

HALIFAX

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

Item No. 14.4.1
Halifax Regional Council
March 22, 2016

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed
Jason Cooke, Chair, Heritage Advisory Committee

DATE: March 8, 2016

SUBJECT: Case H00414: Request to Register 280 Portland Street, Dartmouth as a
Municipal Heritage Property

ORIGIN

Motion passed by the Heritage Advisory Committee at a meeting held on February 24, 2016.

LEGISLATIVE AUTHORITY

Section 21 of the Halifax Charter regarding Standing, Special and Advisory Committees.

By-Law H-200 Respecting the Establishment of a Heritage Advisory Committee and a Civic Registry of Heritage Property.

RECOMMENDATION

The Heritage Advisory Committee recommends Halifax Regional Council:

1. Set a date for a heritage hearing to consider the heritage registration; and
2. Approve the registration of 280 Portland Street, as shown on Map 1 of the January 18, 2016 staff report, as a municipal heritage property.

BACKGROUND

At the February 24, 2016 meeting of the Heritage Advisory Committee, staff presented the application by the property owners to have 280 Portland Street, Dartmouth registered as a Municipal Heritage Property.

DISCUSSION

The Committee evaluated the application using the Evaluation Criteria for Registration of Heritage Buildings in HRM. The property scored a total of 64 points out of a possible 100 points and, therefore, is recommending that the property be registered.

FINANCIAL IMPLICATIONS

None associated with this report. The attached staff report addresses financial implications associated with process the application.

COMMUNITY ENGAGEMENT

The Heritage Advisory Committee is an Advisory Committee to Regional Council comprised of 10 volunteer members of the public and two Councillors. The meetings are open to the public and the agendas and minutes are posted at www.Halifax.ca.

ENVIRONMENTAL IMPLICATIONS

None.

ALTERNATIVES

The Committee did not provide alternatives.

ATTACHMENTS

Attachment '1': Staff report dated January 18, 2016
Attachment '2': Heritage Advisory Committee's Scoring Summary

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.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: Sheilagh Edmonds, Legislative Assistant 902.490.6520

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

Heritage Advisory Committee
February 24, 2016

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: Original Signed by
Bob Bjerke, Chief Planner & Director, Planning and Development

DATE: January 18, 2016

SUBJECT: **Case H00414: Request to Register 280 Portland Street, Dartmouth as a
Municipal Heritage Property**

ORIGIN

Application by Allison Chubbs

LEGISLATIVE AUTHORITY

The Heritage Property Act

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 280 Portland Street, as shown on Map 1, as a municipal heritage property.

BACKGROUND

Allison Chubbs has applied to have her property, located at 280 Portland Street, Dartmouth, registered as a municipal heritage property (Map 1). The property consists of a single unit detached dwelling constructed in the Arts and Crafts style. Although the exact date of construction cannot be confirmed, evidence has placed the time of construction between June of 1915 and April of 1916. The dwelling fits within a cluster of heritage properties along Pleasant Street and Portland Street.

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".

Under Sections 14(2) and 15(1) of the *Heritage Property Act*, HRM must give notice of its recommendation 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 and heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

DISCUSSION

Evaluations of heritage registration applications are carried out by the Heritage Advisory Committee and are based upon the six evaluation criteria as outlined above and which are described in greater detail in Attachment A. To assist the HAC in its evaluation and scoring, staff offer the following comments in relation to each criterion based on a historical research report (Attachment B). The historical research for

this property has been undertaken by a research consultant in support of the application, which was supplemented by heritage staff in the body of this report. Additionally, current photographs of the building can be found in Attachment C.

1. Age:

The lot was originally part of a larger Hazelhurst estate, which was subdivided and the lot was sold in 1897 to James and Irene Simmonds. After the death of James in June 1915, the lot was sold to builder, Maurice Webber and his wife. The Property Assessments for Dartmouth indicates that in 1916, Maurice and Olive were listed as having a new house on Portland Street. Although the exact date of construction is unknown, the house was likely constructed between June 1915 and April 1916.

