



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

Item No. 14.3.1
Halifax Regional Council
February 21, 2017

TO: Mayor Mike Savage and Members of Halifax Regional Council
Original Signed

SUBMITTED BY: _____
Aurora Camaño, Vice Chair, Heritage Advisory Committee

DATE: February 6, 2017

SUBJECT: **Case H00430: Request to Register 59 Hawthorne Street, Dartmouth, as a Municipal Heritage Property**

ORIGIN

- Application by the owner, Kara MacGregor
- Motion from the February 1, 2017 meeting of the Heritage Advisory Committee

LEGISLATIVE AUTHORITY

Heritage Property Act

14(1) A heritage advisory committee may recommend to the municipality that a building, public building interior, streetscape, cultural landscape or area be registered as a municipal heritage property in the municipal registry of heritage property.

HRM By-law No. H-200 - Heritage Property By-law

4. The [Heritage Advisory] Committee shall, within the time limits prescribed by Council or the [Heritage Property] Act, advise the Region respecting:
- (a) the inclusion of buildings, public building interiors, streetscapes, cultural landscapes or areas in the Registry.

RECOMMENDATION

The Heritage Advisory Committee recommends that Regional Council:

1. Set a date for a heritage hearing to consider the heritage registration; and
2. Approve the registration of 59 Hawthorne Street, as shown on Map 1 of the December 6, 2016 staff report, as a Municipal Heritage Property.

BACKGROUND

The Heritage Advisory Committee considered the staff report dated December 6, 2016 at their meeting held on February 1, 2017.

Refer to the December 6, 2016 staff report (Attachment 1) for further information on the background this application.

DISCUSSION

At the February 1, 2017 meeting, the Committee evaluated the application using the Evaluation Criteria for Registration of Heritage Properties in HRM. The property scored a total of 62 points out of a possible 100 points and, therefore, it is recommended that the property be registered. Attachment 2 of this report outlines the Evaluation Criteria scoring for this application.

Refer to the December 6, 2016 staff report (Attachment 1) for further discussion on the heritage registration evaluation criteria as it relates to this application.

FINANCIAL IMPLICATIONS

Refer to the December 6, 2016 staff report (Attachment 1) for information on costs associated with this application.

RISK CONSIDERATION

None identified.

COMMUNITY ENGAGEMENT

Heritage Advisory Committee meetings are open to public attendance. The agenda, reports, and minutes of the Committee are posted at Halifax.ca.

Refer to the December 6, 2016 staff report (Attachment 1) for further information on community engagement specific to this case.

ENVIRONMENTAL IMPLICATIONS

None identified.

ALTERNATIVES

The Committee did not provide alternatives. Refer to the December 21, 2016 staff report (Attachment 1) for further information on alternatives.

ATTACHMENTS

Attachment 1 – Staff report dated December 6, 2016
Attachment 2 – Evaluation Criteria Scoring for 59 Hawthorne Street, Dartmouth

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Jennifer Weagle, Legislative Assistant, Office of the Municipal Clerk 902-490-6517

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

Item 9.5

**Heritage Advisory Committee
February 1, 2017**

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: Original Signed

Bob Bjerke, Chief Planner & Director, Planning and Development

DATE: December 6, 2016

SUBJECT: **Case H00430: Request to Register 59 Hawthorne Street, Dartmouth as a Municipal Heritage Property**

ORIGIN

Application by the owner, Kara MacGregor.

LEGISLATIVE AUTHORITY

The Heritage Property Act

14 (1) A heritage advisory committee may recommend to the municipality that a building, public-building interior, streetscape, cultural landscape or area be registered as a municipal heritage property in the municipal registry of heritage property.

(2) The municipality shall cause notice of the recommendation to be served upon each registered owner of the building, public-building interior, streetscape, cultural landscape or area that is the subject of the recommendation at least thirty days prior to registration of the building, public-building interior, streetscape, cultural landscape or area in the municipal registry of heritage property.

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Regional Council:

1. Set a date for a heritage hearing to consider the heritage registration; and
2. Approve the registration of 59 Hawthorne Street, as shown on Map 1, as a municipal heritage property.

BACKGROUND

Kara MacGregor submitted an application to register the property located at 59 Hawthorne Street, Dartmouth as a municipal heritage property (Map 1). The property consists of a single unit detached dwelling and offers an exceptional example of the Arts and Crafts architectural style. There is only one other registered property in Dartmouth representative of Arts and Crafts architecture. Although the exact date of construction cannot be confirmed, evidence has indicated the time of construction was between June of 1909 and 1917. This application is being considered in accordance with Sections 14 and 15 of the *Heritage Property Act*.

