

HALIFAX

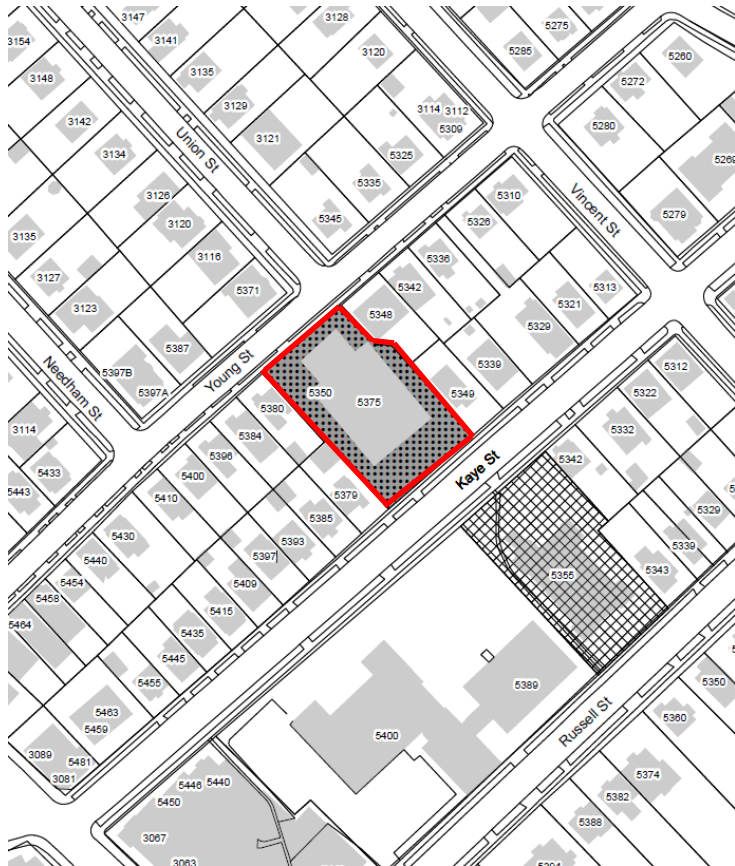
Heritage Advisory Committee

Case No. H00454

Application to Include 5375 Kaye Street in the
Registry of Heritage Property for the
Halifax Regional Municipality

January 24, 2017

Location



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1. Age of Site



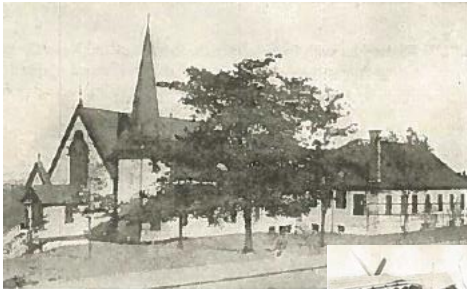
United Memorial Church (1921)



Kaye Street after the Halifax Explosion

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2. Historical Importance



Grove Presbyterian
before and after the
Halifax Explosion



Kaye Street Methodist
before and after the
Halifax Explosion



- Kaye Street Methodist and Grove Presbyterian destroyed in the Halifax Explosion.
- Surviving members of the two congregations began to hold services together in a temporary building.
- Officially united into a single congregation, the United Memorial Church, in June, 1920.
- Preceded the establishment of the United Church of Canada by four years.
- The building featured a number of items donated in memory of victims of the Explosion.

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3. Significance of Builder/Architect



Andrew Cobb (1876-1943)

- The United Memorial Church building was designed by architect Andrew Cobb (1876-1943)
- Cobb studied architecture at Acadia University, MIT and École des Beaux-Arts in Paris. His work included many houses and major institutional buildings throughout Atlantic Canada.
- He designed many notable buildings throughout Halifax in a range of architectural styles, including most of the Dalhousie Studley Campus, the Halifax Forum and Dingle Tower.



