

Item 9.3

HALIFAX

Heritage Advisory Committee

Case No. H00471

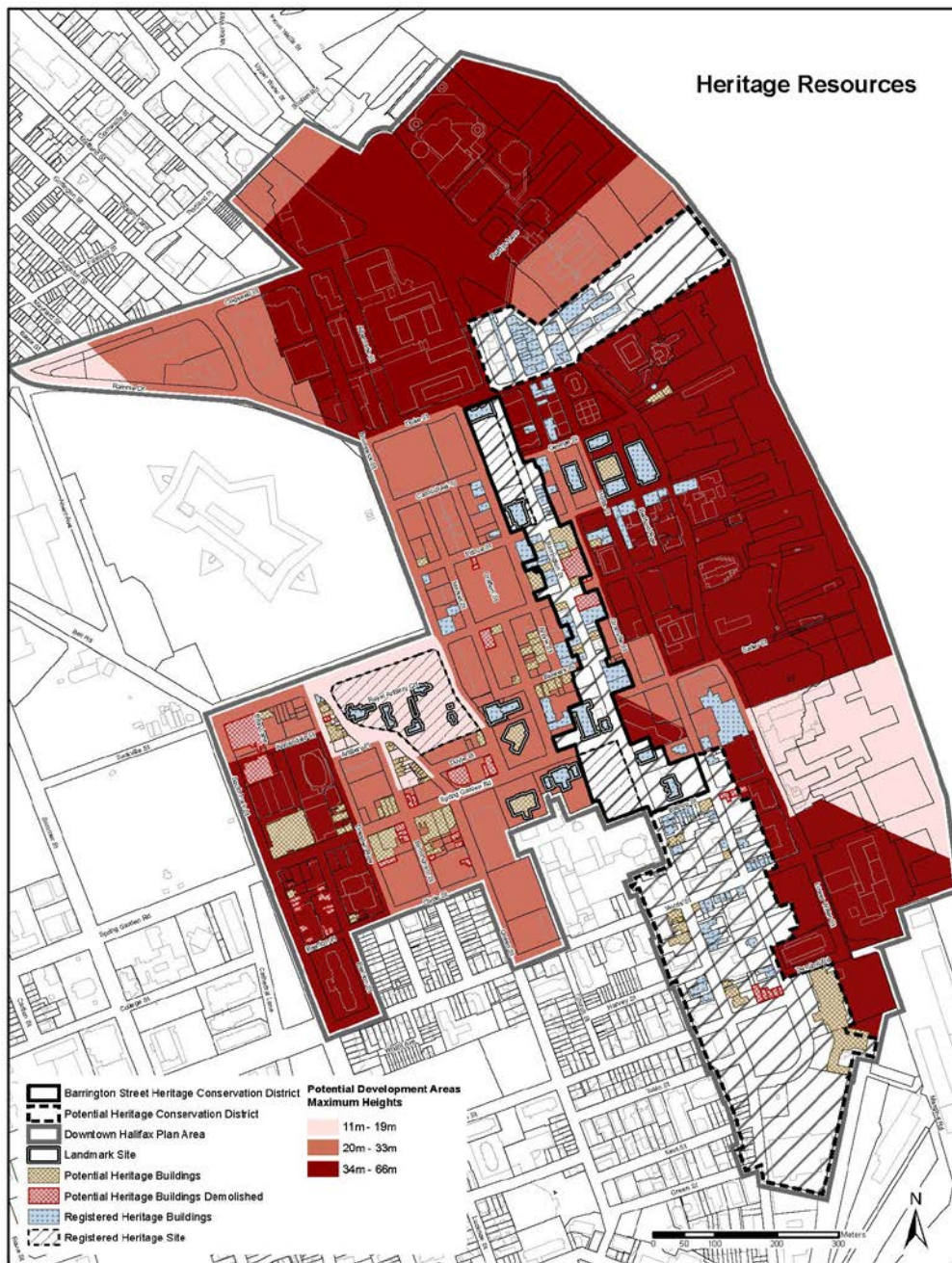
Evaluation of Potential Heritage Resources in
Downtown Halifax – Report #2

January 30, 2020

Origin

On May 14, 2019, Regional Council passed the following motion:

“Initiate a process to evaluate existing potential heritage properties identified in Attachment D of the staff report dated December 28, 2018 under the HRM Evaluation Criteria for registered heritage properties under H-200, the Heritage Property By-law”



Un-registered heritage resources outside of existing or future HCDs

35 per cent lost since 2009.
(33 buildings)

61 buildings remain.