HRM's Heritage Property Program

The purpose of the HRM Heritage Property Program is to help protect and conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage found in local communities throughout HRM. One of the principal aims of the Heritage Property Program is to recognize significant heritage resources through the registration of properties into the Municipal Registry of Heritage Properties.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the Heritage Advisory Committee (HAC) using "The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality" (Attachment A).

The Evaluation Criteria for scoring a property and building are broken down into 6 categories as follows:

Criterion	Highest Possible Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect/Builder	10
4. Architectural Merit: Construction type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

Should the HAC score a property with more than 50 points, a positive recommendation will be forwarded to Regional Council.

Nova Scotia Heritage Property Act

HRM's Heritage Property Program receives its authority from the *Heritage Property Act* which seeks:

"to provide for the identification, designation, preservation, conservation, protection and rehabilitation of buildings, public-building interiors, structures, streetscapes, cultural landscapes, areas and districts of historic, architectural or cultural value, in both urban and rural areas, and to encourage their continued use".

Sections 14(2) and 15(1) under the *Heritage Property Act* require that notice of recommendation is given to the property owner at least thirty (30) days prior to any Council decision to register the property. The property owner is also given an opportunity to address Council before they make a decision on the registration request. Should a positive recommendation be forwarded to Council, heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

DISCUSSION

Heritage registration applications are evaluated by the HAC relative to six evaluation criteria as outlined above and described in greater detail in Attachment A. To assist the HAC in their evaluation and scoring, staff offer the following comments based on a historical research report (Attachment B). The historical research in support of this application has been undertaken by staff with contributions from a research consultant and the property owner. Current photographs of the building can be found in Attachment C.

1. Age:

The lot was originally part of a larger tract of land, known as the "Gascoigne Lands", which was purchased in 1885 in a public auction. Approximately 7 acres of the lands were purchased by Stephen Hesler in 1906. Shortly after, Hesler subdivided the property and Hawthorne Street was constructed. By December, 1906, Hesler sold the lot to John Bremner. The lot underwent a series of land transactions, but by 1918, the deed indicated a house was present on the property. Although it cannot be confirmed, documentation suggests the house was present at the time of the Halifax Explosion. Therefore, the timeframe for the construction of the house can be narrowed down to between 1909 and 1917.

For the age of the house, a score of 9 points would be recommended.

2. Historical OR Architectural Importance:

Important/Unique Architectural Style or Highly Representative of an Era:

The house at 59 Hawthorne Street is an excellent example of the Arts and Crafts architectural style which is rare in Dartmouth. Only one other registered heritage building of the Arts and Crafts architectural style can be found in Dartmouth, at 280 Portland Street. The house at 59 Hawthorne Street has many characteristic elements of the style including a wood framed building with wooden shingle cladding, a medium pitched gabled roof with generously overhanging eaves, decorative brackets, and a covered front porch.

For the uniqueness of the architectural style and being highly representative of an Era, a score between 16 and 20 would be recommended.

3. Significance of Architect or Builder:

Documentation strongly suggests that Andrew Cobb, a renowned Architect in Halifax, designed the home at 59 Hawthorne Street; however, there is no firm evidence to conclude this. The interior features such as detailing, finishes and built-in features throughout the home suggest that Cobb strongly influenced the design of the home.

Cobb traveled and studied abroad. He received a Master of Science degree in Architecture from the Massachusetts Institute of Technology and attended the Ecole des Beaux Arts in Paris. Upon returning to Nova Scotia after his travels and studies, Cobb worked on many projects in partnership with S. P. Dumaresq whom he met in Acadia. Their notable projects include the Memorial Tower on the Northwest Arm and several buildings for Mount Allison University in Sackville, NB. Cobb also designed the Cragg Building, the Tramway Building, Canada Permanent Building, and many buildings for Dalhousie University while he had his own practice.

Cobb's residential designs were strongly influenced by the English Arts and Crafts architectural movement. He was well-known for designing the homes of an entire mill town for the Newfoundland Power and Paper Company Limited. Cobb typically designed residential homes with craftsmanship and woodwork, built-in features like recessed couches and cabinets, and exposed beams.

For significance of the architect or builder, a score of 4-6, reflecting provincially significant would be recommended.

4. Architectural Merit:

Construction type or building technology:

The house is a 1 ½ storey, wood-framed building with a medium pitched side gable roof and wooden shingles. The building has a prominent front porch which is supported by a column set on low pedestals, sheathed with wooden shingles. The building is also characterised by generously overhanging eaves, wide barge boards, and decorative brackets beneath.

A score between 1-3 points would be recommended for construction type or building technology as a somewhat rare example.