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

2. Historical OR Architectural Importance:

2. B) Important/Unique Architectural Style or Highly Representative of an Era:

This house is an excellent example of the Arts and Crafts style of architecture which is rare in Dartmouth. In the immediate area there are two other examples located at 11 MacKay Street and 296 Portland Street, but 280 Portland Street has more details, ornamentation, and characteristic elements of the style. Some of these elements include wood framed building with wooden shingle cladding, a medium pitched gabled roof with generously overhanging eaves, wide barge boards and decorative brackets, a covered front porch supported by substantial columns set on low pedestals, three-window assembly with wide casings, and piano windows.

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:

Little information could identify the architect or builder of this house. Maurice Webber, listed as a builder in McAlpine's Directories, owned the property at the time the house was constructed. His father was also a builder and ran his own business. Although it was likely the Webbers constructed their home, records could not confirm if this is the case nor could any other projects be identified that the Webbers may have worked on.

For significance of the architect or builder, a score of 0, reflecting not significant would be recommended.

4. Architectural Merit:

4. A) Construction type or building technology:

The house is two-storey, wood-framed construction with medium pitched front facing gables, wooden shingles, and supported by a concrete masonry foundation or cinderblocks with a cement plaster finish. Characteristic of Arts and Crafts, 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 4-6 points would be recommended for construction type or building technology as a moderately rare example.

4. B) Style:

The house is an outstanding and unique example of Arts and Crafts style (Attachment D). The Arts and Crafts Style is rare in Dartmouth, with only two other, less detailed examples in the immediate area (11 Mackay Street and 296 Portland Street).

The house at 280 Portland Street highlights the ornamentation and characteristic elements of the Arts and Crafts Style. It is a 1 ½ storey, wood framed building with wooden shingle cladding and a medium pitched, front gabled roof. Prominently featured are the generously overhanging eaves, wide bargeboards, and decorative brackets beneath. The second floor on the front face contains a central projection with centrally located Palladian styled triple windows and wide casings. Characteristic of the Arts and Crafts style, the building has a covered front porch with medium pitched gable roof, overhanging eaves, and decorative brackets. The front porch is supported by substantial columns set on low pedestals, sheathed with wooden shingles. Other important repeated features include the three-window assemblies with wide casings and piano windows. The shed dormer on the along the left side of the building also contains more casement windows. Typical of the Arts and Crafts style, the building has a rectangular volume with a front-facing gable and varying projections on all sides.

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:

- Arts and Crafts style;
- 1 ½ storey wood framed building with wooden shingle cladding;
- Medium pitched gabled roof with generously overhanging eaves, wide barge boards, and decorative brackets beneath;
- Covered front porch with a similarly pitched gabled roof, brackets at the eaves, and supported by substantial columns set on low pedestals sheathed with wooden shingles;
- Central front entry system located under the porch
- Central projection with a gable dormer and projecting roofline above the front porch contains wide barge boards, decorative brackets, and generously overhanging eaves. The second floor projection contains centrally located Palladian styled triple windows with wide casings.
- The three-window assembly with wide casings are repeated on the front façade, right side on the second floor, and at the rear.
- Left side of the façade on the first floor contains a single piano window with a diamond-pane. Other piano windows are present with vertically divided panes rather than diamond-panes.
- Shed dormer along the left side of the house contains more casement windows
- Rectangular volume with a front-facing gable roof and varying projections on all sides are typical of the A&C style
- Brick Chimney

5. Architectural Integrity:

Original photos of the building are not available for comparison purposes. However, the design and style of the house appears to be intact with the prominence of the Arts and Crafts features still evident. The current owner reported repair and replacement work to the wooden shingle siding as a result of Hurricane Juan in 2003. This work was sided in kind with new material. Within recent years, the porch has been replaced with newer construction materials (treated wood). However, the porch maintains the Arts and Crafts style with the generously overhanging eaves, decorative brackets, and columns supported by low pedestals. In some locations, the foundation has cracked and crumbled but the owner has patched and painted these deteriorations. Over time, the roof shingles have been replaced and updated along with general repair and replacement of the eaves and brackets. Although most of the original wood-framed windows are still intact, the windows have been covered with aluminum storm windows. At an unknown point of time, one window at the rear of the house was replaced with an aluminium window. The original front door is still in place at the front of the house, but has been covered with a storm door. The rear door off the kitchen is new as well as the back deck and accessory building. The necessary repairs and updates do not detract from the overall Arts and Crafts style of the house.