Significant loss in SGR precinct.

Proximity and compatibility of 16 buildings warrant designation of three heritage streetscapes.

HALIFAX

NS Heritage Property Act

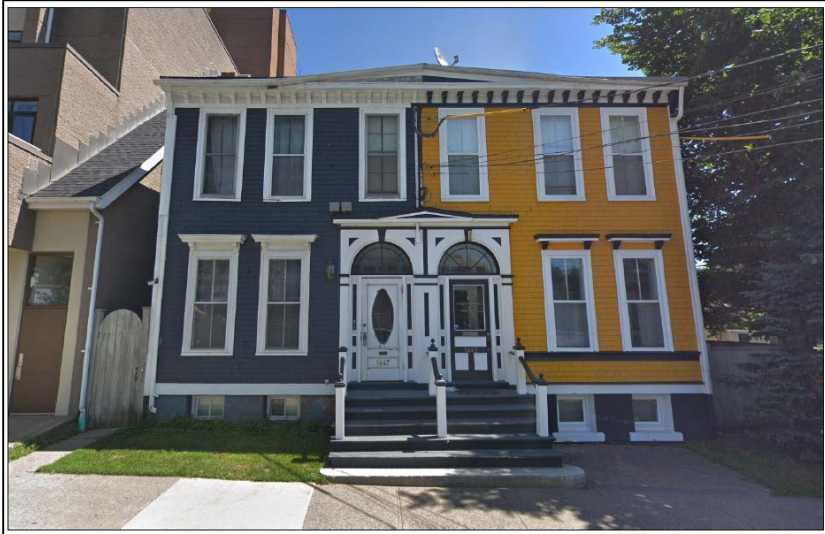
HRM's Heritage Property Program receives its authority from the Heritage Property Act which seeks:

“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”.

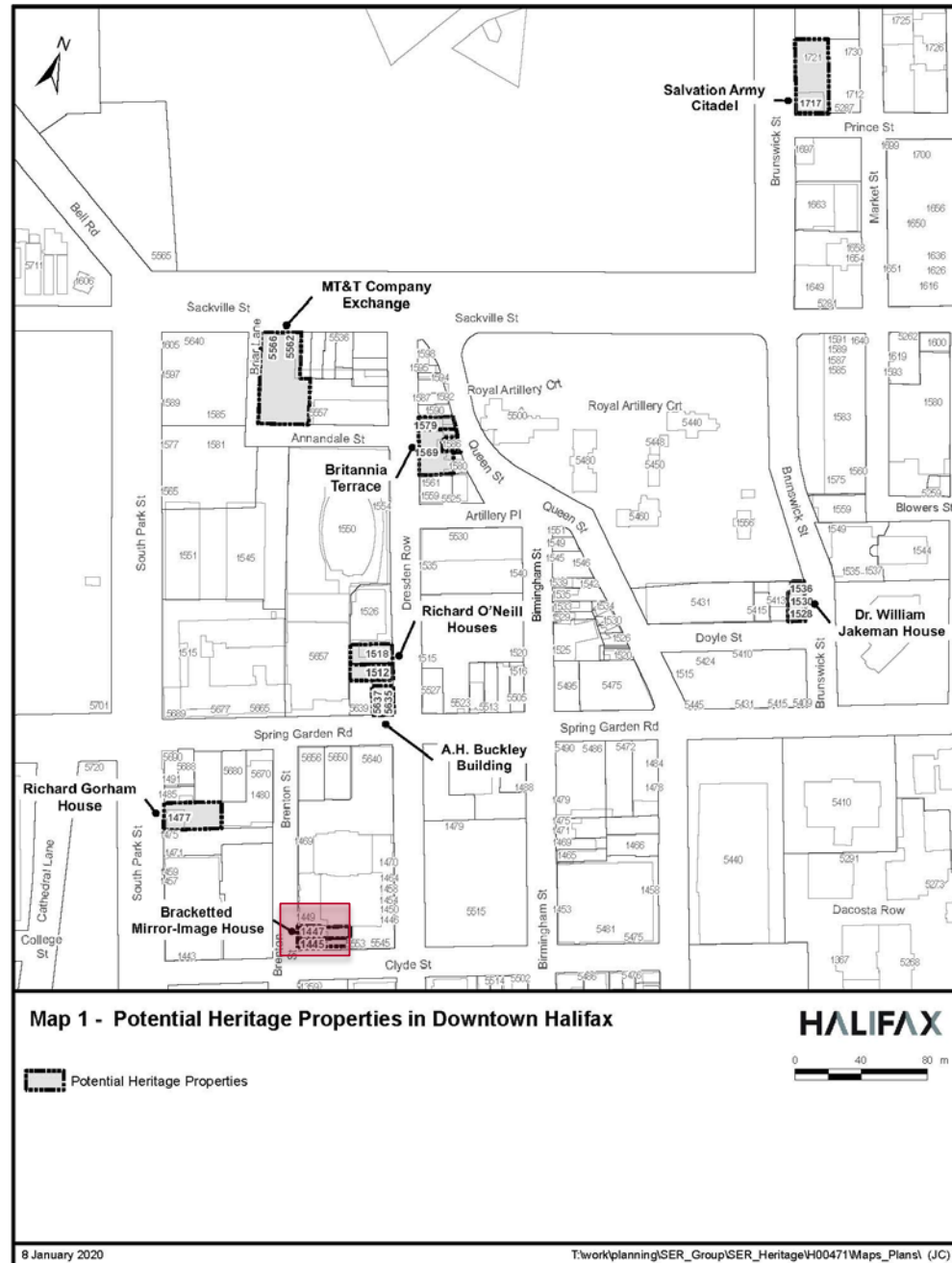
HRM Evaluation Criteria for Registration of Heritage Buildings