Style:

The house at 59 Hawthorne Street is an outstanding and unique example of the Arts and Crafts architecture style. Its ornamentation and characteristic elements include a 1 ½ storey wood-framed L-shaped building with wooden shingle cladding, a medium pitched side gable roof and a front porch. The front porch is covered by the overhanging eaves of a medium pitched gable roof and wide bargeboards. The eaves are supported by substantial columns set on low pedestals, sheathed with wooden shingles, and decorative brackets. The half level features a shed dormer and a front gable dormer at the street facing façade and two rear gable dormers. The placement of doors and windows is generally asymmetrical. The windows are of various shapes and styles but all have wide casings.

A score between 7-10 points would be recommended as a rare or early example of its architectural style.

The character-defining elements for the property include:

- building set back 45 feet from the street with a large landscaped front lawn and unobstructed view of the building;
- 1½ storey wood framed building with wooden shingle cladding;
- medium pitched side gabled roof that flares low at the front over a broad, deep verandah and main entrance with generously overhanging eaves;
- large decorative brackets under gable eaves;
- double-hung, multi-pane windows with wide casings;
- glass panel doors;
- brick chimneys;
- covered front porch, framed by arched beams, supported by columns set on low pedestals sheathed with wooden shingles;
- slightly off-centre glass panel front door;
- piano windows; and
- two front dormers, one gable and one shed, with shingled walls, ganged windows, and large ornamental brackets under the eaves.

5. Architectural Integrity:

Original photos of the building are not available for comparison purposes. There is an aerial photograph from 1929; however, the features of the home are not entirely clear in the photograph. The design and style of the house appears to be intact with the prominent features still evident. The front of the building is entirely original. There have been new windows, balconies and decks constructed at the rear of the building. The roof has been replaced with a metal roof. These updates and repairs features do not detract from the overall Arts and Crafts Style.

A score between 6-10 points would be recommended, as the changes to the building have been modest in nature.

6. Relationship to Surrounding Area:

The immediate neighbourhood does not contain any municipally registered heritage buildings but there are many traditional wooden buildings of similar scale and character along Hawthorne Street. If registered, this 59 Hawthorne Street will become the first municipal heritage property on Hawthorne Street. Another example of a registered Arts and Crafts building is located at 280 Portland Street, Dartmouth, which was registered in June 2016. 59 Hawthorne Street is an important contribution and architectural asset which complements the surrounding traditional buildings but stands out as due to its unique style which is less common to the area.

A score between 6 – 10 points would be recommended as the building is an important asset, contributing to the heritage character of the surrounding area.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2016/2017 operating budget for C002 – Urban Design.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application may be considered under existing HRM Heritage Property Program. The Heritage Advisory Committee has the discretion to make decisions that are consistent with the HRM Heritage Property Program

COMMUNITY ENGAGEMENT

The community engagement process for a heritage registration is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public accessibility to the required Heritage Advisory Committee meeting. As a provision of the Heritage Property Act, no registration of a municipal heritage property shall take place until Regional Council has given the owner of the property an opportunity to be heard. Therefore, only the property owner(s) will have the opportunity to speak at the heritage hearing.

ENVIRONMENTAL IMPLICATIONS

No concerns identified.

ALTERNATIVES

1. The Heritage Advisory Committee may choose to reject the application for heritage registration and in doing so, the application will not proceed to Regional Council.

