two-storey addition, to restore the original 1866 footprint of the

house. As such, that rear wall, much of which is currently enclosed by those additions, will need to be restored to its earlier appearance with period-appropriate single-set double-hung windows and cladding.

In addition, the full-width shed dormer in the attic should be removed and restored with a more modest narrower-width dormer.

All existing window openings on the front, south side and rear, should be retained with restoration of wood-sash double hung windows where they have been replaced with vinyl.

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

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. With the addition of the three Registered Heritage Properties on Carlton Street (1460-1468 Carlton Street) and a mid-rise residential tower proposed behind, shadowing is addressed by situating that new building as far back from the houses, while removing the additions at the rear to provide the maximum amount of open space. Landscaping will be implemented that furthermore enhances the spatial separation and circulation of each of the rehabilitated heritage buildings, particular those along Carlton Street. This is further illustrated in Sections 9.3 and 9.4 of this report.

Neither the two high-rise towers nor the single mid-rise tower present any issues around isolation or obstruction. All the heritage buildings remain on the perimeter of the development site and enhance the streetscape experience.

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 it pertains to Phase 1 of this development, and 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.

As it pertains to Phase 2 of this development, no alternative development approaches have been considered as the proposed approach is considered to be the most in line with *Standards and Guidelines for the Conservation of Historic Places in Canada*.

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 both Phase 1 and Phase 2 of this development.

As it pertains to Phase 1 of 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.

As it pertains to Phase 2 of this development, and reflecting the Phase 1 component, despite the requirement for a multi-family residential layout within the interior spaces of the three retained buildings, there will be no impact on of the exterior design since the interior configuration shall be purposely laid out to minimize any required alteration to the exteriors. At this point, no new entries or new window openings are proposed. If any new window openings are required as the design progresses, those should be set at the rear of all three buildings. These new

introductions will be in an arrangement, size and profile that is compatible yet distinguishable from the windows on the other sides and, in any case, will not be 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, with the exception of the Keith Residence at 1466 Carlton Street which will undergo a restoration of the wrap-around porch and secondary entry.

The new buildings have been designed in alignment with Standards and Guidelines for the Conservation of Historic Places in Canada. This ensures that the new construction will be subordinate, distinguishable and compatible with the existing heritage buildings. The heritage buildings are all oriented toward the Carlton and College streetscapes, making them the focal point for all that pass by the site. New development is set back behind or adjacent from the heritage buildings with transition building heights from mid-rise to high-rise as the development approaches Robie Street and distances from Carlton Street. This is an important principle to highlight as Carlton Street comprises a large number of Registered Historic Properties between College Street and Spring Garden Road. The proposed mid-rise form set behind 1460-1468 Carlton Street, as well as the 5963-5969 College Street, includes modern, distinguishable materials that contrast from the heritage buildings, giving them more prominence. The mid-rise form and more distant high-rise forms are subordinate to the heritage structures because their setbacks from the rear of the structures, combined with the well-treed landscapes of Carlton Street and College Street and the scale of the street-facing heritage building forms makes the new buildings non-apparent from the streetscape perspective.

7.3. RESPECTING THE HERITAGE RESOURCES

The heritage resources on the development site are respected as per the original approved DA, with improvements to the design approach of the new buildings comprising colour, material and siting, and being compatible yet subordinate, as outlined in Section 7.2 of this report.

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 Phase 1, consisting of the four heritage buildings – 5693 and 5969 College Street and the relocated building to be set at 1542 Carlton Street, and 1456 Carlton Street – 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.

Overall, the scope of work on Phase 2 that consists of the three heritage buildings – 1460, 1466 and 1468 Carlton Street – that are to be retained as part of the DA, all of which are currently registered, and as elaborated on in Section 8.2, is to:

- Retain and conserve the exterior of all three buildings;
- Remove all additions made to the rear, and in certain cases, the sides, of those buildings;
- Retain alterations that have value in expressing the early evolution of the building;
- Undertake respectful and appropriate minor alterations to the exteriors, but have those limited to the rear, and in one case, the attic, of each.

8.1. METHODOLOGY FOR MITIGATING NEGATIVE IMPACTS

The Crosskill Residence at 1456 Carlton Street, the Gold Cure Institute at 5969 College Street, the Neal Residence at 1460 Carlton Street, the Keith Residence at 1466 Carlton Street and the Tupper Residence at 1468 Carlton 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, the Mary Belcher Residence, the Neal Residence, the Keith Residence and the Tupper 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: All buildings except the Mary Belcher Residence will keep their respective orientation facing College Street and Carlton Street intact and their setbacks intact.</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, and the rear additions to, and applicable porch enclosures to, each of the Neal Residence, the Keith Residence and the Tupper 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.</p> <p><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></p> <p><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.</p> <p><i>Comment: The physical records of the six intact buildings (i.e. all except the Crosskill Residence) 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.</p> <p><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. If any interior reconfigurations are necessary, which affect elements such as window openings, they shall be limited to the rear.</i></p>
6	<p>Protect and stabilize if necessary.</p> <p><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>

Standard	Description
7	<p>Evaluate the condition of Character-Defining Elements to determine level of intervention required.</p> <p><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>
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, the Gold Cure Institute, the Neal Residence, the Keith Residence and the Tupper Residence. 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 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 heritage buildings, although the ones on College Street 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. The setting of a mid-rise tower behind the buildings on Carlton Street will allow for a step-down of the massing, materials and fenestration to soften the impact and will be compatible and distinguishable by way of placement and separation, 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, the Gold Cure Institute, the Neal Residence, the Keith Residence and the Tupper Residence, 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. The attic of the Tupper Residence will incorporate new dormers which are to be subtly distinguishable while historically accurate. Pertaining to the removal of those rear additions of the buildings on Carlton Street, and the porch enclosure of the Keith Residence, upon exposing any former exterior wall(s) the elements that may still exist underneath should be assessed for their reinstatement, depending on their condition and where new material such as cladding, or other elements such as windows or doors, is necessary it will match the original.</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), noted as Phase 1 of the project. The expansion of the project, incorporating three additional buildings on Carlton Street, noted as Phase 2 of the project, brings a more fully complete approach to a high level of conservation applying to a total of seven buildings. The aspects that remain unchanged are to have the MacCoy Residence at t 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 be 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. Similarly, the Neal Residence at 1460 Carlton Street, the Keith Residence at 1466 Carlton Street and the Tupper Residence at 1468 Carlton Street will remain in their existing locations.

Although the Crosskill Residence will remain in its current location, it will undergo the most notable work of all the four buildings because 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 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 Neal Residence, which had its front porch altered with the removal of elements such as the original posts and decorative trim, will be restored accordingly. A new period-appropriate front door will be installed. The sides will remain intact, although consideration will need to be given for non-combustible cladding that matches the appearance of the original wood shingles. The rear will have its additions removed to bring it back to original appearance while the attic dormer at the rear will be replaced with a dormer(s) that are more period-appropriate but with contemporary elements to make them slightly distinguishable.

The Keith Residence had its wrap-around porch enclosed and this will be removed to be returned to its original appearance both at the front and along the north side. This will bring back a balance to the overall massing and design of the house. It is important to note that elements such as the decorative brackets that run along the north side that defined the former wrap-around porch will remain intact and any other elements that may be discovered as remaining within the wall spaces should be assessed and potentially reincorporated. Another later alteration to the north side roof line, consisting of a protruding gable dormer, should be reduced in height back to its earlier appearance. The sides will remain intact, although consideration will need to be given for non-combustible cladding that matches the appearance of the original wood shingles. It has also had a similar degree of alteration to the rear and will have its additions removed and the rear wall restored.

The Tupper Residence, like the other two houses, has had alterations to the front consisting of a shed dormer that is to be restored back to the original single-set dormers. The full width attic dormer at the rear should also be replaced with a more modest and period-appropriate dormer. Similar to the approach for rear attic of the Neal Residence, a recommended approach is a dormer that is more period-appropriate but with contemporary elements to make it slightly distinguishable. An example of a period-appropriate dormer would be a Scottish dormer. This would also complement the house to the north which has those similar dormers intact. The south side will remain intact, although consideration will need to be given for non-combustible cladding that matches the appearance of the original wood shingles.