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

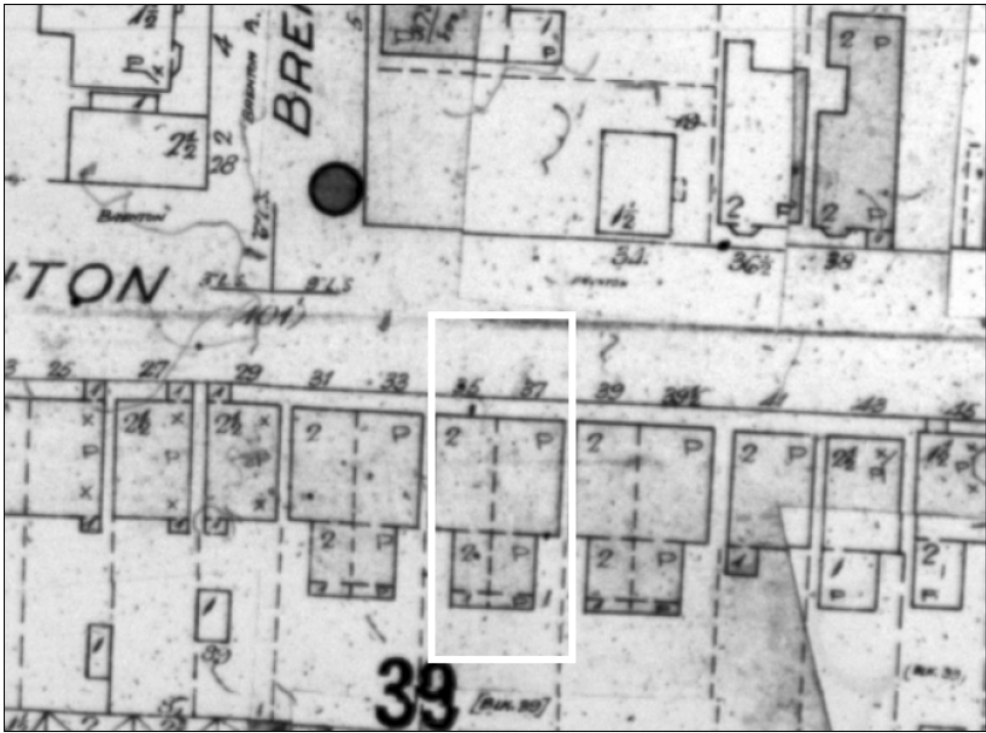
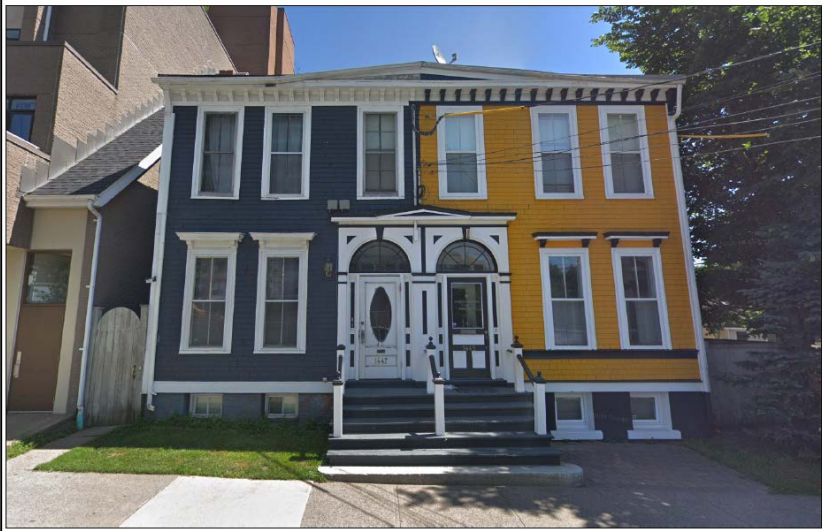
Location