A score between 11-15 points would be recommended, as the architectural integrity is largely unchanged.

6. Relationship to Surrounding Area:

The surrounding area is known for its diverse collection of heritage and architecture ranging from the former Hazelhurst Estates, Five Corners, to the Old Ferry Road. Heritage designations are evident in the immediate neighbourhood on Portland Street, Pleasant Street and the surrounding streets. This particular property is important contribution and architectural asset in its uniqueness of a less common style.

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.

Under Sections 14(2) and 15(1) of the *Heritage Property Act*, HRM must give notice of its recommendation 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 and heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2015/16 operating budget for C310 Planning & Applications.

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.

The community engagement process for a heritage deregistration 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. A public hearing must be held by Regional Council before it may deregister a municipal heritage property. Such a public hearing shall be held not less than thirty days after a notice of the hearing is served on the registered owner of the municipal heritage property and published in a newspaper circulating in the area.

ENVIRONMENTAL IMPLICATIONS

No concerns identified.

ALTERNATIVES

1. The Heritage Advisory Committee may choose to for consideration 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

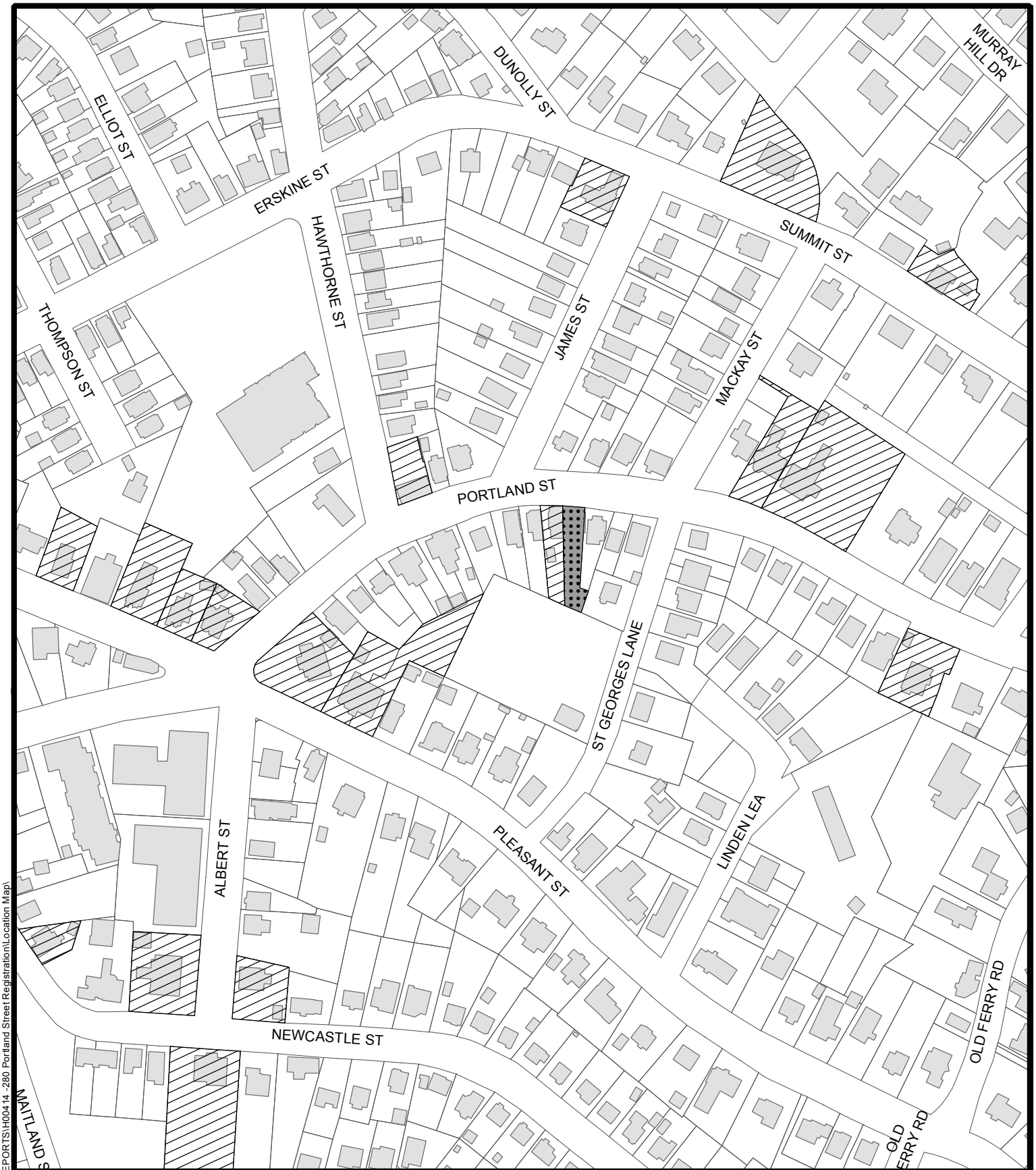
Attachment B: Historical Research Report