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 seven 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
- A Chronology of Canadian Postal History, 1841-1867 Toward Postal Reform and Self-Government, Canadian Museum of History

9.2. VITAL STATISTICS AND NEWSPAPER ARTICLES

- Eddie Tupper and Susan West, m. November 3, 1845, Halifax County, Marriage Registration No. 8712.
- James White and Agnes Mitchell, m. March 1, 1865, Book 1815, page 20, Marriage Registration No. 167.
- Susan Tupper, d. March 4, 1906, age 87, Halifax, Halifax County. Nova Scotia Births, Marriages and Deaths, 1906, page 91, number 23.
- Thomas Keith and Georgia (Georgiana) Fraser, m. August 9, 1882, Colchester County. Nova Scotia Births, Marriages and Deaths, 1882, page 195, number 86.
- Georgie Fraser Keith, b. September 19, 1888, Delayed Registration of Birth 99000552 - Registered by her sister, Sara W. Thomas, January 19, 1952
- Conrad W. Tupper and Rhoda Mason, m. September 10, 1892, Halifax, Halifax County. Nova Scotia Births, Marriages and Deaths, 1892, book 1818, page 258, number 355.

- Conrad W. Tupper, d. April 12, 1900, age 50, Halifax, Halifax County. Nova Scotia Births, Marriages and Deaths, 1900, book 1900, page 243, number 52.
- Arthur W. Thomas and Sadie W. Keith, m. November 10, 1909, Halifax, Halifax County. Nova Scotia Births, Marriages and Deaths, 1909, book 1821, page 34, number 498.
- James Thomas Keith, d. April 9, 1921, age 63, Halifax, Halifax County. Nova Scotia Births, Marriages and Deaths, 1921, file 72, number 452.
- Rhoda Lestranger Tupper, d. December 14, 1954, Windsor, Hants County. Nova Scotia Births, Marriages and Deaths, 1954, number 6286.
- Death of ‘Evie’ Neal, *The Evening Mail*, August 27, 1895, p. 5.

9.3. MCLEAN HERITAGE PLANNING AND CONSULTING – CV

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
- **Sandwich Manor, 276 Sandwich 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

9.4. SITE PLAN AND ELEVATION DRAWINGS

23-104 PROMENADE | OVERALL SITE PLAN



Figure 73: Site Plan

23-104 PROMENADE | OVERALL PHASING PLAN



Figure 74: Overall Phasing Plan



5969 COLLEGE STREET APARTMENTS

HALIFAX, NS

DRAWING LIST

ARCHITECTURAL
A1 ELEVATIONS & LV.3 PLAN
A2 TOP FLOOR & LV.2 PLAN

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

DRAWN BY:
3088962 Nova Scotia Limited
7101 Outpost Road
Halifax, NS
B3A 1G7

Figure 75: Perspective of Heritage Components of Development as seen from College Street



Figure 76: Elevations (Phase 1) – College Street and Carlton Street

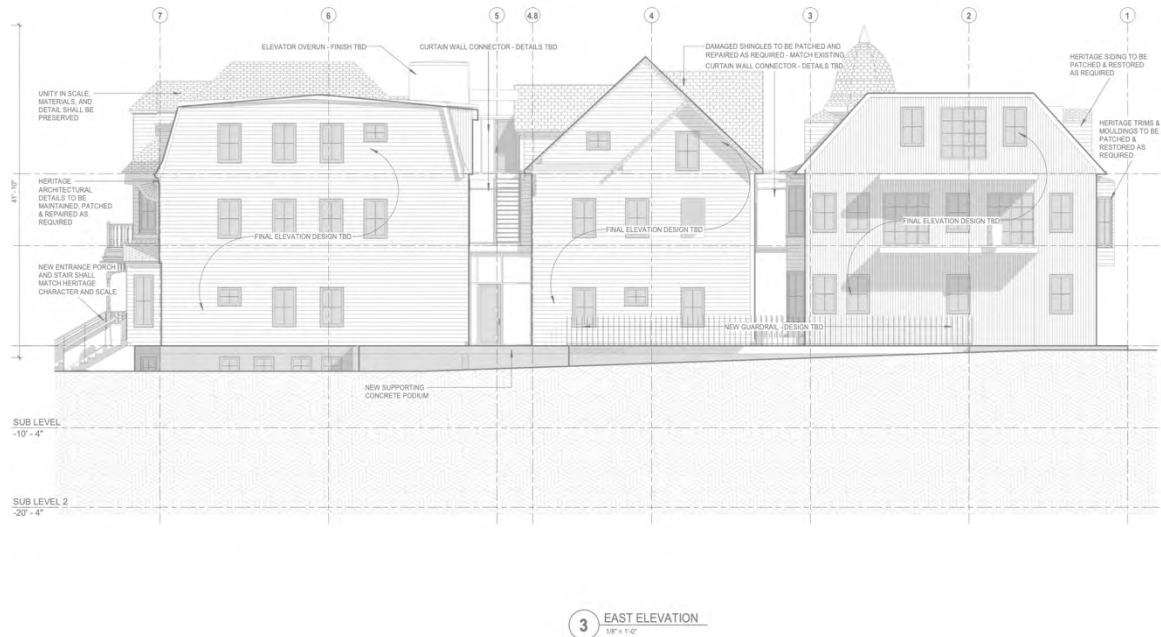


Figure 77: Elevations (Phase 1) – North side (rear)



Figure 78: Floor Plans (Phase 1)

23-104 PROMENADE II | PERSPECTIVE 1



Figure 79: Larger development context – Robie and College Street Perspective

9.5. LANDSCAPE PLAN



Courtenay Office:

6091 Ledingham Road, Courtenay, BC V9J 1M5

Vancouver Office:

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

(778) 308-4357

mcleanheritage@gmail.com

www.mcleanheritage.ca

ATTACHMENT F

STANDARDS AND GUIDELINES HERITAGE STAFF EVALUATION

The following document reviews the *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)* as applied to Case HRTG-2025-00279: Application for Substantial Alterations to the municipally registered heritage properties at 5969 College Street, 1456 Carlton Street, 1460 Carlton Street, 1466 Carlton Street, and 1468 Carlton Street, Halifax.

F1. Gold Cure Institute – 5969 College Street

Primary Treatment: Rehabilitation

Substantial Alterations Previously Approved: (not being re-reviewed)

- Relocation of Gold Cure Institute to a new (shared) foundation in the rear yard of the Noble & Crosskill residences (1452 & 1456 Carlton Street); and

New Substantial Alterations Requested: (reviewed against the Standards below)

- Connecting the Gold Cure Institute to the MacCoy Residence on the second and third storeys by glass corridors;
- Modifications to the Gold Cure Institute's side door to achieve a code-compliant stairwell, retaining the existing door panel if possible and replicating if necessary; and
- Construction of an addition to the rear of the Gold Cure Institute.

Standard	Staff Comments
Standard 1 (a) Conserve the heritage value of an historic place. (b) Do not remove, replace or substantially alter its intact or repairable character defining elements. (c) Do not move a part of an historic place if its current location is a character-defining element.	<p>The <i>Standards and Guidelines</i> note that between Part (a) and Part (b) the overarching objective of heritage conservation is to conserve heritage value and to do so by minimizing changes to character-defining elements.</p> <p>The proposal necessitates modifying the western side door which opens into the stairwell to meet building code requirements. These modifications will preserve the door opening in the western elevation's architectural composition and will retain the existing door if possible or replicate the door's appearance if necessary.</p> <p>The proposed glass connecting corridors, by only connecting on the second and third storeys and by being located towards the rear of the building in a location that does not require the alteration of any character-defining elements, conserves heritage value, and demonstrates a sympathetic approach to adaptive re-use.</p> <p>Where the rear wall of the Gold Cure Institute building has no character-defining elements (due to previous rear additions since removed) the proposed new rear addition does not alter any character-defining elements.</p>
Standard 2 Conserve changes to an historic place that, over time, have become character-defining elements in their own right.	No elements which are Standard 2 character-defining (i.e. have become character-defining over time) are proposed to be removed.
Standard 3 Conserve heritage value by adopting an approach calling for minimal intervention.	The <i>Standards and Guidelines</i> note that minimal intervention is not to be rigidly understood as doing "little, nothing, or the least possible". But rather it is understood to mean identifying interventions which "balance technical and programmatic requirements with protecting heritage value".

