

CARLTON STREET HISTORICAL VALUE AND USES

Historical gather by Scott MacKnight

CARLTON STREET HERITAGE STREETScape

(from <http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3584>)

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 compliment each other's unique characteristics. In addition, the buildings offer a vast array of dormers, windows, and bays, decoration, porches, and verandas. Each house commands its own attention and compliments its adjoining, adjacent, and opposite structure.

CHARACTER-DEFINING ELEMENTS

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

- mix of Greek Revival, Modified Gothic, and Second Empire style homes;
- steeply pitched gable and mansard roofs;
- two and three storey wood framed structures;
- wood siding;
- side hall plan and central entrances;
- complimentary window styles in shape and size;
- variety of dormers, windows, and bays, decoration, porches, and verandas.

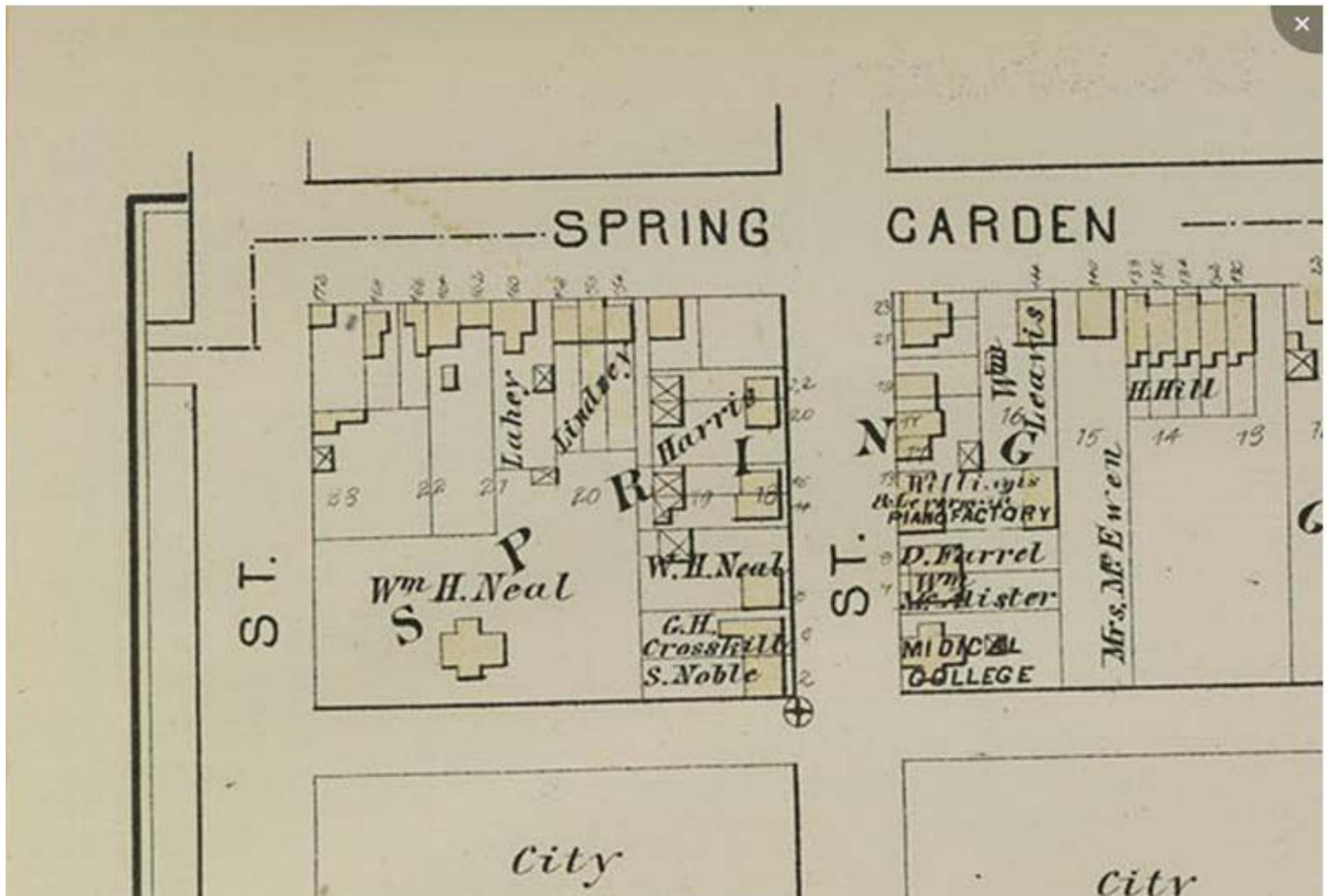


Figure 4: Excerpt of 1878 City Atlas (Plate "O") illustrating land parcels and buildings in area of Subject Property

HISTORICAL USES

Linkage of old and new address numbers (changed in early 1960's)	
20 Carlton Street	1480 Carlton Street
22 Carlton Street	1484 Carlton Street
28 Carlton Street	1494 Carlton Street
350 Spring Garden Road	5950 Spring Garden
354 Spring Garden Road	5954 & 5954A Spring Garden Road
362 Spring Garden Road	5958A & 5960 Spring Garden Road
364 Spring Garden Road	5962 Spring Garden Road
366 Spring Garden Road	5964 & 5966 Spring Garden Road
368 Spring Garden Road	5970 Spring Garden Road
370 Spring Garden Road	5972 Spring Garden Road
374 Spring Garden Road	5974 Spring Garden Road
378 Spring Garden Road	5980 Spring Garden Road
380 Spring Garden Road	5982 Spring Garden Road