1445 and 1447 Brenton Street
Bracketted Mirror-Image House



Architecture



HALIFAX

Evaluation – Bracketted Mirror-Image House

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1445 Brenton Street	13	11-15	1-3	4-6	4-6	11-15	6-10
1447 Brenton Street	13	11-15	1-3	4-6	4-6	11-15	6-10

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



HALIFAX

Evaluation – Bracketted Mirror-Image House

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Heritage Building Evaluation Criteria

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1447 Brenton Street	13	11-15	1-3	4-6	4-6	11-15	6-10

2. 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	



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Evaluation – Bracketted Mirror-Image House

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1447 Brenton Street	13	11-15	1-3	4-6	4-6	11-15	6-10

3. Significance of Architect/Builder

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



Evaluation – Bracketted Mirror-Image House

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1447 Brenton Street	13	11-15	1-3	4-6	4-6	11-15	6-10

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	



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Evaluation – Bracketted Mirror-Image House

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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	



Evaluation – Bracketted Mirror-Image House

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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 – Bracketted Mirror-Image House

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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.

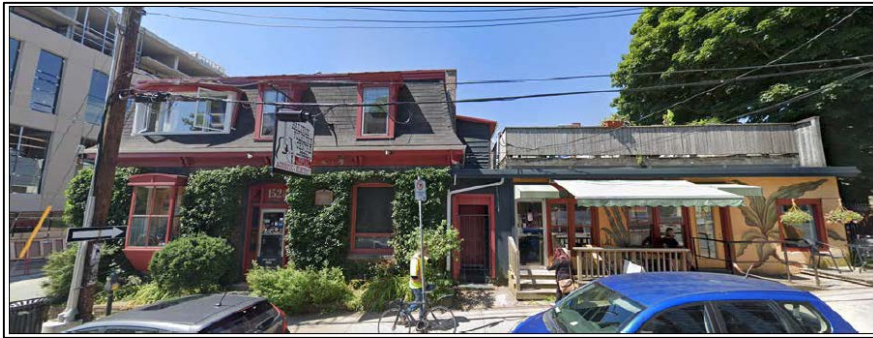
* Maximum score of 10 points in this category.