	<p>Connecting these buildings by a shared foundation and glass corridors permits them to function as a single multi-unit residential building with shared services and shared circulation. Their connection via the glass 2nd and 3rd storey corridors is necessary to meet technical requirements for safe egress as well as accessibility. By not connecting the buildings at the ground level, they retain a clear physical separation, and by using highly transparent glass corridors on the second and third storeys they retain a high level of visual separation, minimizing the impact of these connections on the architectural composition of the buildings. Additionally, the points of connection are strategically located to minimize impacts of character-defining elements.</p> <p>The rear addition does not impact any character-defining elements and is sufficiently minimal.</p>
<p>Standard 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.</p>	<p>No elements from other historic places or a combination of features that never coexisted are proposed.</p>
<p>Standard 5 Find a use for an historic place that requires minimal or no change to its character-defining elements.</p>	<p>The new multi-unit residential use generally requires minimal changes to the character-defining elements, beyond those strictly required by building code. Multi-residential use has been the prior use for the Gold Cure Institute and is therefore viewed as reasonably minimal.</p>
<p>Standard 6 Protect and, if necessary, stabilize an historic place until any subsequent intervention 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.</p>	<p>The building has been temporarily boarded up and stabilized. In consultation with Development Engineering staff, HRM may require additional protection and stabilization measures on a case-by-case basis. These measures would be included as requirements within the forthcoming heritage development agreement. Potential archaeological resources would be addressed by the Government of Nova Scotia per the Special Places Protection Act.</p>
<p>Standard 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.</p>	<p>The applicant has evaluated existing conditions in the Heritage Impact Statement (HIS) provided. The proposed interventions to character-defining elements consist largely of rehabilitative non-substantial alterations. The modification of the western side entrance does meet the threshold of a substantial alteration; however, it is a necessary alteration to meet building code requirements for the stairwell. These modifications would see the existing door retained if possible and its appearance replicated if necessary. This approach is the gentlest possible, rather than entirely removing this entrance and replacing it with a blank wall and new cladding.</p>
<p>Standard 8 Maintain character-defining elements 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 prototypes.</p>	<p>The proposed scope of repairs and replacements for character-defining elements consists of non-substantial alterations and is thus outside this scope of review. The use of recognized conservation methods and in-kind replacements will be reviewed by staff at the permitting stage.</p>

<p>Standard 9 Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.</p>	<p>The proposed scope of repairs and replacements for character-defining elements consists of non-substantial alterations and is thus outside this scope of review. The use of recognized repair methods and in-kind replacements will be reviewed by staff at the permitting stage. The documentation of interventions will be carried out at before and after the permitting stage.</p>
<p>Standard 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.</p>	<p>The proposed scope of repairs and replacements for character-defining elements consists of non-substantial alterations and is thus outside this scope of review. The use of recognized repair methods and in-kind replacements will be reviewed by staff at the permitting stage.</p>
<p>Standard 11 Conserve the <i>heritage value</i> and <i>character-defining elements</i> when creating any new additions to an <i>historic place</i> or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.</p>	<p>The connecting corridors achieve subordination through their strategic location towards the rear of the building and in locations which minimize the need for alterations to character-defining elements. The connecting corridors' highly transparent material choice mitigates their visual impact. Together with the lack of any connection on the first storey, this maintains the physical and visual separation of the heritage buildings, without muddying the architectural composition of the streetscape. This approach to compatibility is preferable to more overt design and material references, which could confuse or distract from the heritage buildings. The modern design and materials of these corridors also make them inherently distinguishable.</p> <p>The rear addition achieves subordination through its siting to the rear, through its 3-storey height (not exceeding the height of the heritage building), and through the continuance of the existing building width (not projecting beyond the side walls), thus minimizing its prominence as viewed from the street. The rear addition achieves a balance of compatibility and distinguishability through its use of human-scaled design elements and materials on the side and rear elevations, including fine-scaled vertical siding, asphalt roofing, and extending the existing roofline to the rear. The verticality of the side and rear cladding maintains a clearly distinguishable break from the horizontal emphasis of the original wood shingle cladding of the heritage building and the more modern arrangement of windows on this rear elevation distinguish it as an addition, but these distinguishing features remain minimally visible from the pedestrian perspective, and thus do not detract from the original building's architectural composition.</p> <p>See also Sections F6 & F7 of this review for discussion of the 10-storey and 34-storey new developments.</p>
<p>Standard 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.</p>	<p>None of the Gold Cure Institute's original building envelope will be removed, only added to in the rear. This means that if the rear addition and connecting corridors were theoretically to be removed, and the building lifted from its shared foundation, the original building could still function as a standalone building with its essential form and integrity intact.</p>

	See also Sections F6 & F7 of this review for discussion of the 10-storey and 34-storey new developments.
Standard 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 version of the same elements.	N/A, primary treatment is rehabilitation.
Standard 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.	N/A, primary treatment is rehabilitation.

F2. Crosskill Residence – 1456 Carlton Street

Primary Treatment: Rehabilitation

Substantial Alterations Previously Approved: (not being re-reviewed)

- Relocation of Gold Cure Institute to a new shared foundation in the rear yard of Noble & Crosskill residences (1452 & 1456 Carlton Street); and
- Relocation of the McCoy Residence (5969 College Street) to a new shared foundation in the rear yard of the Noble & Crosskill residences (1452 & 1456 Carlton Street).

New Substantial Alterations Requested: (reviewed against the standards below)

- Connecting the Crosskill Residence to the Mary Belcher Residence and MacCoy Residence on the second and third storeys by glass corridors;
- Alteration of the Crosskill Residence's rear mansard roof and removal of the rear central dormer to accommodate a code-compliant stairwell and elevator core;
- Replacement of the Crosskill Residence's foundation with a new, shared, poured-concrete foundation faced in a rubblestone veneer appropriate to the age and style of the building;
- Addition of two dormer windows to the front of the Crosskill Residence; and
- Sympathetic rehabilitation of the Crosskill Residence's enclosed front porch and canted bay window and reinstatement of lost cladding, windows, doors, and other elements.

Standard	Staff Comments
Standard 1 (a) Conserve the heritage value of an historic place. (b) Do not remove, replace or substantially alter its intact or repairable character defining elements. (c) Do not move a part of an historic place if its current location is a character-defining element.	<p>The <i>Standards and Guidelines</i> note that between Part (a) and Part (b) the overarching objective of heritage conservation is to conserve heritage value and to do so by minimizing changes to character-defining elements.</p> <p>The character-defining elements of this property were almost totally removed by prior unapproved alterations. The proposed work consists largely of reinstating lost character-defining elements based on historical evidence. One existing character-defining element, the mansard roof, is proposed to be altered, while another existing character-defining element, the rear central dormer is proposed to be removed.</p> <p>The original stone foundation has been parged, and in some places reinforced, with concrete. Its appearance has been altered beyond recognition. It's proposed to be replaced with a new shared concrete foundation faced with a rubblestone veneer, reintroducing a more compatible foundation appearance.</p> <p>Two new dormer windows are proposed to be introduced to the mansard roof on the front façade. The introduction of these dormers is justified as necessary to provide sufficient daylight and ventilation for a third-storey residential unit. While the roof's appearance would be altered, it remains legible as a mansard roof.</p> <p>The rear of the mansard roof would be heavily modified to accommodate the proposed code-complaint stairwell and elevator core and its connecting corridors to adjacent buildings. A small section of the rear mansard is proposed to be retained on the northern side to preserve the side-profile of the mansard roofline as a minor mitigative measure.</p> <p>The rear central dormer is proposed to be entirely removed; however, it could be argued that this element is not in sufficiently intact and repairable condition. Furthermore, the</p>

	<p>front façade's central dormer, which is identical to the rear, is proposed to be retained and rehabilitated, and will be much more readily visible.</p> <p>Staff note that some of the alterations raise concerns under Standard 1. Of the four buildings comprising the accessible historic apartment complex (Phase 1), the Crosskill Residence would receive the most significant alterations. However, staff also recognize that the Crosskill Residence was chosen to house the primary stairwell and elevator core due to its very low heritage integrity, especially as compared with the other registered and unregistered historic buildings comprising Phase 1. Staff find that this approach, while impacting some character-defining elements of the Crosskill residence, is balanced by other proposed alterations (sympathetic rehabilitation and reinstatement of lost elements) which result in a net improvement in heritage integrity for the Crosskill Residence, while also minimizing alterations to the other higher-integrity historic buildings. In this broader context, staff find the proposed approach strikes an acceptable compromise.</p>
<p>Standard 2 Conserve changes to an historic place that, over time, have become character-defining elements in their own right.</p>	<p>The full-width enclosed front porch and balcony, which historical evidence suggests was a pre-1930s modification, has been lost due to prior unapproved alterations. There are no Standard 2 character-defining elements.</p>
<p>Standard 3 Conserve heritage value by adopting an approach calling for minimal intervention.</p>	<p>The <i>Standards and Guidelines</i> note that minimal intervention is not to be rigidly understood as doing "little, nothing, or the least possible". But rather it is understood to mean identifying interventions which "balance technical and programmatic requirements with protecting heritage value".</p> <p>Whereas the character-defining elements of this property were almost totally removed by unapproved alterations, the sympathetic rehabilitation of this building to more closely resemble its c.1918 appearance would be an appropriate approach to conserve the property's heritage value.</p> <p>Whereas the original stone foundation has been altered beyond recognition by parging and reinforcement, the replacement of this foundation with a new poured concrete foundation is considered minimal in that the new foundation is faced with a veneer of reclaimed or period/style-appropriate rubblestone to restore the original appearance of the building foundations.</p>
<p>Standard 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.</p>	<p>The proposal includes the sympathetic rehabilitation (rather than true restoration) of the bay window and front porch. The rehabilitation is based on physical evidence in the building foundations and documentary evidence in the 1918 Pickins' Assessment Plan. While this evidence is sufficient to replicate the original forms, the original detailing is not known. Compatible detailing will be designed to compliment the building's age and Second Empire style, using the decorative elements of the front central dormer as the primary basis for this design to minimize conjecture.</p> <p>Historical elements from other places and properties will not be re-used and added to this property, and no features are proposed to be combined which are known to never have coexisted.</p>