Attachment C: Recent Photographs of 280 Portland 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: Shilo Gempton, Heritage Planner I, 902.490.4494

Report Approved by: Original signed by
Jacob Ritchie, Urban Design Manager, 902.490.6510





MAP 1 LOCATION MAP - 280 PORTLAND STREET

-  Application Location
-  Existing Municipally Registered Heritage Property
-  Building



Community Development
Planning Services

Jan 14, 2016

HRM does not guarantee the accuracy of any base map information on this map.

H:\PlansServ\OLD\Heritage Property Program\REPORTS\H00414-280 Portland Street Registration\Location Map

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:

ATTACHMENT B - HISTORICAL RESEARCH REPORT

Historical and Architectural Research Report

280 Portland Street

Prepared by Emma Sampson for Maggie Holm, Heritage Planner
11-13-2015

1. DATE OF CONSTRUCTION

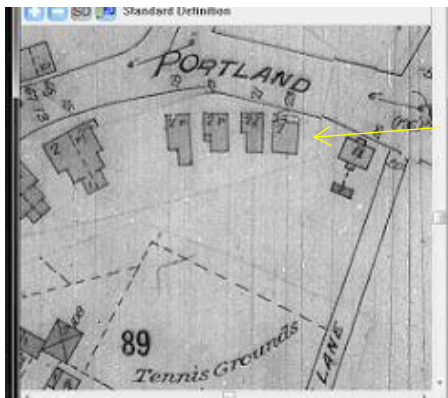
The parcel of land that is listed on the deed dates to at least 1897 as part of the larger Hazelhurst estate belonging to John P. Mott that was subdivided and sold off. Mott made his name through his successful chocolate manufacturing company, with his estate and factories dominating the neighbourhood, though closer to the waterfront. James Simmonds and his wife, Irene, purchased the deed in 1897, owning some other land on the block, as well as their own house around the corner at 51-53 Pleasant Street.

In 1915, most likely following James’s death in June, Irene sold the property to Maurice Webber, a builder, and his wife Olive. In the 1916 Property Assessment for Dartmouth, Maurice and Olive are listed as having a “new house” on Portland Street, with the note Land Simmonds Est. With this known, the date of construction for 280 Portland Street can be placed between June of 1915 and April of 1916 (see Table 1).