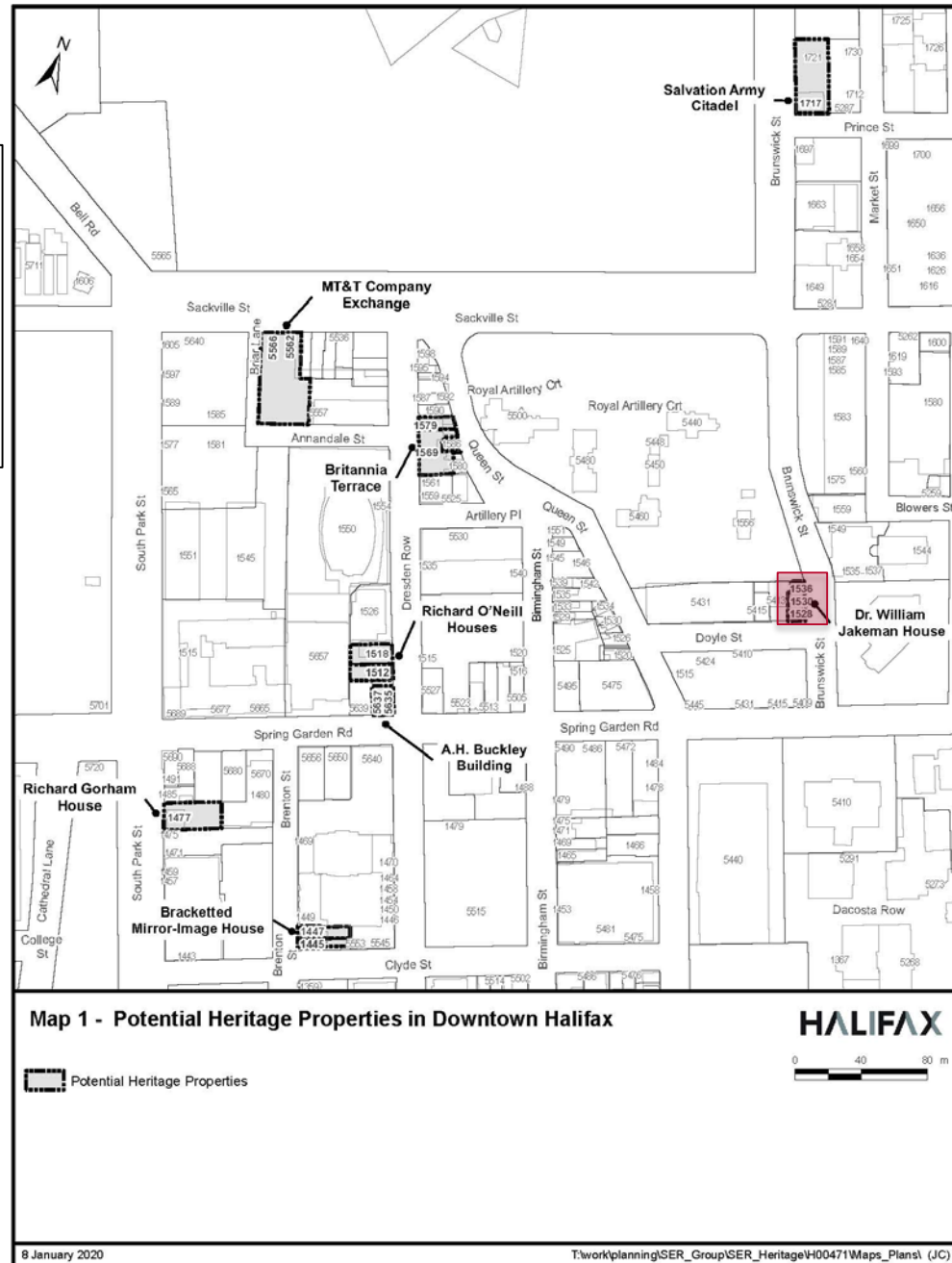
Recommendation

1. It is recommended that should 1445 and 1447 Brenton Street, Halifax, score more than 50 points on evaluation as a heritage building, the Heritage Advisory Committee recommend that Regional Council:
 - a. Set a date for a heritage hearing to consider the inclusion of 1445 and 1447 Brenton Street, Halifax, in the Registry of Heritage Property; and
 - b. Include 1445 and 1447 Brenton Street, Halifax, in the Registry of Heritage Property.

Location



1528-36 Brunswick Street
Dr. William Jakeman House



Architecture



HALIFAX

Evaluation – Dr. William Jakeman House

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Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1528-36 Brunswick Street	13	11-15	1-3	4-6	4-6	6-10	1-5

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 – Dr. William Jakeman House

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1528-36 Brunswick Street	13	11-15	1-3	4-6	4-6	6-10	1-5

2. 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 – Dr. William Jakeman House

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1528-36 Brunswick Street	13	11-15	1-3	4-6	4-6	6-10	1-5

3. Significance of Architect/Builder

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



Evaluation – Dr. William Jakeman House

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1528-36 Brunswick Street	13	11-15	1-3	4-6	4-6	6-10	1-5

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	



Evaluation – Dr. William Jakeman House

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1528-36 Brunswick Street	13	11-15	1-3	4-6	4-6	6-10	1-5

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	



Evaluation – Dr. William Jakeman House

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1528-36 Brunswick Street	13	11-15	1-3	4-6	4-6	6-10	1-5

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 – Dr. William Jakeman House

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1528-36 Brunswick Street	13	11-15	1-3	4-6	4-6	6-10	1-5

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.