ATTACHMENTS

Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Historical Research Report

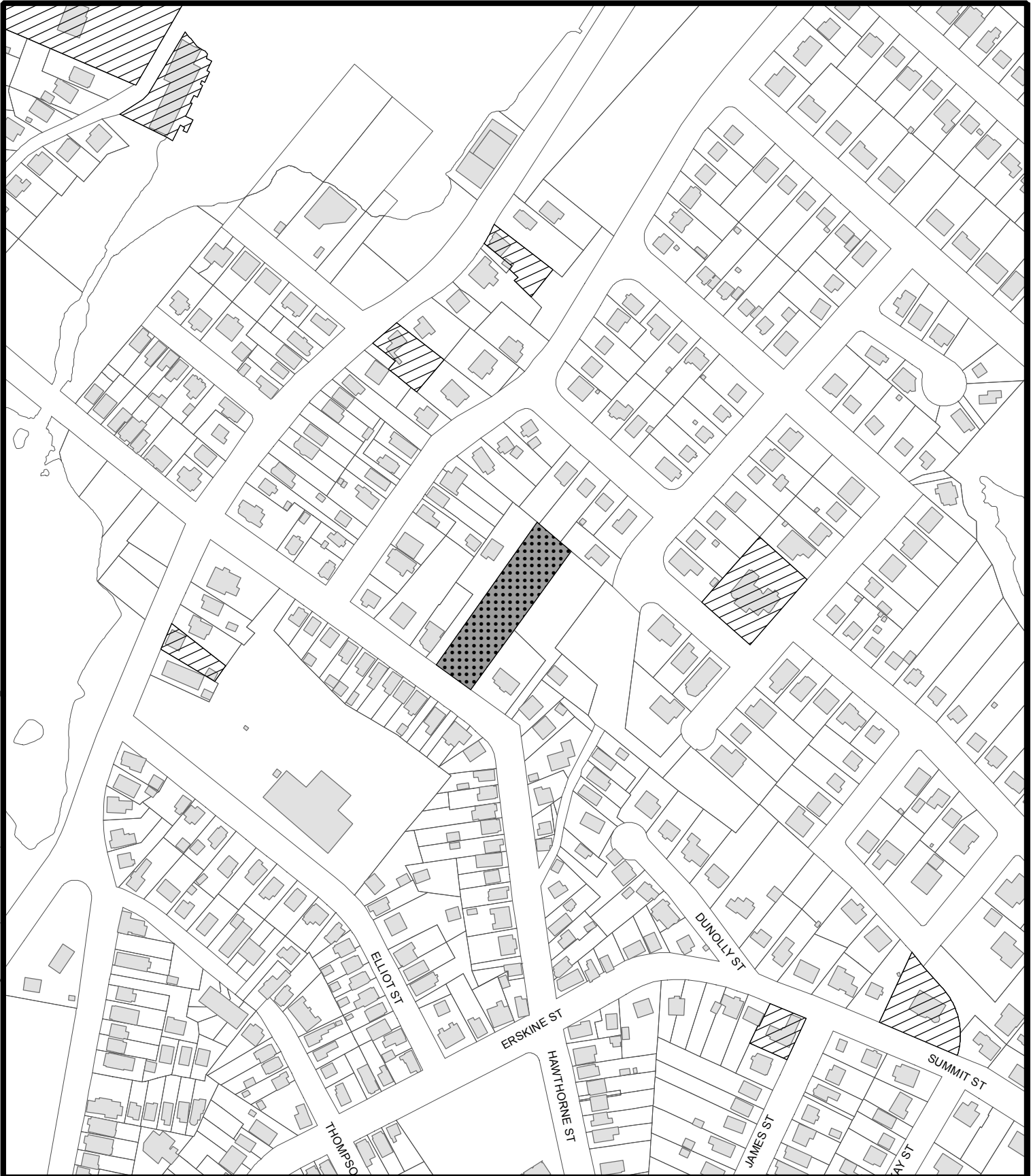
Attachment C: Recent Photographs of 59 Hawthorne Street

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.




Report Prepared by: Stephanie Salloum, Planner II, 902.490.4223

Report Approved by: Original Signed

Jacob Ritchie, Urban Design Manager, 902.490.6510

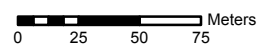


MAP 1 LOCATION MAP - 59 HAWTHORNE STREET

-  Application Location
-  Existing Municipally Registered Heritage Property
-  Building

HALIFAX

Planning & Development
Heritage



ATTACHMENT A

EVALUATION CRITERIA FOR REGISTRATION OF HERITAGE BUILDINGS in HRM

1. AGE

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20	Boom period following construction of the Shubenacadie Canal
1831 - 1867	16	From Boom to Confederation
1868 - 1899	13	Confederation to the end of the 19 th century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War *Maximum score of 25 points in this category

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for A) OR B):

- A) Having specific associations with important occasions, institutions, personages and groups,
- B) For being architecturally important unique/representative of a particular period.

2A) Relationship to Important Occasions, Institutions, Personages or Groups

Nationally	Points	Comments
Intimately Related	16 - 20	
Moderately Related	11 - 15	
Loosely Related	1 - 10	
Provincially	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	
Locally	Points	Comments

- Intimately Related	11 - 15	
- Moderately Related	6 - 10	
- Loosely Related	1 - 5	
No relationship to important occasions, institutions, personages or groups.	0	<i>* Maximum score of 20 points in this category, scoring from one of the three categories only</i>

2B) Important/Unique Architectural Style OR Highly Representative of an Era

Importance	Points	Comments
Highly important/ unique/representative of an era	16 - 20	
Moderately important/ unique/representative of an era	11 - 15	
Somewhat important/ representative of an era	10 - 1	
Not important/ unique/representative of an era	0	<i>* Maximum score of 20 points in this category</i>

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance.

Status	Points	Comments
Nationally Significant	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	<i>* Maximum score of 10 points in this category.</i>

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

A) Construction type/building technology: which refers to the method by which the structure was built (early or rare uses of materials), and building techniques;

B) Style: which refers to the form or appearance of the architecture.