<p>Standard 5 Find a use for an historic place that requires minimal or no change to its character-defining elements.</p>	<p>The new multi-unit residential use does require some alterations to character-defining elements of the Crosskill Building; however, considerable effort has been made to minimize these alterations and they are driven by building code and accessibility requirements (see Standard 3). Multi-residential use has been the prior use for Crosskill Residence. The substantial alterations proposed to the low-integrity Crosskill Residence enable the minimizing of alterations overall to the affected properties including the Gold Cure Institute, and the McCoy and Mary Belcher Residences.</p>
<p>Standard 6 Protect and, if necessary, stabilize an historic place until any subsequent intervention 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.</p>	<p>The building has been temporarily boarded up and stabilized. In consultation with Development Engineering staff, HRM may require additional protection and stabilization measures on a case-by-case basis. These measures would be included as requirements within the forthcoming heritage development agreement. Potential archaeological resources would be addressed by the Government of Nova Scotia per the Special Places Protection Act.</p>
<p>Standard 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.</p>	<p>The applicant has evaluated existing conditions in the HIS provided. Most of the character-defining elements have unfortunately been lost to unauthorized alterations. The gentlest intervention in this circumstance is the sympathetic rehabilitation of the building to reinstate lost elements based on available physical and documentary evidence and where evidence is lacking, based on compatible design.</p>
<p>Standard 8 Maintain character-defining elements 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 prototypes.</p>	<p>The proposed scope of repairs and replacements for character-defining elements consists of non-substantial alterations and is thus outside this scope of review. The use of recognized conservation methods and in-kind replacements will be reviewed by HRM Heritage staff at the permitting stage.</p>
<p>Standard 9 Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.</p>	<p>The foundation, whose heritage integrity has been impaired by parging and reinforcement, is proposed to be replaced and faced with new rubblestone veneer matching the forms and materials of the original foundation, ensuring compatibility, while improving structural integrity and the quality of basement living space. The poured concrete foundation will be identifiable on close inspection from the building's interior.</p> <p>The front mansard roof and front central dormer are proposed to be repaired where possible and replaced where necessary as part of associated non-substantial alterations, which will be reviewed by HRM Heritage staff at the permitting stage.</p> <p>The sympathetic rehabilitation of the bay window and front porch will be based on physical evidence in the building foundations and documentary evidence in the 1918 Pickins' Assessment Plan with the decorative elements of the front central dormer serving as the primary basis for the detailing. The rehabilitation process will be documented, and date stamping will be used in strategic locations to ensure the rehabilitation remains identifiable on close inspection.</p>

<p>Standard 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.</p>	<p>The proposed scope of repairs and replacements for character-defining elements consists of non-substantial alterations and is thus outside this scope of review. The use of recognized repair methods and in-kind replacements will be reviewed by HRM Heritage staff at the permitting stage.</p>
<p>Standard 11 Conserve the <i>heritage value</i> and <i>character-defining elements</i> when creating any new additions to an <i>historic place</i> or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.</p>	<p>The connecting corridors achieve subordination through their strategic location towards the rear and side of the Crosskill Residence. The connecting corridors' highly transparent material choice mitigates their visual impact. Together with the lack of any connection on the first storey, this maintains the physical and visual separation of the heritage buildings, without muddying the architectural composition of the streetscape. This approach to compatibility is preferable to a more overtly referential design and material approach, which could confuse or distract from said composition. The modern design and materials of these corridors also make them inherently distinguishable.</p> <p>The two new dormers are subordinate in that they don't render the mansard roof illegible, and the new dormers employ a compatible gabled design and dimensions, based on the existing central dormer. The placement of these two new dormers maintains the symmetry of the front façade's architectural composition further ensuring compatibility. To ensure these dormers remain distinguishable as a new addition to the composition, rather than as a reintroduced lost feature, they will employ modern cladding and aluminum-clad windows.</p> <p>See also Sections F6 & F7 of this review for discussion of the 10-storey and 34-storey new developments.</p>
<p>Standard 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.</p>	<p>The original building envelope of the Crosskill Residence is proposed to be maintained. This means that if the connecting corridors were theoretically to be removed and the building lifted from its shared foundation, it could still function as a standalone building with its essential form and integrity intact.</p> <p>The new dormers could theoretically be reversed with the dormer openings closed and the roofing repaired, restoring the original mansard roof form and centre dormer configuration without impairing the form or integrity of the building.</p>
<p>Standard 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 version of the same elements.</p>	<p>N/A, primary treatment is rehabilitation.</p>
<p>Standard 14</p>	<p>N/A, primary treatment is rehabilitation.</p>

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.	
--	--

F3. Neal Residence – 1460 Carlton Street

Primary Treatment: Rehabilitation

Substantial Alterations Previously Approved: (not being re-reviewed)

- N/A

New Substantial Alterations Requested: (reviewed against the standards below)

- Removal of rear additions and reinstatement of the rear wall of the Neal Residence;
- Replacement of the Neal Residence's side and rear cladding with non-combustible simulated shingle cladding of an appropriate scale and style; and
- Replacement of the Neal Residence's existing foundation with a new poured-concrete foundation (not shared), faced in rubblestone veneer appropriate to the age and style of the building.

Standard	Staff Comments
Standard 1 (a) Conserve the heritage value of an historic place. (b) Do not remove, replace or substantially alter its intact or repairable character defining elements. (c) Do not move a part of an historic place if its current location is a character-defining element.	<p>The <i>Standards and Guidelines</i> note that between Part (a) and Part (b) the overarching objective of heritage conservation is to conserve heritage value and to do so by minimizing changes to character-defining elements.</p> <p>The rear additions are not a character-defining element, and their removal will return the Neal Residence to its original footprint. The reinstatement of the rear wall will configure its rear fenestration in a manner compatible with the age and style of the building. This will not negatively impact any character-defining elements.</p> <p>The existing foundation has had its heritage integrity compromised by partial parging/overpouring with concrete, and the engineering assessment provided notes significant deficiencies with the existing foundation, recommending replacement. Staff find that the proposed replacement foundation, faced in historically appropriate materials will result in a net-enhancement of heritage value (see Standard 11).</p> <p>The northern side and rear cladding materials are modern and inappropriate in design and scale and are proposed to be replaced with non-combustible shingle cladding of an appropriate scale and design, enhancing heritage value. The southern side cladding is wood shingle but is also proposed to be replaced with non-combustible shingle cladding to meet building code requirements. Substitute materials shall be reviewed at the permitting stage by HRM Heritage staff to ensure they faithfully convey the same appearance. The front façade's cladding is not required to be non-combustible to meet building code, shall remain wood-shingled, minimizing negative impacts on this character-defining element.</p>
Standard 2 Conserve changes to an historic place that, over time, have become character-defining elements in their own right.	N/A
Standard 3 Conserve heritage value by adopting an approach calling for minimal intervention.	The <i>Standards and Guidelines</i> note that minimal intervention is not to be rigidly understood as doing "little, nothing, or the least possible". But rather it is understood to mean identifying interventions which "balance technical and programmatic requirements with protecting heritage value".