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4. Architectural Merit

Construction Type or Building Technology



- Brick construction
- Cross gable structure
- Steeply pitched rooves
- Prominent four sided steeple

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4. Architectural Merit

Style



- Streamlined geometric form
- Influenced by Early Art Deco style

5. Architectural Integrity

1921

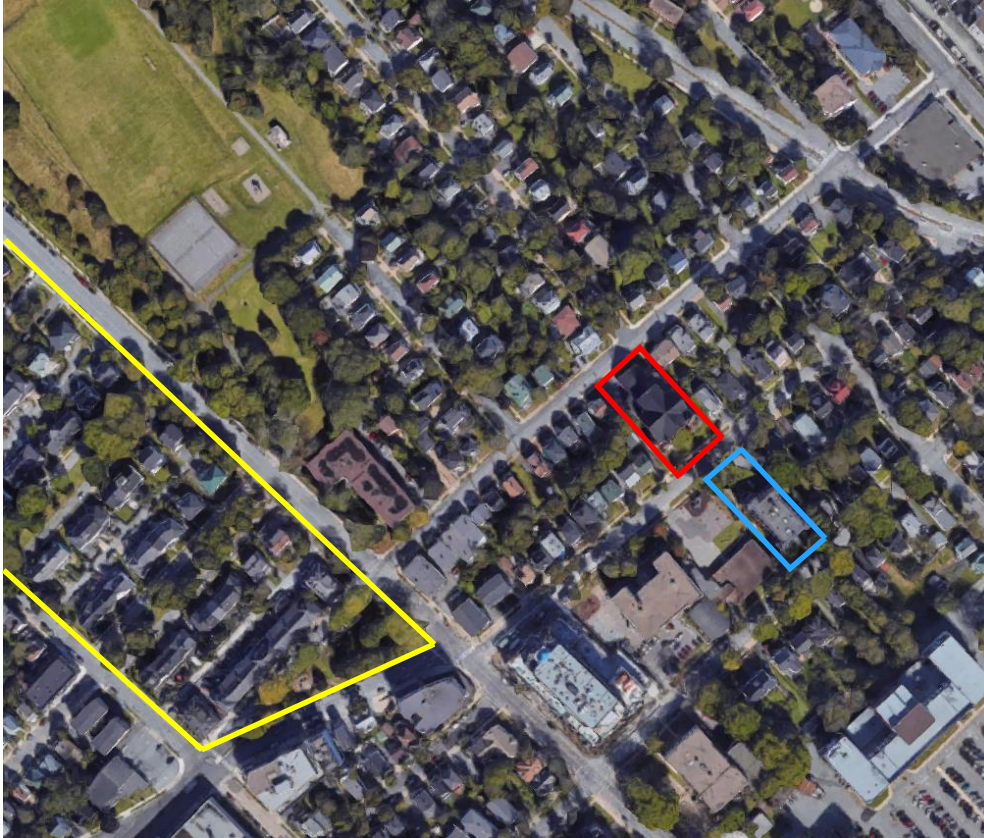


2017



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6. Relationship to Surrounding Area



St Joseph's Convent



Hydrostone Market

Third Party Registrations

- The Nova Scotia Heritage Property Act does not prohibit applications for registration by persons other than the property owner.
- There are several rare examples of such applications, but typically applications are initiated by the property owner.
- In this case, the property owner has been notified of the application and has noted their objection to registration.
- The property is currently subject to an application to amend the Municipal Plan. Council has not initiated the plan amendment process for this site.
- There is an approved permit for demolition for the property which was issued on January 17th 2018.

Recommendation

It is recommended that should 5375 Kaye Street score more than 50 points, the Heritage Advisory Committee recommend that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 5375 Kaye Street in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property.

Evaluation Criteria

1. Age

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20	Boom period following construction of 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

Evaluation Criteria

2. Historical or Architectural Importance

Importance	Points	Comments
Highly important, Unique, or representative of an era	16 - 20	
Moderately important, Unique, or representative of an era	11 - 15	
Somewhat important, or representative of an era	10 - 1	
Not important, Unique, or representative of an era	0	

Evaluation Criteria

3. Significance of Architect/Builder

Status	Points	Comments
Nationally	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	

Evaluation Criteria

4. Architectural Merit

Construction Type/Building Technology		
A) Construction type	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early	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	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	

Evaluation Criteria

5. Architectural Integrity

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	

Evaluation Criteria

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.