Construction type/building technology		
A) Construction type	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early example	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
B) Style	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early example	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	<i>* Maximum of 10 points for Construction Type, AND a maximum of 10 for Style - a total maximum of 20 points this category.</i>

5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

Architecture	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
Exterior	Points	Comments
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	<i>* Maximum score of 15 points in this category.</i>

6. RELATIONSHIP TO SURROUNDING AREA

Points	Comments
6 - 10	The building is an important architectural asset contributing to the heritage character of the surrounding area.
1 - 5	The Architecture is compatible with the surrounding area and maintains its heritage character.
0	Does not contribute to the character of the surrounding area.

** Maximum score of 10 points in this category*

SCORING SUMMARY

Property	Date Reviewed	Reviewer

Criterion	Highest Possible Score	Score Awarded
1. Age	25	
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	
3. Significance of Architect/Builder	10	
4. a) Architectural Merit: Construction type/building technology	10	
4. b) Architectural Merit: Style	10	
5. Architectural Integrity	15	
6. Relationship to Surrounding Area	10	
Total	100	

SCORE NECESSARY FOR DESIGNATION

50

Designation Recommended?

YES

NO

COMMENTS:

Hawthorne Street (Civic #59)

Historical Research Report

June 21, 2016

Prepared by:

Shilo Gempton
Planner II
Urban Design

Contributions by:

Scott Smith
Research Consultant

Additional Supporting Documentation from:

Kara MacGregor (current property owner)

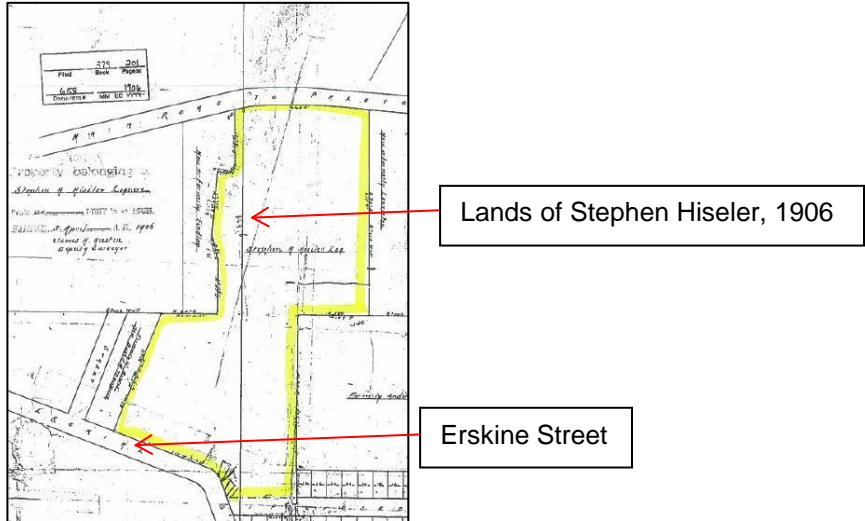
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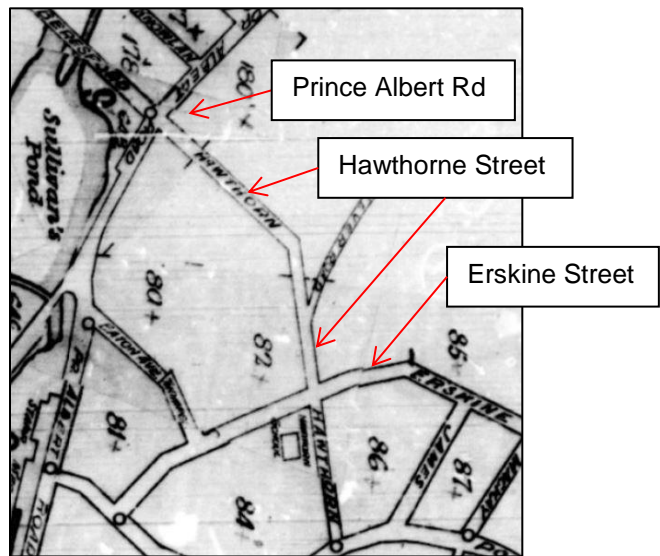
Section 1 – Property History

The property located at 59 Hawthorne Street was once part of a larger tract of land, the “Gascoigne lands” which were purchased in 1885 in a public auction. In April, 1906, Stephen Hiseler purchased 7 acres of the “Gascoigne lands” (see Map 1).