Year	Deed Owner	Property Assessment	McAlpine's
1897-1915	James & Irene Simmonds	Yes (Land)	Yes (1911 on)
1916	Maurice & Olive Webber	Yes (House - New)	Yes
1917	Joseph & Bertha Inness	Yes (House)	No
1918	Canadian Fairbanks Morse Co. Ltd.	Yes (House)	No
1919	Canadian Fairbanks Morse Co. Ltd.	Yes (House)	No
1920	Fred W. & Jessie B. Moore	Yes (House)	No
1921	Fred W. & Jessie B. Moore	Yes (House)	Yes
1922	Fred W. & Jessie B. Moore	Yes (House)	No
1923	Fred W. & Jessie B. Moore	Yes (House - Estate)	No
1924	Henry S. & Isabella F. Creighton and Gerald E. Creighton	Yes (House) (Isabella)	Yes

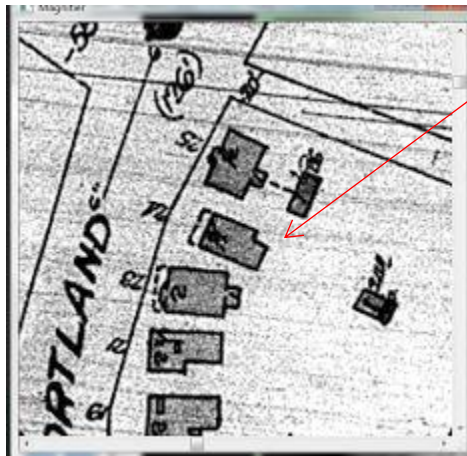
Table 1: Deed Owners, Property Assessment and McAlpine’s City Directories of 280 Portland St

While the property assessments do not list a full civic address of 280 Portland Street until 1924, there is a large volume of evidence to support and correlate these dates, through the use of both maps and directories. On the 1906 Underwriters’ Insurance Map of Dartmouth, no footprint is shown on the land (see Map 1).



Map 1. 1906 Underwriters Insurance Map of Dartmouth. Land at 280 Portland is vacant.

By 1920, however, footprints matching the current structure of the house as well as the garage appear on the Underwriters' Insurance Map (See Map 2 and Map 4). This period is narrowed further with McAlpine's City Directories (See Table 1). By 1934, the Underwriters Insurance Map of Dartmouth shows the footprint and identifies the civic address of the property to be 280 Portland Street. Although the footprint appears to have changed slightly compared to the 1920 map, the location and dimensions of the footprint are indicators that it is the same building.



Map 2. 1920 Underwriters Insurance Map of Dartmouth. Footprint at 280 Portland Street.



Map 3. 1934 Underwriters Insurance Map of Dartmouth. Civic address and footprint at 280 Portland Street.



Map 4. 2015 Capture of footprint for 280 Portland St from HRM's ReGIS mapping.

Examining the assessment records in further detail, the Webbers are listed in 1916 at Portland Street, but not sooner. Joseph and Bertha Inness and the Canadian Fairbanks Morse Co. Ltd. are not found in McAlpine's during the brief dates of their deed ownerships, though they are both found in the Property Assessment records for Portland Street (See Table 2). Fred W. and Jessie B. Moore are not listed until 1921 (both deceased in 1922). Gerald E. Creighton is listed in 1923 in McAlpine's, two years before he acquired the deed from his parents, Henry and Isabella Creighton, and is listed at 280 Portland Street in the 1924 Property Assessment.