	<p>The rear additions detract from the heritage integrity of the Neal Residence and thus their removal is seen as minimal for the aim of reinstating the Neal Residence's original plan/footprint.</p> <p>The replacement of the existing foundation with a new poured concrete foundation is considered minimal to achieve improved structural integrity and produce a comfortable living space. The new foundation will be faced with a veneer of reclaimed or period/style-appropriate rubblestone, to reinstate the original appearance of the building's foundations.</p> <p>The side and rear cladding is proposed to be replaced with non-combustible shingle cladding. This is minimal as the non-combustible cladding is located only on the non-primary facades and is required to meet building code given the close proximity of the subject buildings. The substitute material will maintain the same appearance as the front's wood-shingle cladding in style and scale, while meeting the technical needs for improved fire-safety and durability. The front wood shingle cladding will be repaired or replaced with new wood shingles as building code does not require the front façade to be non-combustible.</p>
<p>Standard 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.</p>	<p>No elements from other historic places or a combination of features that never coexisted are proposed.</p>
<p>Standard 5 Find a use for an historic place that requires minimal or no change to its character-defining elements.</p>	<p>The proposed multi-unit residential use generally requires minimal changes to the character-defining elements as outlined in Standard 3 above.</p>
<p>Standard 6 Protect and, if necessary, stabilize an historic place until any subsequent intervention 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.</p>	<p>The building has been temporarily boarded up and stabilized. In consultation with Development Engineering staff, HRM may require additional protection and stabilization measures on a case-by-case basis. These measures would be included as requirements within the forthcoming heritage development agreement. Potential archaeological resources would be addressed by the Government of Nova Scotia per the Special Places Protection Act.</p>
<p>Standard 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.</p>	<p>The applicant has assessed the existing condition of character-defining elements of the registered heritage properties in the HIS provided, supplemented by site visits conducted by HRM Heritage staff, and an engineering assessment of the building's foundations, allowing the condition of the elements to inform the proposed methods of intervention. Priority has been given to repair over replacement where possible. Much of the proposed work falls within the scope of non-substantial alterations to be reviewed by HRM Heritage staff at the permitting stage and is beyond scope for this review.</p>
<p>Standard 8 Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized</p>	<p>The use of recognized repair methods and in-kind replacements in ongoing maintenance (non-substantial alterations) would be reviewed by HRM Heritage staff at the permitting stage.</p>

conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.	
Standard 9 Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.	<p>The proposed scope of repairs and replacements for character-defining elements consists predominantly of non-substantial alterations to be reviewed by HRM Heritage staff at the permitting stage.</p> <p>The non-combustible side and rear cladding will faithfully replicate the appearance of the original wood shingle cladding, while through use of a substitute material, remain identifiable as a new intervention.</p> <p>The documentation of interventions will be carried out before and after the permitting stage.</p>
Standard 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.	<p>The proposed scope of repairs and replacements for character-defining elements consists predominantly of non-substantial alterations to be reviewed by HRM Heritage staff at the permitting stage.</p> <p>The non-combustible side and rear cladding will use the existing wood shingle cladding on the front façade as sufficient physical evidence to faithfully replicate the forms and details of this element, achieving compatibility. The front façade will be repaired with replacement in-kind of any wood shingles that are too severely deteriorated.</p>
Standard 11 Conserve the <i>heritage value</i> and <i>character-defining elements</i> when creating any new additions to an <i>historic place</i> or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	<p>The reinstated rear wall will feature a fenestration arrangement that employs symmetry, a traditional window-to-wall ratio, and windows of a two-over-two configuration appropriate to the age/style of the building. These measures achieve compatibility, while distinguishability is achieved using aluminum-clad-wood rear windows and non-combustible shingle siding, which, while faithfully recreating the appropriate appearance, is subtly distinguishable upon close inspection. This approach, which emphasizes compatibility while maintaining subtle distinguishability, is most appropriate for the interventions proposed.</p> <p>The new poured concrete foundation will be faced with a rubblestone veneer to reinstate its original appearance and achieve compatibility with the character of the building but will remain distinguishable as poured concrete upon close inspection of the interior walls. The foundation replacement will not increase the building's footprint and is thus inherently subordinate.</p>
Standard 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.	<p>N/A, no addition is proposed. The proposed intervention restores the original plan/footprint of the Neal Residence reinforcing its essential form and integrity.</p>
Standard 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	<p>N/A, primary treatment is rehabilitation.</p>

that match the forms, materials and detailing of sound version of the same elements.	
Standard 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.	N/A, primary treatment is rehabilitation.

F4. Keith Residence – 1466 Carlton Street

Primary Treatment: Rehabilitation

Substantial Alterations Previously Approved: (not being re-reviewed)

- N/A

New Substantial Alterations Requested: (reviewed against the standards below)

- Removal of rear additions and reinstatement of the rear wall of the Keith Residence;
- Replacement of the Keith Residence's side and rear cladding with non-combustible simulated shingle cladding of an appropriate scale and style;
- Replacement of the Keith Residence's existing foundation with a new poured-concrete foundation (not shared), with a board-formed appearance appropriate to the age and style of the building; and
- Restoration of the wrap-around porch, northern-side wall, and the northern side A-frame gable dormer of the Keith Residence, based on historical documentation and physical evidence.

Standard	Staff Comments
Standard 1 (a) Conserve the heritage value of an historic place. (b) Do not remove, replace or substantially alter its intact or repairable character defining elements. (c) Do not move a part of an historic place if its current location is a character-defining element.	<p>The <i>Standards and Guidelines</i> note that between Part (a) and Part (b) the overarching objective of heritage conservation is to conserve heritage value and to do so by minimizing changes to character-defining elements.</p> <p>The rear additions are not a character-defining element, and their removal will return the Keith Residence to its original plan/footprint and enhance its heritage integrity. The reinstatement of the rear wall will configure rear fenestration in a manner compatible with the age and style of the building. This will not negatively impact any character-defining elements.</p> <p>The engineering assessment provided notes significant deficiencies with the existing foundation, recommending replacement. Staff find that the proposed replacement foundation, recreating the board-formed appearance of the original foundation maintains the heritage value of this foundation style (see Standard 11).</p> <p>The northern and southern side and rear cladding materials are modern and inappropriate in design and scale and are proposed to be replaced with non-combustible shingle cladding of an appropriate scale and design, enhancing heritage value. Substitute materials shall be reviewed at the permitting stage by HRM Heritage staff to ensure they faithfully convey the same appearance. The front façade's cladding, as it is public-facing, subject to the most intense scrutiny, and not required to be non-combustible to meet building code, shall remain wood-shingled, minimizing negative impacts on this character-defining element.</p>
Standard 2 Conserve changes to an historic place that, over time, have become character-defining elements in their own right.	N/A
Standard 3 Conserve heritage value by adopting an approach calling for minimal intervention.	The <i>Standards and Guidelines</i> note that minimal intervention is not to be rigidly understood as doing "little, nothing, or the least possible". But rather it is understood to mean identifying interventions which "balance technical and programmatic requirements with protecting heritage value".

	<p>The rear additions detract from the heritage integrity of the Keith Residence and thus their removal is seen as minimal for the aim of reinstating the Keith Residence's original plan/footprint.</p> <p>The restoration of the original wrap-around porch and northern side 'a-frame' gable dormer retains the front gable and the porch's remaining bracketed eave, removes the later side addition, and reinstates the northern side of the porch and the original northern gable. This work is based on sufficient documentary (permits and photos) and physical evidence.</p> <p>The replacement of the existing foundation with a new poured concrete foundation is considered minimal to achieve the technical and programmatic needs for improved structural integrity and comfortable living space. As the new foundation will be given a board-formed-concrete appearance, the original foundation's appearance is maintained.</p> <p>The side and rear cladding is proposed to be replaced with non-combustible shingle cladding. This is minimal as the non-combustible cladding is located only on the non-primary facades and is required to meet building code. The substitute material will maintain the same appearance as the front's wood-shingle cladding in style and scale, while meeting the technical needs for improved fire-safety and durability. The front wood shingle cladding will be repaired or replaced with new wood shingles.</p>
<p>Standard 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.</p>	<p>No elements from other historic places or a combination of features that never coexisted are proposed.</p>
<p>Standard 5 Find a use for an historic place that requires minimal or no change to its character-defining elements.</p>	<p>The proposed multi-unit residential use requires minimal changes to the character-defining elements as outlined in Standard 3 and provides the opportunity to restore lost and modified character-defining elements, improving overall heritage integrity.</p>
<p>Standard 6 Protect and, if necessary, stabilize an historic place until any subsequent intervention 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.</p>	<p>In consultation with Development Engineering staff, HRM may require additional protection and stabilization measures on a case-by-case basis. These measures would be included as requirements within the forthcoming heritage development agreement. Potential archaeological resources would be addressed by the Government of Nova Scotia per the Special Places Protection Act.</p>
<p>Standard 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.</p>	<p>The applicant has assessed the existing condition of character defining elements of the registered heritage properties in the HIS provided, supplemented by site visits conducted by HRM Heritage staff, and an engineering assessment of the building's foundations, allowing the condition of the elements to inform the proposed methods of intervention. Priority has been given to repair over replacement where possible. Much of the proposed work falls within the scope of non-substantial alterations to be reviewed</p>