Map 1: Property of 7 acres purchased by Hiseler in 1906 (Book 379, Page 201)

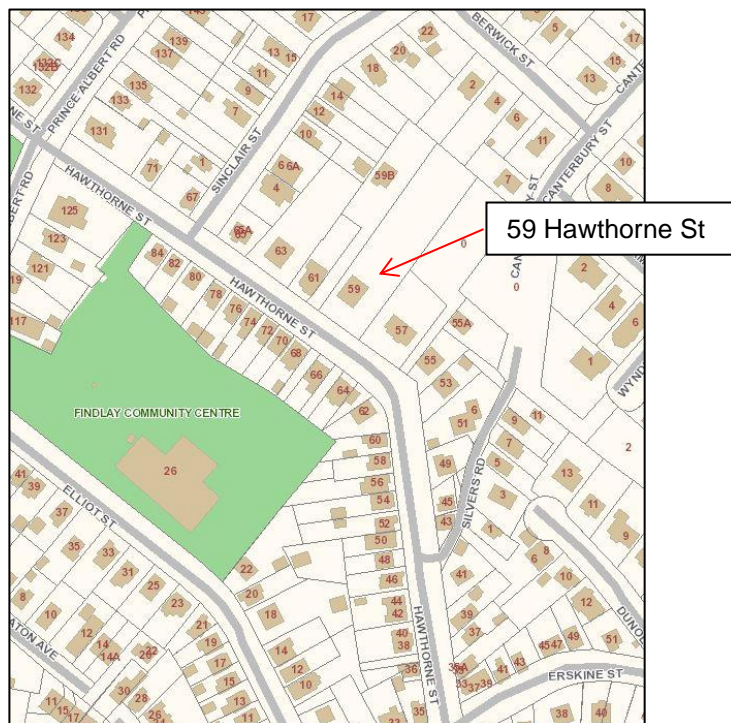
After purchasing the land, Hiseler quickly began to subdivide the property. As can be seen in the 1906 Fire Insurance Plan for Dartmouth, Hawthorne Street was quickly built (see Map 2). By December, 1906, Hiseler sold the lot, which was a double lot at the time, to John Bremner.



Map 2: 1906 Fire Insurance Plan, Dartmouth

McAlpine’s City Directories indicate that in 1912, Bremner lived on Prince Albert Road. The double lot was subdivided in 1914, and sold to John Lloy. McAlpine Directories also indicate that John Lloy lived on Hawthorne Street in 1914, but at a different location on Hawthorne. Later that same year, Lloy sold the

property to Florence Angwin who was living on King Street. The 1914 sale indicated the lot existed in its current size and configuration (see Map 3, current mapping of 59 Hawthorne Street). When the house was sold from Angwin to Samuel Reid in 1918, the deed indicated the presence of a house on the property.



Map 3: Current mapping for 59 Hawthorne Street

The house can clearly be seen in an aerial photograph from 1929 (See Figure 1).



Figure 1: 1929 Aerial photograph showing 59 Hawthorne St

Section 1.1 – Age of the Building

The exact date of when the building was constructed is unknown. Deed information confirms that the house was constructed by 1918. However, it is highly likely the house existed prior to 1918. The homes on Hawthorne Street were impacted by the Halifax Explosion of 1917. In fact, the “Story of Dartmouth” describes that several residents on Hawthorne Street were either injured or succumbed to their injuries from the jagged glass from broken windows. The house may have been damaged during the explosion.

The dining room and living room floor are sloped, which may indicate its past history, linked to the explosion. While the exact date of construction cannot be verified, deed and anecdotal information indicates the house would have likely been constructed sometime between 1909 and 1917.

Section 1.2 – Important/Unique Architectural Style or Highly Representative

The dwelling was constructed in the Arts and Crafts style that originated in Britain in the late 1800s and became popular in North America at the turn of the century. The style evolved as a response to industrialization and factory production in an attempt to reintroduce traditional building crafts using local materials. The design was based on function, need, and simplicity.

This style was commonly used to 1 ½ storey bungalows, featuring frontal porches beneath broad roof overhangs. The steeply pitched rooflines flared over the front porches, which were framed by exposed arched beams and rafters. Many Arts and Crafts houses had wood shingles and dormers or other projections over the front entrance. Decorative elements were kept to a minimum.

The house at 59 Hawthorne Street is an excellent example of an Arts and Crafts house, a unique example of the style in Dartmouth. There are few examples of Arts and Crafts house in Dartmouth, the only other registered Arts and Crafts house in Dartmouth being 280 Portland Street which was recently registered. The house at 59 Hawthorne is highly representative of the style, with many features still intact.

Section 1.3 – Significance of the Builder/Architect

The house is believed to be designed by Andrew Cobb, a renowned Architect in Halifax. Cobb, born in Brooklyn, New York, attended Acadia University. In 1904, he completed a Master of Science degree in Architecture from the Massachusetts Institute of Technology. Cobb spent time working and studying in Cleveland, Ohio, Antwerp, Belgium, Paris, Italy, and England. He also studied at the Ecole des Beaux Arts in Paris.