382 Spring Garden Road	5984 Spring Garden Road
384 Spring Garden Road	5984 Spring Garden Road
386 Spring Garden Road	5986 Spring Garden Road
388 Spring Garden Road	5992 Spring Garden Road
392 Spring Garden Road	5994 Spring Garden Road
229 Robie Street	1403 Robie Street

Table 1: Historic property uses for SPRING GARDEN ROAD BLOCK
(all information obtained from McAlpine's City Directory).

1869-1870			
Spring Garden Road (south side)		Spring Garden Road (north side)	
Carlton Street crosses			
111	Vacant land parcel	80	C. Barnstead & Sons Tannery and vacant land
113	Vacant land parcel		
115	Vacant land parcel		
117	Vacant land parcel		
119	Vacant land parcel	Circa 1875, the numbering of Spring Garden Road was flipped such that the north side addresses were changed from "even" to "odd" numbers and the south side addresses became the "even" numbers.	
121	Dry goods		
123	residential		
125	residential		
125	residential		
127	residential		
129	residential		
Robie Street crosses – Spring Garden Road ends			
1877-1878			
Spring Garden Road (south side)		Spring Garden Road (north side)	
Carlton Street crosses			
		119	C. Barnstead & Sons Tannery
150	Empty land parcel	121	Empty land parcel
152	Residential	125	Empty land parcel
154	Residential	127	Empty land parcel
156	Residential	129	Empty land parcel
158	Residential	129	Empty land parcel
160	Dennis Leahy, grocery	131	Empty land parcel
162	Edward Colford, tobacconist	133	Empty land parcel
162	Residential	135	Empty land parcel
164	Unoccupied house	137	Empty land parcel
166	Residential	139	Empty land parcel
168	Residential	141	Empty land parcel
170	Vacant land		
172	Residential		
Robie Street crosses – Spring Garden Road ends			

Table 1: Historic property uses for SPRING GARDEN ROAD BLOCK
(all information obtained from McAlpine's City Directory).