	by HRM Heritage staff at the permitting stage and is beyond scope for this review.
Standard 8 Maintain character-defining elements 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 prototypes.	The use of recognized repair methods and in-kind replacements in ongoing maintenance (non-substantial alterations) would be reviewed by HRM Heritage staff at the permitting stage.
Standard 9 Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.	<p>The proposed scope of repairs and replacements for character-defining elements consists predominantly of non-substantial alterations to be reviewed by HRM Heritage staff at the permitting stage.</p> <p>The non-combustible side and rear cladding will faithfully replicate the appearance of the original wood shingle cladding, while through use of a substitute material, remain identifiable as a new intervention.</p> <p>The documentation of interventions will be carried out before and after the permitting stage.</p>
Standard 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.	<p>The proposed scope of repairs and replacements for character-defining elements consists predominantly of non-substantial alterations to be reviewed by HRM Heritage staff at the permitting stage.</p> <p>The non-combustible side and rear cladding will use the existing wood shingle cladding on the front façade as sufficient physical evidence to faithfully replicate the forms and details of this element, achieving compatibility. The front façade, not required by code to be non-combustible, will be repaired with replacement in-kind of any wood shingles that are too severely deteriorated.</p>
Standard 11 Conserve the <i>heritage value</i> and <i>character-defining elements</i> when creating any new additions to an <i>historic place</i> or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	<p>The reinstated rear wall will feature a fenestration arrangement that employs symmetry, a traditional window-to-wall ratio, and windows of a two-over-two configuration appropriate to the age/style of the building. These measures achieve compatibility, while distinguishability is achieved using aluminum-clad-wood rear windows and non-combustible shingle siding, which, while faithfully recreating the appropriate appearance, is subtly distinguishable upon close inspection. This approach, which emphasizes compatibility while maintaining subtle distinguishability, is most appropriate for the interventions proposed.</p> <p>The new poured concrete foundation will be given a board-formed-concrete exterior texture to reinstate its original appearance and achieve compatibility with the character of the building, but will remain distinguishable as modern poured concrete upon close inspection of the interior walls. The foundation replacement will not increase the building's footprint and is thus inherently subordinate.</p>
Standard 12 Create any new additions or related new construction so that the essential form and integrity	N/A. No addition is proposed. The proposed intervention restores the original footprint of the Keith Residence reinforcing its essential form and integrity.

of an <i>historic place</i> will not be impaired if the new work is removed in the future.	
Standard 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 version of the same elements.	<p>The primary treatment is rehabilitation; however, the wrap-around porch and a-frame, northern-side dormer constitute restoration.</p> <p>The extant elements of the wrap-around porch which remain present from the restoration period (such as the pedimented roof, brackets, and turned posts) will be retained and repaired where possible and replaced in-kind where too deteriorated to repair.</p>
Standard 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>The primary treatment is rehabilitation; however, the wrap-around porch and a-frame, northern-side dormer constitute restoration.</p> <p>The lost elements to be restored will be based on clear physical and documentary evidence. The evidence available (prior building permits, existing conditions drawings, historical photographs, and extant physical evidence) are sufficient to recreate features from the restoration period while avoiding conjecture.</p>

F5. Tupper Residence – 1468 Carlton Street

Primary Treatment: Rehabilitation

Substantial Alterations Previously Approved: (not being re-reviewed)

- N/A

New Substantial Alterations Requested: (reviewed against the standards below)

- Removal of rear additions and reinstatement of the rear wall of the Tupper Residence;
- Replacement of the Tupper Residence's side and rear cladding with non-combustible simulated shingle cladding of an appropriate scale and style;
- Replacement of the Tupper Residence's existing foundation with a new poured-concrete foundation (not shared), faced in common-bond brick veneer appropriate to the age and style of the building;
- Removal of the shed dormer on the front elevation of the Tupper Residence and restoration of two Scottish dormers based on physical and documentary evidence; and

Standard	Staff Comments
Standard 1 (a) Conserve the heritage value of an historic place. (b) Do not remove, replace or substantially alter its intact or repairable character defining elements. (c) Do not move a part of an historic place if its current location is a character-defining element.	<p>The <i>Standards and Guidelines</i> note that between Part (a) and Part (b) the overarching objective of heritage conservation is to conserve heritage value and to do so by minimizing changes to character-defining elements.</p> <p>The rear additions are not a character-defining element, and their removal will return the Tupper Residence to its original footprint and enhance its heritage integrity. The reinstatement of the rear wall will configure the rear fenestration in a manner compatible with the age and style of the building. This will not negatively impact any character-defining elements.</p> <p>The existing foundation has had its heritage integrity compromised by partial parging/overpouring with concrete, and the engineering assessment provided notes significant deficiencies with the existing foundation, recommending replacement. Staff find that the proposed replacement foundation, faced in historically appropriate materials will result in a net-enhancement of heritage value (see Standard 11).</p> <p>The removal of the front shed dormer and restoration of two Scottish dormers based on physical and historical evidence does not remove any character-defining elements, but rather reintroduces lost elements, improving overall heritage integrity.</p> <p>The southern side and rear cladding materials are modern and inappropriate in design and scale and are proposed to be replaced with non-combustible shingle cladding of an appropriate scale and design, enhancing heritage value. Substitute materials shall be reviewed at the permitting stage by HRM Heritage staff to ensure they faithfully convey the same appearance. The front façade's cladding, as it is public-facing, subject to the most intense scrutiny, and not required to be non-combustible to meet building code, shall remain wood-shingled, minimizing negative impacts on this CDE.</p>
Standard 2 Conserve changes to an historic place that, over time, have become character-defining elements in their own right.	No elements which are Standard 2 character-defining (i.e. have become character-defining over time) will be removed. Whether the enclosed porch is original to the building or a c.1889 modification cannot be definitively determined. If the

	<p>porch is a c.1889 modification, it has nonetheless become Standard 2 character-defining. The applicant is proposing to conserve this porch.</p>
<p>Standard 3 Conserve heritage value by adopting an approach calling for minimal intervention.</p>	<p>The <i>Standards and Guidelines</i> note that minimal intervention is not to be rigidly understood as doing “little, nothing, or the least possible”. But rather it is understood to mean identifying interventions which “balance technical and programmatic requirements with protecting heritage value”.</p> <p>The rear additions detract from the heritage integrity of the Tupper Residence and thus their removal is seen as minimal for the aim of reinstating the Tupper Residence’s original footprint.</p> <p>The replacement of the existing foundation with a new poured concrete foundation is considered minimal to achieve the technical and programmatic needs for improved structural integrity and comfortable living space. As the new foundation will be faced with a veneer of reclaimed or period/style-appropriate brick laid in a common-bond pattern, to reinstate the original appearance of the building’s foundations, this intervention provides a net-improvement in heritage integrity.</p> <p>Restoration of the original front elevation’s Scottish dormers achieves the appropriate balance between removals and reinstatement by removing the inappropriate shed dormer which negatively impacts the building’s heritage integrity while retaining other elements of the period intact such as the moderately-pitched roof and brick chimney. The reinstatement of the dormers is based on sufficient historical and physical evidence (historical photos and physical evidence). This alteration is seen as minimal to achieve the conservation aim of improving the front elevation’s heritage integrity and enhancing overall heritage value.</p> <p>The side and rear cladding is proposed to be replaced with non-combustible shingle cladding. This is minimal as the non-combustible cladding is located only on the non-primary facades and is required to meet building code given the close proximity of the subject buildings. The substitute material will maintain the same appearance as the front’s wood-shingle cladding in style and scale, while meeting the technical needs for improved fire-safety and durability. The front wood shingle cladding will be repaired or replaced with new wood shingles as building code does not require the front façade to be non-combustible.</p>
<p>Standard 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.</p>	<p>No elements from other historic places or a combination of features that never coexisted are proposed. Historical photographs show that this property originally featured dual Scottish dormers and thus the use of the sister building at 1474 Carlton Street as a source of physical evidence for their design does not constitute conjecture (see Standard 14).</p>
<p>Standard 5 Find a use for an historic place that requires minimal or no change to its character-defining elements.</p>	<p>The proposed multi-unit residential use requires minimal changes to the character-defining elements as outlined in Standard 3 and provides the opportunity to restore lost and modified character-defining elements, improving overall heritage integrity.</p>