When he returned to Nova Scotia, he worked with S.P. Dumaresq, a former colleague from Acadia. Together they designed the Memorial Tower on the Northwest Arm, some buildings at Mount Allison University, the Bank of Montreal (Port Hood) and the First Presbyterian Church (New Glasgow). When Cobb opened his own practice, some of his notable buildings include the Cragg Building, the Tramway Building, the Canada Permanent Building and many of the buildings for Dalhousie University.

Cobb was also noted for his residential designs. In particular, his most ambitious project was the building of entire mill town, commissioned by the Newfoundland Power and Paper Company Limited. Influenced by the Garden City movement, several type of dwellings were designed as well as other buildings for the town.

Cobb's houses were heavily influenced by the Arts and Crafts movement, with its emphasis on revealing woodwork, craftsmanship, exposed beams, recessed seats, recessed windows and built-in features. Cobb's houses were built for a comfortable life.

Although no documentation such as architectural drawings or permit history can directly link the house to Cobb, interior detailing and characteristics strongly suggest that this house was his design. Cobb's signature details can be found inside the house as can be seen with the interior design, details, finishes, and built-in fixtures throughout the home (see photos below).

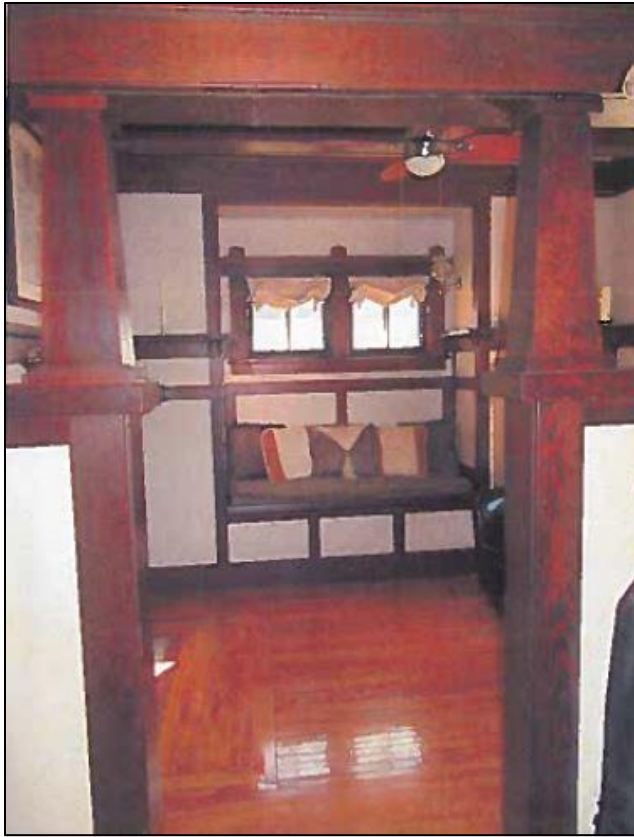


Figure 2: Interior signature elements – recessed seat, built in cabinets, exposed beams signature

Section 1.4 – Architectural Merit

Architectural Merit – Construction Type/Building Technology

The home located at 59 Hawthorne Street is a 1 ½ storey home in the Arts and Crafts Style:

This very sturdy wood frame 1 ½ storey house survived the Halifax Explosion of 1917 with minimal damage, where other neighbouring houses were severely damaged or destroyed. The steeply pitched roofline flares shallower at the front, where it is surmounted by two bracketed dormers. The generous gable end eaves are bracketed to match. Facia boards are curved and are incised with a unique circle pattern at each end. A broad, deep verandah extends the width of the front of the house below the flared overhang. This verandah is beautifully articulated by curved supporting arches that terminate at paired or tripled columns, the base piers of which are shingled to match a low perimeter wall. Many of the nicely proportioned windows feature original leaded upper sashes. The shingled facades are very well maintained and a new metal roof, whose pattern mimics the previous shingle style, is unobtrusive. There are two repointed brick chimneys with custom designed copper chimney caps. The foundation is a mixture of original stone and more recent concrete. In 2011 the current owners have installed a new perimeter drainage system to divert water

running down the hill behind the house. A two car garage (has been) built at the rear of the lot, with the same framing and detailed to match the main house and probably built concurrently.¹

Architectural Merit – Style

The style of house is an Arts and Crafts, with character-defining elements related to that style:

This house is a beautifully detailed and well proportioned Arts and Crafts (Craftsman) 1 ½ storey cottage that features most of the character-defining elements of that style. More recent elements, such as round-headed and Palladian windows added at the sides and back of the house, are not consistent with this style. A more contemporary deck and balcony, also at the side and rear, are also departures from the Arts and Crafts movement.