1891-1892			
Spring Garden Road (south side)		Spring Garden Road (north side)	
Carlton Street crosses			
150	Residential	121	Residential
152	Residential		
152	Residential	127	Residential
154	Residential	129	Residential
156	Residential	131	Residential
158	Residential	131	Residential
160	Leahy Grocery	133	Residential
162	Residential	135	Residential
164	Residential	137	Residential
166	Residential	137	Residential
168	Residential	137	Residential
		139	Residential
172	Unoccupied house	141	Residential
Robie Street crosses – Spring Garden Road ends			
1900-1901			
Spring Garden Road (south side)		Spring Garden Road (north side)	
Carlton Street crosses			
150	Residential	121	Residential
152	Unoccupied house	127	Residential
154	Unoccupied house	129	Residential
156	Unoccupied house	131	Residential
158	Unoccupied house	133	Residential
160	Unoccupied house	135	Residential
162	Residential	137	Residential
164	Residential	139	Residential
166	Residential	141	Residential
168	Residential		
170	Residential		
172	Residential		
174	Residential		
Robie Street crosses – Spring Garden Road ends			

Table 1: Historic property uses for SPRING GARDEN ROAD BLOCK
(all information obtained from McAlpine's City Directory).

1911			
Spring Garden Road (south side)		Spring Garden Road (north side)	
Carlton Street crosses			
		119	Residential
150	Residential	121	Residential
152	Residential	125	Residential
152	Residential	127	Residential
154	Residential	129	Residential
156	Residential	129	Residential
158	Residential	131	Residential
160	Charles E. Smith grocery	133	Residential
162	Residential	135	Residential
162	Residential	137	Residential
164	Residential	139	Residential
166	Residential	141	Residential
168	A. B. Yates Grocery		
172	Residential		
174	D. L. Tremaline Pharmacy		
Robie Street crosses – Spring Garden Road ends			
1921			
Spring Garden Road (south side)		Spring Garden Road (north side)	
Carlton Street crosses			
		119	Residential
150	Residential	121	Residential
152	Residential	125	Residential
152	Residential	127	Residential
154	Residential	129	Residential
156	Residential	129	Residential
158	Residential	131	Residential
160	Charles E. Smith grocery	133	Residential
162	Residential	135	Residential
162	Residential	137	Residential
164	Residential	139	Residential
166	Residential	141	Residential
168	A. B. Yates Grocery		
172	Residential		
174	D. L. Tremaline Pharmacy		
Robie Street crosses – Spring Garden Road ends			

Table 1: Historic property uses for SPRING GARDEN ROAD BLOCK
(all information obtained from McAlpine's City Directory).

1932			
Spring Garden Road (south side)		Spring Garden Road (north side)	
Carlton Street crosses			
150	Residential	119	3 apartments
152	Residential	121	Residential
154	2 apartments	125	Residential
156	Phi Rho Sigma Fraternity	127	Residential
158	Residential	129	Residential
160	Coburg Grocery	131	Residential
162	Residential	133	Residential
164	Residential	135	Residential
166	Acadia Stores butcher and grocery	137	Residential
168	A. B. Yates Grocery	137½	Residential
172	Residential	139	Residential
		141	Residential
174 + 227 Robie	MacLeod & Balcom West End Pharmacy		
	Coburg Apartments (5 apt)		
Robie Street crosses – Spring Garden Road ends			
1941			
Spring Garden Road (south side)		Spring Garden Road (north side)	
Carlton Street crosses			
150	Residential	119	Residential
152	Residential	121	Residential
154-156- 158	Cowan Apartments	125	Residential
		127	Residential
		129	Residential
158B	Beauty Salon		
160	Diana Sweets Tea Room	131	Residential
162	2 apartments	133	Residential
164	2 apartments	135	Residential
166	Acadia Stores Ltd. butcher & grocery	137	Residential
168	Elite Beauty Salon + Yates Grocery	139	Residential
172	Residential	141	Residential
174 + 227 Robie	MacLeod & Balcom West End Pharmacy		
	Coburg Apartments (5 apt)		
Robie Street crosses – Spring Garden Road ends			

Table 1: Historic property uses for SPRING GARDEN ROAD BLOCK
(all information obtained from McAlpine's City Directory).

