

HALIFAX

Heritage Advisory Committee

Case No. H00468

Application to Include 26 Elliot Street in the
Registry of Heritage Property for the
Halifax Regional Municipality

July 24, 2019

Location



1. Age of Site



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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

2. Historical Importance

Bungalow Schools

- One storey buildings
- Simple designs
- 4-8 classrooms
- Limited school amenities
- Common in HRM area following World War I



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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	

3. Significance of Builder/Architect



Middleton Regional High School,
Middleton NS



Flemming Tower School, Jollimore NS

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Evaluation Criteria

3. Significance of Architect/Builder

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

4. Architectural Merit

Construction Type or Building Technology

- One storey, wood frame structure
- Steeply pitched, hipped gable roof
- Wood shingle siding
- Cinderblock gymnasium addition



Evaluation Criteria

4. Architectural Merit

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	

4. Architectural Merit

Style

- Georgian Colonial Revival style
- Based on elaborate, detailed design that has been greatly simplified



Evaluation Criteria

4. Architectural Merit

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	

5. Architectural Integrity

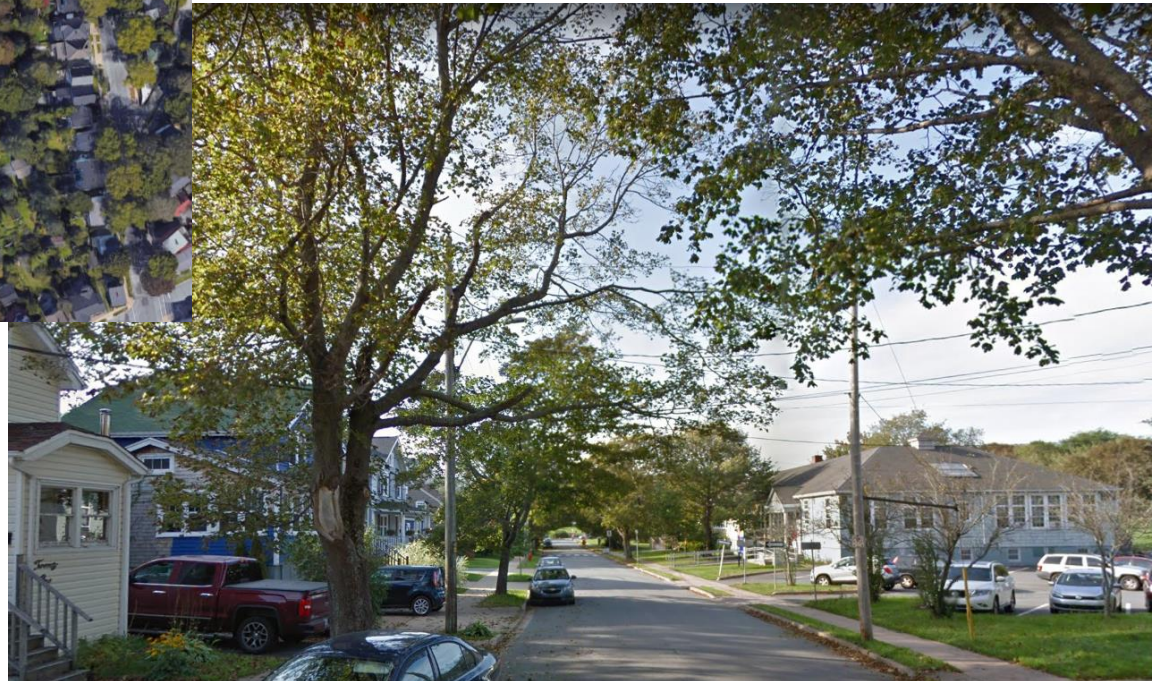
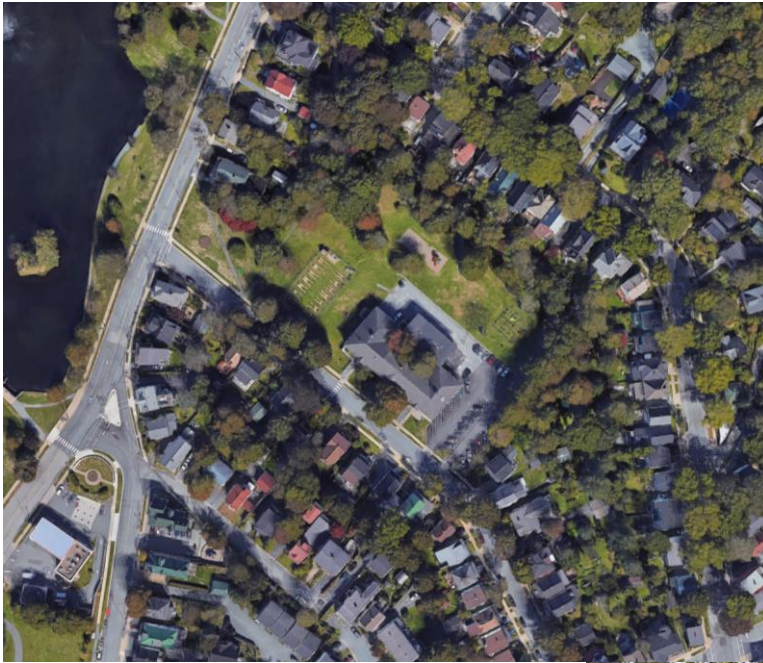


Evaluation Criteria

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	

6. Relationship to Surrounding Area



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.

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 is the Halifax Regional Municipality.
- Heritage Staff have discussed the application with the Parks and Recreation Department. They did not identify any plans for the demolition or substantial alteration of the property that would be impacted by registration.

Recommendation

It is recommended that should 26 Elliot 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 26 Elliot Street in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property.

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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