Owner	Date of Acquisition	Date of Sale	Book	Page
Allison Chubbs	2007	n/a	-	-
Stephanie Young	1999	2007	6335	352
Terrence Gerrard Drisdelle & Darlene Marie Garrison	1987	1999	4462	881
Gerald Esmond Creighton	1925	1987	588	687
Henry Spurr Creighton & Isabella Fraser Creighton	1923	1925	563	510
Frederick Wyndham Moore & Jessie Boyd Moore	1920	1923	505	761
Canadian Fairbanks Morse Co. Ltd.	1918	1920	479	570
Joseph A Inness & Bertha Inness	1917	1918	463	353
Maurice E Webber & Olive B Webber	1915	1917	444	780
James Simmonds & Irene Simmonds	1897	1915	319	275

Table 2. Registry of Deed Records for 280 Portland Street

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A) Having specific associations with important occasions, institutions, personages and groups

The original parcel of land was owned by John P Mott. The Mott family, under John's father, Henry, was one of the first in Canada to manufacture cocoa and chocolate products. With his wealth, Mott built Hazelhurst estates on the Dartmouth waterfront near the chocolate factories and spice mill. Following Mott's death, and the subdivision of the estate, the parcel was purchased in 1897 by James Simmonds, former mayor of Dartmouth. James Simmonds, mayor from 1888-1889, was a prominent merchant in the city. Partner of James Simmonds & Co., a hardware supplier, Simmonds' well-known residence, a registered heritage property is located in close proximity, at 51-53 Pleasant Street.

Gerald Creighton, whose family owned the house until 1987, was a first cousin of renowned folklorist Dr. Helen Creighton. It should be noted that Gerald's second wife, and widow, was also Helen, and should not be confused for the former. Gerald made his career at Imperial Oil, and served for a time as President of St. George's Tennis Club, one of the oldest in Canada, located just around the corner from the house (see Map 5).

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

The house is an excellent example of the Arts & Crafts style of architecture, and is perhaps one of the best examples of this style, which is rare in Dartmouth. There are two other examples of this style in the immediate area: across the street at 11 Mackay St and further south at 296 Portland St (a registered heritage property). Both of these houses are less detailed examples of the Arts & Crafts style, with the property at 280 Portland St highlighting the ornamentation and characteristic elements of the style. Some of these characteristic elements of Arts and Crafts style includes a wood framed building with wooden shingle cladding, a medium pitched gabled roof with generously overhanging eaves, wide barge boards and decorative brackets, a covered front porch supported by substantial columns set on low pedestals, three-window assembly with wide casings, and piano windows.

3. SIGNIFICANCE OF ARCHITECT/BUILDER

With the exact date of construction difficult to pin down, it was equally difficult to identify the architect or builder of this house, should they be significant. Searches of the Canadian Contract Record and local papers have provided no information. Maurice Webber is listed as a builder in McAlpine's Directories, and his father Jacob ran his own business, also as a builder. It is likely that both or one of the Webbers was responsible for the construction of the house as a residence for the newly Mr. & Mrs. Maurice Webber. It is, however, difficult to identify other projects on which either may have worked.

4. ARCHITECTURAL MERIT

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;

The house is two-storey symmetrical wood-framed construction with low-pitched front-facing gables and wooden shingles. The foundation it is built upon is concrete masonry units or cinderblocks with a cement plaster finish.

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

The house at 280 Portland Street highly exemplifies many of the key characteristics of the Arts & Crafts style of architecture.

Typical of Arts and Crafts, the roof is one of the strongest features of the house. The low-pitched gables with deep eaves extend from the front of the house at several depths: the porch (a slightly lower pitch), the centre window projection, and the main body of the house. The rear enclosed balcony, a unique feature, follows a similar extension, as does the shed dormer along the left side of the house. The second storey gabled dormer on the right side of the house extends perpendicular to these planes, but again maintains the low-pitch and deep eaves.

Along the underside of the roof, the wooden eaves are exposed and the rafters are exposed, continuing to the edge of the roof. The thick rakes on the front of the gables extend past the gutters on the edges of the roof, with what appears to be deliberately only the bottom half extending, a modest decorative feature. The deep eaves previously mentioned are supported through decorative wooden bracings spaced along the full perimeter of the house. It is worth mentioning that the characteristics of the roof described in the previous paragraphs apply to the entirety of the roof; the details have not been limited solely to the front façade, but are used along the entirety of the house.