1951			
Spring Garden Road (south side)		Spring Garden Road (north side)	
Carlton Street crosses			
350	Residential	341	Residential
352	Residential	343	Residential
354-356-358	Spring Garden Apartments	349	5 apartments
		357	4 apartments
		357A	Residential
368	Diana Sweets Tea Room	361	3 apartments
368-370	Diana Sweets Apartments (8)	3636	Residential
374	2 apartments	371	Residential
378	Residential	377	Residential
380	Acadia Stores Ltd. butcher & grocery	381	Residential
384	Residential	385	Residential
386	Elite Beauty Salon + Yates Grocery	389	Residential
388	Residential		
390 + 229 Robie	MacLeod & Balcom West End Pharmacy		
	Coburg Apartments (5 apt)		
Robie Street crosses – Spring Garden Road ends			
1960			
Spring Garden Road (south side)		Spring Garden Road (north side)	
Carlton Street crosses			
350	3 apartments	341	Residential
352	Residential	343	2 apartments
354-356-358	Spring Garden Apartments	349	12 apartments
		357	4 apartments
368	Diana Sweets Tea Room	361	4 apartments
368-370	Diana Sweets Apartments (8)	3636	Residential
374	2 apartments	371	Residential
378	2 apartments	377	Residential
380	The Chantecler Restaurant	381	Doctors' offices
384	Residential		
386	Yates Grocery		
388	Residential		
390 + 229 Robie	Balcom-Chittick Pharmacy		
	Coburg Apartments (5)		
Robie Street crosses – Spring Garden Road ends			

Table 1: Historic property uses for SPRING GARDEN ROAD BLOCK
(all information obtained from McAlpine's City Directory).

1971			
Spring Garden Road (south side)		Spring Garden Road (north side)	
Carlton Street crosses			
5950=350	3 apartments	5943=341	Dentists' offices
5954=352	Residential	5945=343	2 apartments
5958-5960- 5964-5966 =354-366- 368	Spring Garden Apartments	5959	Embassy Towers Apartments (167)
		5991	Halifax Professional Centre
5970=370	Diana Sweets Tea Room		
5972=372	Diana Sweets Apartments (8)		
5974=374	2 apartments		
5980=378	Atlantic Optical + apartment		
5982=380	The Chantecler Restaurant		
5984=384	Residential		
5986=386	Little General Grocery		
5990=388	Mackinnon Optical + Samson & O'Brien Public Relations		
5994=390 + 1403=229 Robie	DeLuxe Dry Cleaners		
	Coburg Apartments (5)		
Robie Street crosses – Spring Garden Road ends			
1981			
Spring Garden Road (south side)		Spring Garden Road (north side)	
Carlton Street crosses			
5950	3 apartments	5943	Dentists' offices
5954	Residential	5945	2 apartments
5958-5960- 5964-5966	Spring Garden Apartments	5959	Embassy Towers Apartments (167)
		5991	Halifax Professional Centre
5970	Gin Kee Hing Restaurant		
5972	Diana Sweets Apartments (7)		
5974	--		
5980	The Cutting Factory		
5982	The Chantecler Restaurant		
5984	4 apartments		
5986	Little General Grocery		
5990	Mackinnon Optical + Fidelity Financial		
5994 + 1403 Robie	Dairy Deli Foods		
	Coburg Apartments (5)		
Robie Street crosses – Spring Garden Road ends			

Table 1: Historic property uses for SPRING GARDEN ROAD BLOCK
 (all information obtained from McAlpine's City Directory).

1991			
Spring Garden Road (south side)		Spring Garden Road (north side)	
Carlton Street crosses			
5950	3 apartments	5943	Dentists' offices
5954	Residential	5945	2 apartments
5958-5960- 5964-5966	Spring Garden Apartments	5959	Embassy Towers Apartments (167)
		5991	Halifax Professional Centre
5970	Greco Pizza and Donairs		
5972	Little Nugget Snack Shop		
5974	2 apartments		
5980	The Decorating Shoppe + apartment		
5982	Vacant + 2 offices		
5984	4 apartments		
5986	Little General Grocery		
5990	MacKinnon (1977) Optical + Fidelity Financial		
5994 + 1403 Robie	Dari Deli Foods		
	Coburg Apartments (5)		
Robie Street crosses – Spring Garden Road ends			

Table 2: Historic property uses for CARLTON BLOCK
(all information obtained from McAlpine's City Directory).