<p>Standard 6 Protect and, if necessary, stabilize an historic place until any subsequent intervention 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.</p>	<p>In consultation with Development Engineering staff, HRM may require additional protection and stabilization measures on a case-by-case basis. These measures would be included as requirements within the forthcoming heritage development agreement. Potential archaeological resources would be addressed by the Government of Nova Scotia per the Special Places Protection Act.</p>
<p>Standard 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.</p>	<p>The applicant has assessed the existing condition of character defining elements of the registered heritage properties in the HIS provided, supplemented by site visits conducted by HRM Heritage staff, and an engineering assessment of the building's foundation, allowing the condition of the elements to inform the proposed methods of intervention. Priority has been given to repair over replacement where possible. Much of the proposed work falls within the scope of non-substantial alterations to be reviewed by HRM Heritage staff at the permitting stage and is beyond scope for this review.</p>
<p>Standard 8 Maintain character-defining elements 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 prototypes.</p>	<p>The use of recognized repair methods and in-kind replacements in ongoing maintenance (non-substantial alterations) would be reviewed by HRM Heritage staff at the permitting stage.</p>
<p>Standard 9 Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.</p>	<p>The proposed scope of repairs and replacements for character-defining elements consists predominantly of non-substantial alterations to be reviewed by HRM Heritage staff at the permitting stage.</p> <p>The non-combustible side and rear cladding will faithfully replicate the appearance of the original wood shingle cladding, while through use of a substitute material, remain identifiable as a new intervention.</p> <p>The documentation of interventions will be carried out before and after the permitting stage.</p>
<p>Standard 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.</p>	<p>The proposed scope of repairs and replacements for character-defining elements consists predominantly of non-substantial alterations to be reviewed by HRM Heritage staff at the permitting stage.</p> <p>The non-combustible side and rear cladding will use the existing wood shingle cladding on the front façade as sufficient physical evidence to faithfully replicate the forms and details of this element, achieving compatibility. The front façade, not required by code to be non-combustible, will be repaired with replacement in-kind of any wood shingles that are too severely deteriorated.</p>
<p>Standard 11 Conserve the <i>heritage value</i> and <i>character-defining elements</i> when creating any new additions to an <i>historic place</i> or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.</p>	<p>The reinstated rear wall will feature a fenestration arrangement that employs symmetry, a traditional window-to-wall ratio, and windows of a two-over-two configuration appropriate to the age/style of the building. These measures achieve compatibility, while distinguishability is achieved using aluminum-clad-wood rear windows and non-combustible shingle siding, which, while faithfully recreating</p>

	<p>the appropriate appearance, is subtly distinguishable upon close inspection. As there is no addition proposed to increase the building's footprint, the new work is inherently subordinate. This approach, which emphasizes compatibility while maintaining subtle distinguishability, is most appropriate for the interventions proposed.</p> <p>Date stamping should be employed to enhance distinguishability of the reinstated Scottish dormers; however, given the aim of this intervention is restoration, accuracy of forms, materials, and detailing in the restoration is to be given priority over the use of distinguishable materials.</p> <p>The new poured concrete foundation will be faced with a common-bond brick veneer to reinstate its original appearance and achieve compatibility with the character of the building, but will remain distinguishable as poured concrete upon close inspection of the interior walls. The foundation replacement will not increase the building's footprint and is thus inherently subordinate.</p>
<p>Standard 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.</p>	<p>N/A, no addition is proposed.</p>
<p>Standard 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 version of the same elements.</p>	<p>Primary treatment is rehabilitation; however, the proposed Scottish dormers constitute restoration.</p> <p>While the restoration of the Scottish dormers involves rebuilding them anew, other elements of the attic such as the moderately pitched roof with flat peak and the large brick chimney will be retained and repaired as necessary, with replacement in kind of elements (such as roofing) only where they are too deteriorated to be repaired.</p>
<p>Standard 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>Primary treatment is rehabilitation; however, the proposed Scottish dormers constitute restoration.</p> <p>The elements to be recreated will be based on clear physical and documentary evidence. The evidence available (internal building structure, historical photographs, and physical evidence of the sister property at 1474 Carlton St) are sufficient to accurately recreate features from the restoration period while avoiding conjecture. Note that HRM Heritage staff have conducted further research on this property to confirm that the proposed restoration of the Scottish dormers is appropriate and sufficient evidence is available.</p>

F6. New Development – 10-Storey Residential Building

Primary Treatment: N/A

Substantial Alterations Previously Approved: (not being re-reviewed)

- N/A

New Substantial Alterations Requested: (reviewed against the standards below)

- Construction of a physically separate 10-storey tall-mid-rise building to the rear of 1460-1468 Carlton Street (the Neal, Keith, and Tupper Residences).

Standard	Staff Comments
Standard 1 (a) Conserve the heritage value of an historic place. (b) Do not remove, replace or substantially alter its intact or repairable character defining elements. (c) Do not move a part of an historic place if its current location is a character-defining element.	<p>The <i>Standards and Guidelines</i> note that between Part (a) and Part (b) the overarching objective of heritage conservation is to conserve heritage value and to do so by minimizing changes to character-defining elements.</p> <p>The 10-storey tall-mid-rise does not necessitate the removal of any character-defining elements of the registered heritage properties. To provide greater separation between the 10-storey tall-mid-rise and the Neal, Keith, and Tupper Residences, the removal of non-original rear additions is proposed. These non-original rear additions are not considered to be character-defining elements.</p>
Standard 2 Conserve changes to an historic place that, over time, have become character-defining elements in their own right.	<p>No elements which are Standard 2 character-defining (i.e. have become character-defining over time) will be removed to facilitate the construction of the 10-storey tall-mid-rise.</p>
Standard 3 Conserve heritage value by adopting an approach calling for minimal intervention.	<p>The <i>Standards and Guidelines</i> note that minimal intervention is not to be rigidly understood as doing “little, nothing, or the least possible”. But rather it is understood to mean identifying interventions which “balance technical and programmatic requirements with protecting heritage value”.</p> <p>In this case, where no character-defining elements of the Gold Cure Institute, Crosskill, Neal, Keith, and Tupper Residences are required to be removed or altered to facilitate the construction of the 10-storey tall-mid-rise, the approach of building a physically separated tall-mid-rise with a landscaped buffer between the new construction and the rear of the heritage buildings is an appropriately minimal approach.</p>
Standard 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.	<p>N/A, see Sections F1 through F5 for a building-by-building review of Standard 4.</p>
Standard 5 Find a use for an historic place that requires minimal or no change to its character-defining elements.	<p>No character-defining elements of the Gold Cure Institute, Crosskill, Neal, Keith, and Tupper Residences are required to be removed or altered to facilitate the construction of the 10-storey tall-mid-rise.</p>
Standard 6 Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken.	<p>In consultation with Development Engineering staff, HRM may require additional protection and stabilization measures on a case-by-case basis. These measures would be included</p>

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.	as requirements within the forthcoming heritage development agreement. Potential archaeological resources would be addressed by the Government of Nova Scotia per the Special Places Protection Act.
Standard 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.	N/A, see Sections F1 through F5 for a building-by-building review of Standard 7.
Standard 8 Maintain character-defining elements 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 prototypes.	N/A, see Sections F1 through F5 for a building-by-building review of Standard 8.
Standard 9 Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.	N/A, see Sections F1 through F5 for a building-by-building review of Standard 9.
Standard 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.	N/A, see Sections F1 through F5 for a building-by-building review of Standard 10.
Standard 11 Conserve the <i>heritage value</i> and <i>character-defining elements</i> when creating any new additions to an <i>historic place</i> or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	<p>The 10-storey tall-mid-rise achieves subordination, compatibility, and differentiation through various means:</p> <p>Subordination is achieved by:</p> <ul style="list-style-type: none"> - siting the 10-storey tall-mid-rise fully separate and to the rear of the heritage buildings; - providing a minimum 4.4m landscaped buffer between the 10-storey tall-mid-rise and the rear of the Carlton Street heritage buildings - providing a landscaped buffer between the new building and the southern lot line; - limiting the new construction's height to a moderate 10-storey tall-mid-rise built form; - employing more transparent materials on the upper two storeys to reduce the visual weight of these upper storeys as seen from all sides; and - employing a 3.0m step back above the 8th storey to further reduce the visual prominence of the uppermost two storeys on the eastern side of the building, facing the Carlton Street heritage buildings. <p>Compatibility is achieved by:</p>