Character-Defining Elements:

- Set well back from street on a deep lot; unobtrusive in the streetscape
- 1 ½ storey, wood-framed building with shingled exterior cladding
- Steeply pitched roof that flares low at the front over a broad, deep verandah and main entrance.
- Two bracketed dormers over front verandah – one gable-roofed and one shed-roofed
- Generous gable end eaves with decorative brackets
- Arched beams that frame the verandah, terminating at paired or tripled columns.
- Verandah columns set on low pedestals, sheathed with wooden shingles
- Verandah base enclosed with wooden trellis
- Rich interior woodwork, exposed frame and built-in cabinetry
- Paired or tripled double-hung windows with leaded upper sashes and counterweight mechanisms. Some leaded piano windows.
- Two brick chimneys with copper chimney caps
- Partial stone foundation²

Section 1.5 – Architectural Integrity

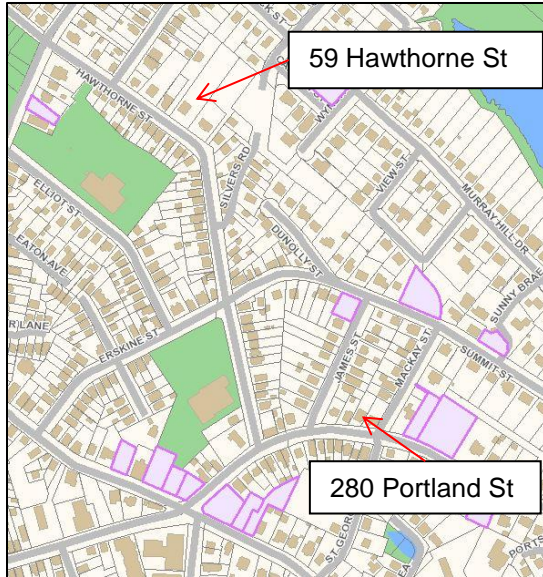
The building has been preserved with the front façade being entirely original. To the sides and rear of the building, new windows, balconies, decks and other projections have been built; however, these features remain sympathetic to the overall Arts and Crafts style. Recently the roof has been replaced with a metal roof. The metal roof mimics the shingles patterns that were originally part of the roof. These repairs and updates are minor in nature.

Section 1.6 – Relationship to the Surrounding Area

The house is set back on a deep site and located in an neighbourhood consisting of one, two, and three storey single unit buildings. Many of these buildings are still original to the neighbourhood. In the surrounding neighbourhood, there are a few smaller homes that reflect limited Arts and Crafts details. The only two examples of Arts and Crafts style are 280 Portland Street and this one, at 59 Hawthorne Street. This house is an important architectural asset, contributing to the heritage character of the surrounding area.

¹ Smith, Scott (2016). Historical Research report prepared for the Heritage Property Program.

² Smith, Scott (2016). Historical Research report prepared for the Heritage Property Program



Map 4: Registered Heritage properties highlighted in purple

References

Property History Waters, Suzanne. Arts and Crafts. Retrieved from: Architecture.com: <https://www.architecture.com/Explore/ArchitecturalStyles/ArtsAndCrafts.aspx>

Roskinski, M (1994). Architects of Nova Scotia: A Biographical Dictionary 1605-1950. Canadian Cataloguing in Publication Data.

Smith, Scott (2016). Unpublished research report prepared for Heritage Property Program, HRM. Original document and sources located in the Heritage Property files.

MacGregor, Kara (2016). Research materials supplied by property owner including photos, title searches, historical aerial photographs and real estate information.

Attachment C

Current Photos

59 Hawthorne Street

October, 2016



Figure 1: West Elevation (facing Hawthorne Street)



Figure 2: Front Dormers



Figure 3: Front Porch



Figure 4: Asymmetrical Glass Panel Front Door



Figure 5: Front porch framed by arched beams and double-hung, multi-pane windows with wide casings



Figure 6: South facade showing front porch supported by columns set on low pedestals sheathed with wooden shingles



Figure 7: South facade continued showing large ornamental brackets



Figure 8: South facade continue



Figure 9: East facade with rear addition and deck



Figure 10: East facade continued



Figure 11: North facade showing rear addition, medium pitched gable roof with large decorative brackets under gable eaves, and piano windows

HERITAGE ADVISORY COMMITTEE SCORING SUMMARY

Property	Date Reviewed	Reviewer
59 Hawthorne Street, Dartmouth	February 1, 2017	Heritage Advisory Committee

Criterion	Highest Possible Score	Score Awarded
1. Age	25	9
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	18
3. Significance of Architect/Builder	10	6
4. a) Architectural Merit: Construction type/building technology	10	4
4. b) Architectural Merit: Style	10	10
5. Architectural Integrity	15	7
6. Relationship to Surrounding Area	10	8
Total	100	62

SCORE NECESSARY FOR DESIGNATION

50

Designation Recommended?

YES NO