1869-1870			
Carlton Street (east side)		Carlton Street (west side)	
College Street crosses			
	In 1869-1870, Carlton Street began at the Cemetery and proceeded south to College Street. All listings north of Spring Garden Road were part of the Barnstead Tannery; properties south were "residential". Circa 1875, the street numbering was reversed with the numbering beginning at College Street and proceeding north.		
1877-1878			
Carlton Street (east side)		Carlton Street (west side)	
College Street crosses			
1-5	Halifax Medical College	4	Residential
7	Residential	6	Residential
9	Residential	8	Residential
11	Piano Factory	10	Vacant lot
13		12	Vacant lot
15		14	Residential
17	Residential	16	Residential
19	Residential	18	Vacant lot
21	Residential	20	Residential
23	Residential	22	Unoccupied house
		24	Vacant lot
Spring Garden Road crosses			

Table 2: Historic property uses for CARLTON BLOCK
(all information obtained from McAlpine's City Directory).

1891-1892			
Carlton Street (east side)		Carlton Street (west side)	
College Street crosses			
1-5	Halifax Medical College	4	Residential
7	Residential	6	Residential
9	Residential	8	Residential
11	Leverman's Furniture Factory	10	Vacant lot
13		12	Vacant lot
15		14	Residential
17		14	Residential
19		Residential	16
19	Residential	18	Vacant lot
21	Residential	20	Residential
23	Residential	22	Unoccupied house
		28	Rev. E. M. Saunders (Baptist)
Spring Garden Road crosses			
1900-1901			
Carlton Street (east side)		Carlton Street (west side)	
College Street crosses			
1-5	Halifax Medical College	4	Residential
7	Residential	6	Residential
9	Residential	8	Residential
11	Residential		
13	Residential		
13½	Freeman Brothers (Carpenters & Builders)	14	Residential
15			
15	Residential		
17	Residential	16	Residential
19	Residential	18	Unoccupied house
19	Residential	20	Residential
21	Residential	22	Residential
23	Residential	28	Rev. E. M. Saunders (Baptist)
Spring Garden Road crosses			

Table 2: Historic property uses for CARLTON BLOCK
(all information obtained from McAlpine's City Directory).

1911			
Carlton Street (east side)		Carlton Street (west side)	
College Street crosses			
Changed to College St. address	Halifax Medical College		
7	Residential	4	Residential
9	Residential	6	Residential
11	Residential	8	Residential
13	Residential	12	Residential
13½	Freeman Brothers Contracting	14	Residential
15	Residential	16	Residential
17	Residential	18	Residential
19	Residential	20	Residential
21	Residential	22	Residential
23	Residential	28	Residential
Spring Garden Road crosses			
1921			
Carlton Street (east side)		Carlton Street (west side)	
College Street crosses			
7	Residential	4	Residential
9	Residential	6	Residential
11	Residential	8	Residential
13	Residential	12	Residential
15	Residential	14	Residential + offices of Physician
17	2 apartments	16	Residential
19	3 apartments	18	Residential
21	Residential	20	Residential
23	Residential	22	Residential
		28	Residential + offices of 2 Physicians
Spring Garden Road crosses			

Table 2: Historic property uses for CARLTON BLOCK
(all information obtained from McAlpine's City Directory).