	<ul style="list-style-type: none"> - using human scaled cladding materials such as brick and stone block, especially on the lower eight storeys; - employing a more traditional window to wall ratio for the lower eight storeys; - employing distinct vertical bays formed by punch windows and doors; - the use of traditionally inspired windows on the north and south facades; - the use of contrasting lintels above window openings in the lower eight storeys; - the use of vertically oriented fenestration openings inspired by the proportions of traditional windows; - the use of a traditional tower design format consisting of a rusticated base, midsection, and capital; and - employing a mix of glass curtain wall elements and traditionally inspired windows on the south-side elevation to add visual interest/variety to the southern elevation behind the Gold Cure Institute building. <p>Differentiation is achieved by:</p> <ul style="list-style-type: none"> - the predominant usage of modern window and door units; - the use of modern materials in the traditional window units on the north and south facades; - the use of glass in the juliette balconies; - the use of glass curtain walls in the northern and southern stairwells; - the very high window-to-wall ratio of the uppermost two storeys; and - the complete physical separation between the 10-storey tall-mid-rise and the heritage buildings.
Standard 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.	As a physically separate building, the 10-storey tall-mid-rise is fully reversible and would have no impact on the character-defining elements of the registered heritage properties if it were to be removed in the future.
Standard 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 version of the same elements.	N/A, see Sections F1 through F5 for a building-by-building review of Standard 13.
Standard 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.	N/A, see Sections F1 through F5 for a building-by-building review of Standard 14.

F7. New Development – 34-Storey, Mixed-Use, High-Rise Development

Primary Treatment: N/A

Substantial Alterations Previously Approved: (not being re-reviewed)

- Relocation of Gold Cure Institute to a new foundation in the rear yard of the Noble & Crosskill residences (1452 & 1456 Carlton Street); and
- Relocation of the McCoy Residence (5969 College Street) to a new foundation in the rear yard of the Noble & Crosskill residences (1452 & 1456 Carlton Street).
- Relocation of Mary Belcher Residence (1377 Robie Street) to a new foundation at 1452 Carlton Street to replace the demolished Noble Residence.

New Substantial Alterations Requested: (reviewed against the standards below)

- Construction of a physically separate mixed-use development consisting of two 34-storey high-rise towers with connected podiums, to the rear of the Carlton Street properties (Mary Belcher [relocated], Crosskill, Neal, Keith, & Tupper Residences) and to the western side of the College Street properties (MacCoy Residence and Gold Cure Institute).

Standard	Staff Comments
Standard 1 (a) Conserve the heritage value of an historic place. (b) Do not remove, replace or substantially alter its intact or repairable character defining elements. (c) Do not move a part of an historic place if its current location is a character-defining element.	<p>The <i>Standards and Guidelines</i> note that between Part (a) and Part (b) the overarching objective of heritage conservation is to conserve heritage value and to do so by minimizing changes to character-defining elements.</p> <p>The 34-storey high-rise development does not necessitate substantial alterations to the character-defining elements of the registered heritage properties.</p>
Standard 2 Conserve changes to an historic place that, over time, have become character-defining elements in their own right.	<p>No elements which are Standard 2 character-defining (i.e. have become character-defining over time) will be removed to facilitate the construction of the 34-storey development.</p>
Standard 3 Conserve heritage value by adopting an approach calling for minimal intervention.	<p>The <i>Standards and Guidelines</i> note that minimal intervention is not to be rigidly understood as doing “little, nothing, or the least possible”. But rather it is understood to mean identifying interventions which “balance technical and programmatic requirements with protecting heritage value”.</p> <p>In this case, no character-defining elements of any registered property are required to be removed or altered to facilitate the construction of the 34-storey development. The approach of building a physically separated high-rise development with a landscaped buffer between the new construction and heritage buildings is an appropriately minimal approach. This approach conserves heritage value while meeting the programmatic and technical needs of providing additional housing on the subject site.</p>
Standard 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.	<p>N/A, see Sections F1 through F5 for a building-by-building review of Standard 4.</p>
Standard 5	<p>No character-defining elements of any registered property are required to be removed or altered to facilitate the</p>

Find a use for an historic place that requires minimal or no change to its character-defining elements.	construction of the 34-storey high-rise. These buildings will continue to be used for multi-residential uses.
Standard 6 Protect and, if necessary, stabilize an historic place until any subsequent intervention 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.	In consultation with Development Engineering staff, HRM may require additional protection and stabilization measures on a case-by-case basis. These measures would be included as requirements within the forthcoming heritage development agreement. Potential archaeological resources would be addressed by the Government of Nova Scotia per the Special Places Protection Act.
Standard 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.	N/A, see Sections F1 through F5 for a building-by-building review of Standard 7.
Standard 8 Maintain character-defining elements 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 prototypes.	N/A, see Sections F1 through F5 for a building-by-building review of Standard 8.
Standard 9 Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.	N/A, see Sections F1 through F5 for a building-by-building review of Standard 9.
Standard 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.	N/A, see Sections F1 through F5 for a building-by-building review of Standard 10.
Standard 11 Conserve the <i>heritage value</i> and <i>character-defining elements</i> when creating any new additions to an <i>historic place</i> or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	The 34-storey high-rise development achieves subordination, compatibility, and differentiation through various means: Subordination is achieved by: <ul style="list-style-type: none"> - siting the 34-storey high-rise fully separate and to the rear of the heritage buildings (western side in the case of the Gold Cure Institute); - Providing a 5.9m landscaped buffer between the 3-storey podium of the high-rise and the nearest heritage building (Gold Cure Institute); - employing a 5.1m eastern-side stepback on Tower II above the 3-storey podium, to further push the new high-rise massing away from the nearest heritage building (Gold Cure Institute). - introducing grade related townhouse units on the southern College Street façade and eastern facade

	<p>of the Tower II podium, continuing the streetwall height established by the Gold Cure Institute to maintain a human-scaled streetscape and ease the transition from the historical streetscape to the new development.</p> <ul style="list-style-type: none"> - employing a 4.3m streetwall setback on Tower II facing College Street to push the high-rise massing back and visually emphasize the grade-related townhouse units - proposing a separate 10-storey tall-mid-rise as a transition mass between the high-rise development and the Carlton Streetscape (see Section F6). <p>Compatibility is achieved by:</p> <ul style="list-style-type: none"> - using human scaled cladding materials such as brick and stone block on the podiums and first 10-storeys; - employing a more traditional window to wall ratio for the podiums and first 17 storeys, with this more traditional ratio continued up to the 32nd storey to visually break up the tower massing into distinct portions; - the use of traditionally inspired multi-lite windows for most of the brick clad massing, especially the podium facades facing streets or facing the heritage buildings; - the use of steeply pitched gable roof and shed dormer elements on the Tower II podium; - employing a shorter 3-storey podium for Tower II (the tower closest to the heritage streetscape) reinforcing the established streetwall height; - introducing grade related townhouse units on the southern College Street façade and eastern facade of the Tower II podium, continuing the streetwall height established by the Gold Cure Institute to maintain a human-scaled streetscape and ease the transition from the historical streetscape to the new development. - the use of vertically oriented fenestration openings inspired by the proportions of traditional windows; - the use of prominent cornices to demarcate material changes above the 17th storey and 32nd storey; - visually breaking the podium mass into distinct vertical bays; - the use of a modified traditional tower design format consisting of a rusticated base, multiple midsections, and capital. <p>Differentiation is achieved by:</p> <ul style="list-style-type: none"> - the usage of modern window and door units for the majority of the high-rise development; - the mix of modern and traditional cladding materials, with increasing use of modern materials progressing up the tower design; - the use of glass in the Juliette balconies; - the use of glass curtain walls for significant portions of the towers' design; and increasing window-to-wall ratio progressing up the tower design; - the use of double-height, modern door and window configurations in the grade-related townhouse units to balance their more traditionally inspired elements; and
--	---

	<ul style="list-style-type: none"> - the complete physical separation of the high-rise development from the heritage buildings.
Standard 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.	As a physically separate building, the 34-storey high-rise is theoretically fully reversible and would have no impact on the character-defining elements of the registered heritage properties if it were to be removed in the future.
Standard 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 version of the same elements.	N/A, see Sections F1 through F5 for a building-by-building review of Standard 13.
Standard 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.	N/A, see Sections F1 through F5 for a building-by-building review of Standard 14.