The porch at the front of the house is supported at either side by a column (three separated posts forming a right angle), sheathed on the bottom half by wooden shingles which flare out at porch level. The architrave of the porch is curved at the ends toward the centre, and is topped by a decorative openwork frieze and moulding.

The windows in the house are designed in a number of ways following the style, all wood-framed windows with wider casing surrounding and headers on top. Most common and prominent in the house is the three-window assembly, very typical of the Arts & Crafts style. The particular arrangement that this house has, however, seems to be unique and of merit as a very rare example and interpretation of the style. This trio of windows is seen at the front of the house above the porch, on the second storey on the right hand side, and at the rear of the house. In this assembly, the two side windows are narrower than the centre, and do not come to the full height. In the case of the front of the house, as well as the second storey, the side windows align at the bottom with the centre, but are offset to a shorter height. At the rear of the house, the alignment is reversed: the tops of the windows are aligned, and offset from the bottom. The centre window in these instances has six panes in the top

third of the glazing, and is a single pane below and is operable as a sash window. The side windows are either split vertically or have a single perimeter frame. To the right of the porch, this assembly exist in the inverse, with the centre window the smallest (to accommodate the porch roof), with all the windows being perimeter framed.

There are also a number of horizontal windows on the house, with a diamond-paned example to the left of the porch. This is not the stained glass that might typically be expected of such a window, but the decorative nature of the diamond panes is certainly in keeping with the style. The remaining horizontal windows have vertically divided panes

5. ARCHITECTURAL INTEGRITY

While no earlier plans or photographs of the house can be found for comparison, it would seem fairly evident that little change has occurred with the house, or that which has, has been strongly in keeping with the design and style of the house as a whole. The footprints shown in the 1920 and 1934 Underwriter's Insurance Plan Maps show little variance and align with the structure that currently exists, and no mention of new construction is found past the original mention of the Webber's new house through to 1924 and the Creighton ownership.

Some repair work and replacement has been done, as confirmed by the current owner. Hurricane Juan in 2003 removed a large amount of the wooden shingle siding, and the house has been sided in kind with new material. The small accessory building at the rear of the structure is not original; this was added in the past decade in the location of the original garage (demolished at some point in the decades prior). It was designed with the intention of complementing the style of the house.

The porch has also been replaced within recent years, and it is obviously newer construction (treated wood). Again, it is in keeping with the style of the house, as it fits in with the lower base of the columns, and the wide, horizontal steps echo similar elements in the Arts & Crafts style. The cement plaster along the foundation has cracked and crumbled in some locations, and the current owner confirms that these losses have been patched and painted.