1932			
Carlton Street (east side)		Carlton Street (west side)	
College Street crosses			
7	Residential	4	2 apartments
9	Residential	6	Residential
11	Residential	8	2 apartments
13	Residential	12	Residential
15	Residential	14	Residential + offices of Physician
17	2 apartments	16	Residential
19	3 apartments	18	Residential
21	Residential	20	Residential
23	Residential	22	Residential
		28	Residential + offices of 2 Physicians
Spring Garden Road crosses			
1941			
Carlton Street (east side)		Carlton Street (west side)	
College Street crosses			
7	2 apartments	4	2 apartments
9	Residential	6	3 apartments
11	Residential	8	2 apartments
13	Residential	12	Residential
15	Residential	14	Residential
17	2 apartments	16	Residential
19	3 apartments	18	Residential
21	2 apartments	20	Residential
23	Residential	22	Residential
		28	Residential + offices of 2 Physicians
Spring Garden Road crosses			

Table 2: Historic property uses for CARLTON BLOCK
(all information obtained from McAlpine's City Directory).

1952			
Carlton Street (east side)		Carlton Street (west side)	
College Street crosses			
7	2 apartments	4	2 apartments
9	Residential	6	Lynwood Home /Nursing Home
11	Residential	8	2 apartments
13	2 apartments	12	Residential
15	Residential	14	Residential
17	2 apartments	16	Residential
19	3 apartments	18	Residential
21	2 apartments	20	Residential
23	Residential	22	Residential
		28	Residential + offices of 2 Physicians
Spring Garden Road crosses			
1963			
Carlton Street (east side)		Carlton Street (west side)	
College Street crosses			
1459=7	2 apartments	4	Dumaresq & Byrne Architects Re-numbered to College St.
1465=9	Residential	1456=6	Apartments
1469=11	Residential	1460=8	7 person Rooming House
1471=13		1466- 1468=12	2 apartments
1477=15	Residential	1474=14	Residential
1479=17	2 apartments	1478=16	Residential
1483=19	3 apartments	1480=18	Residential
1489=21	2 apartments	1484=20	Residential
1491=23	Residential	1488=22	Residential
		1494=28	offices of 2 Physicians
Spring Garden Road crosses			

Table 2: Historic property uses for CARLTON BLOCK
(all information obtained from McAlpine's City Directory).

1972			
Carlton Street (east side)		Carlton Street (west side)	
College Street crosses			
1459	2 apartments		Dumaresq & Byrne Architects Re-numbered to College St.
1465	Residential	1456	Residential
1469	Residential	1460	7 apartments
1471	Residential	1466-1468	2 apartments
1477	2 apartments	1474	Residential
1479	2 apartments	1478	5 apartments
1483	3 apartments	1480	Rooming House
1489	5 apartments	1484	Residential
1491	Residential	1488	Residential
		1494	5 apartments
Spring Garden Road crosses			
1982			
Carlton Street (east side)		Carlton Street (west side)	
College Street crosses			
1459	2 apartments		Dumaresq & Byrne Architects Re-numbered to College St.
1465	Residential	1456	8 apartments
1469	Residential	1460	7 apartments
1471	Residential	1466-1468	6 apartments
1477	2 apartments	1474	Residential
1479	2 apartments	1478	5 apartments
1483	3 apartments	1480	Rooming House
1489	5 apartments	1484	Residential
1491	Residential	1488	Residential
		1494	Pro-Dent Laboratory
Spring Garden Road crosses			

Table 2: Historic property uses for CARLTON BLOCK
 (all information obtained from McAlpine's City Directory).

1992			
Carlton Street (east side)		Carlton Street (west side)	
College Street crosses			
5853 College	Multi-unit residential	1452	Dumaresq & Byrne Architects
1459	3 apartments		
1465	Residential	1456	Rooming house - 8
1469	Residential	1460	3 apartments
1471	Residential	1466-1468	6 apartments
1477	2 apartments	1474	Residential
1479	2 apartments	1478	5 apartments
1483	3 apartments	1480	Rooming House
1489	5 apartments	1484	Furncan Marine
1491	Residential + commercial	1488	Offices
		1494	Pro-Dent Laboratory
Spring Garden Road crosses			



Halifax Medical College, corner
College Street and Carlton St.
(circa 1900)



College Street (north side) between
Carlton St. and Robie St.
(early 1900's)