Evaluation Criteria

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 or 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

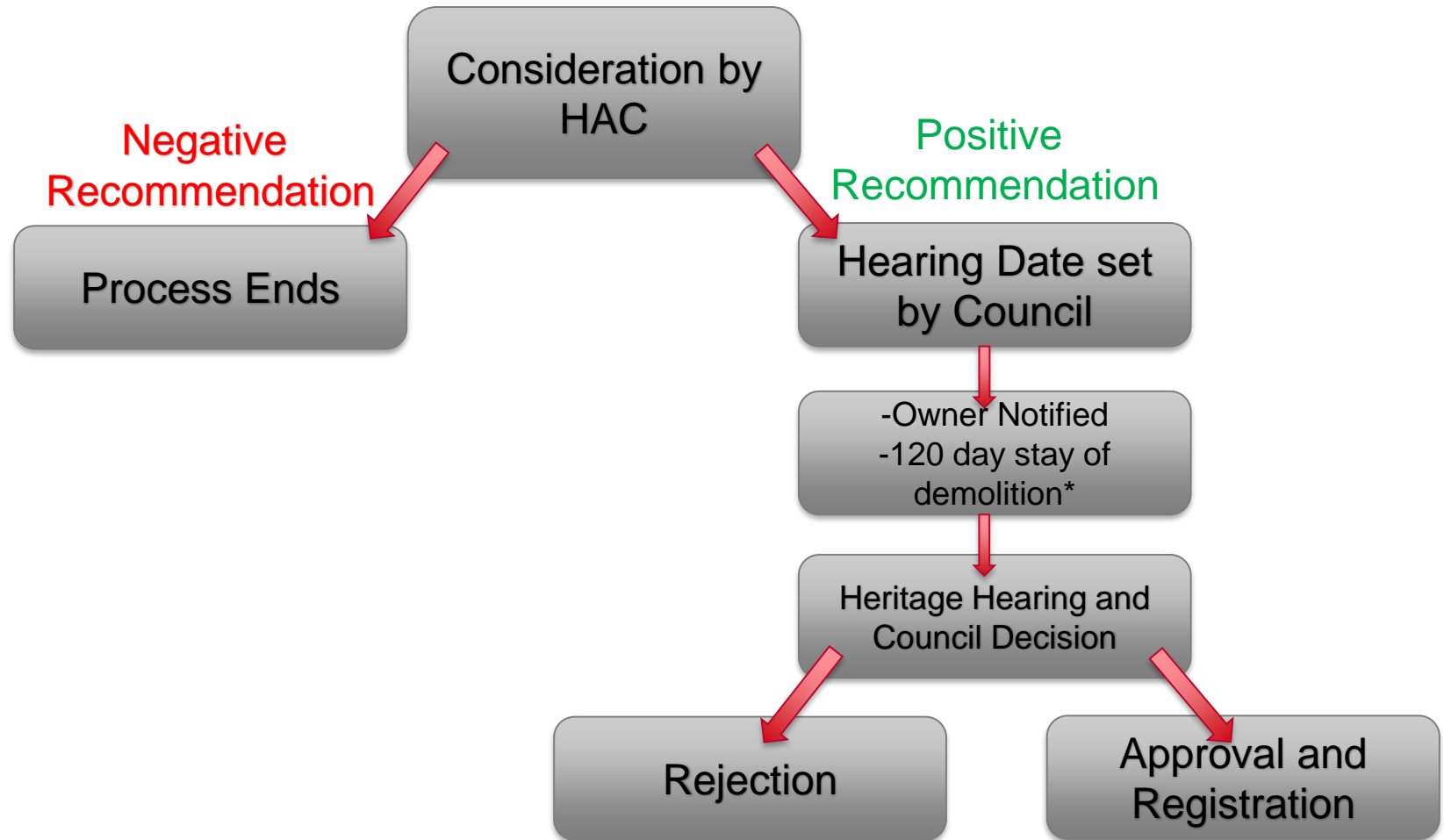
Designation Recommended?

YES

NO

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Approval Process for Registration



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*May not apply once demolition permits have been issued