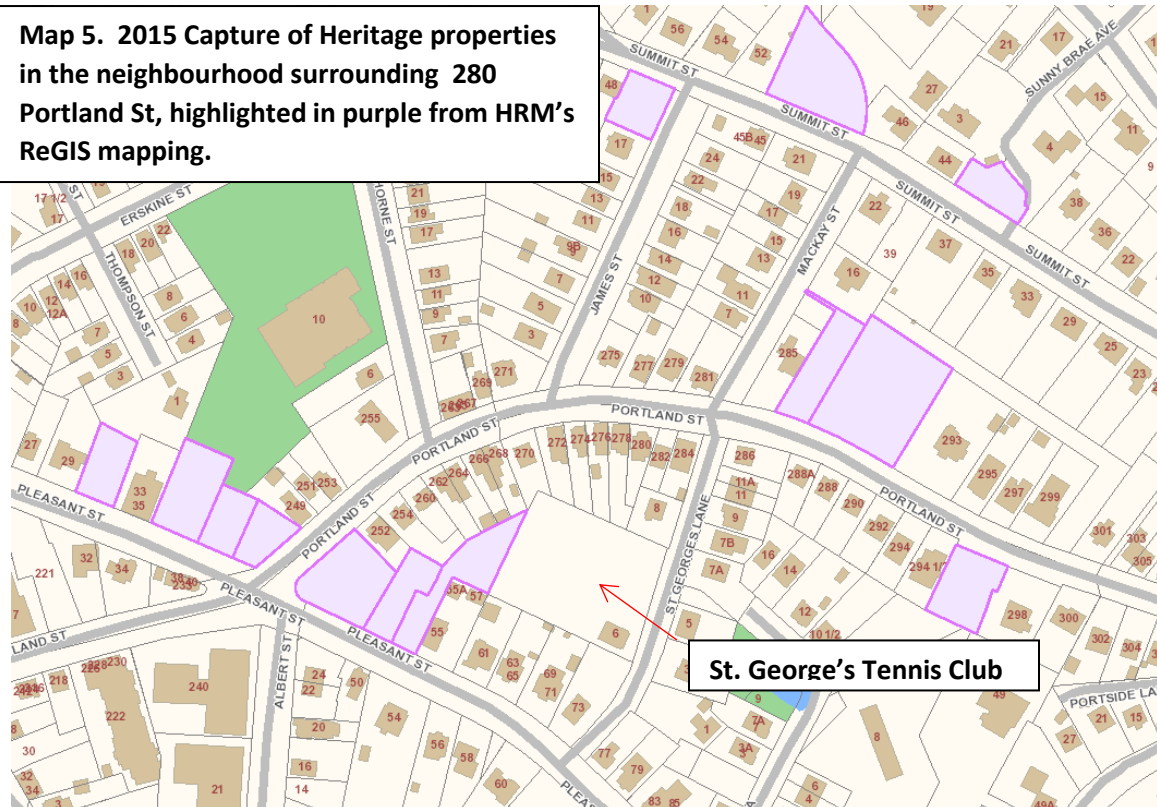
The windows have been covered with aluminum storm windows, though are all still original, wood-framed, with the exception of a single sash window on the second-storey in the rear of the house. The original window was replaced with an aluminum window of the same size at an unknown point. A storm door has been added to the front of the house, again, with the original door still in place. The

rear door leading off the kitchen is a newer door, and the back deck is a modern addition. The roof shingles have been replaced and updated, presumably more than once during the lifetime of the house, and eaves and rakes appear to have been repaired and replaced where needed.

Overall, while a considerably amount of repair and restoration has been done around the exterior of the house, it has, to the best of its ability, been true to form in style and material and has not detracted from the style of the house.

6. RELATIONSHIP TO SURROUNDING AREA

The area of the former Hazelhurst estate, from Five Corners to the Old Ferry Road, is known for its diverse collection of heritage and architecture. With heritage designations in the immediate neighbourhood on Portland Street, and a large number of designated properties on the surrounding streets, 280 Portland Street certainly exists as a valuable asset in an already rich area (See Map 5). As many of the houses in the area pre-date this location both in construction and in style, the house exists as an important and highly unique example of a less common style. With only a few other examples of Arts & Crafts houses in Dartmouth, the care and attention given to maintaining the integrity of the house certainly do well to highlight its character and design.



APPENDIX A – DEED DESCRIPTION

“Commencing on the southern side of Cole Harbour Road (now Portland Street) at the northeastern angle of property purchased by the said James Simmonds from the executors of John P Mott late of Dartmouth, deceased, and thence south-westerly along the south-eastern line of said property purchased from said executors one hundred and thirty-five feet thence north-westerly at right angles to the line above described eight feet thence north-easterly is a point on the southern side of the Cole Harbour Road distance forty-nine feet westerly from the place of beginning and thence easterly along the said Cole Harbour Road forty-nine feet to the place of beginning.”

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ATTACHMENT C: RECENT PHOTOS OF 280 PORTLAND STREET



SCORING SUMMARY

Property	Date Reviewed	Reviewer
280 Portland Street, Dartmouth	February 24, 2016	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	2
4. a) Architectural Merit: Construction type/building technology	10	5
4. b) Architectural Merit: Style	10	9
5. Architectural Integrity	15	12
6. Relationship to Surrounding Area	10	9
Total	100	64

SCORE NECESSARY FOR DESIGNATION

50

Designation Recommended?

YES NO