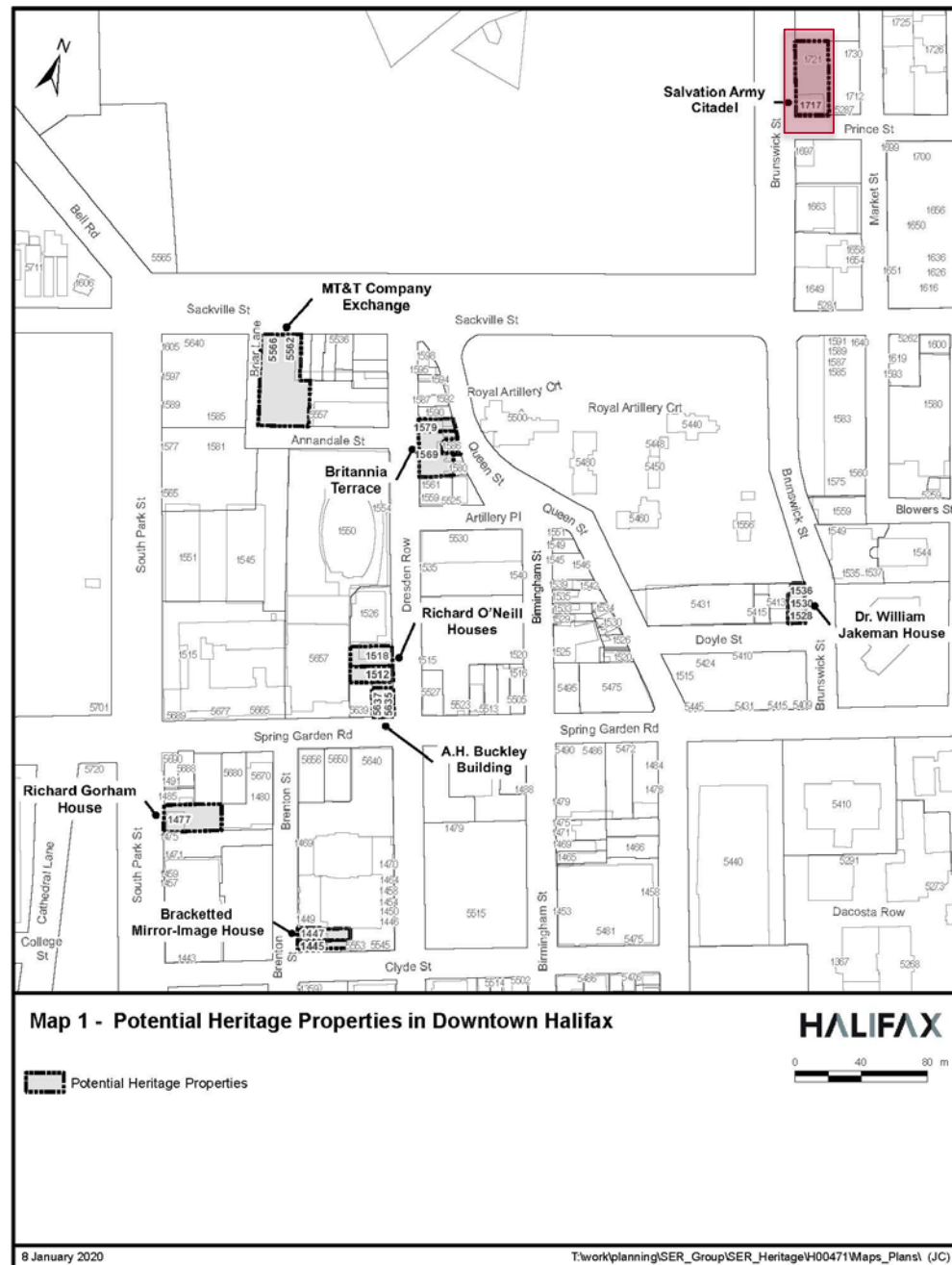
Recommendation

1. It is recommended that should 1528-36 Brunswick Street, Halifax, score more than 50 points on evaluation as a heritage building, the Heritage Advisory Committee recommend that Regional Council:
 - a. Set a date for a heritage hearing to consider the inclusion of 1528-36 Brunswick, Halifax, in the Registry of Heritage Property; and
 - b. Include 1528-36 Brunswick, Halifax, in the Registry of Heritage Property.

Location



1717 Brunswick Street
Salvation Army Citadel



Architecture



HALIFAX

Evaluation – Salvation Army Citadel

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Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1717 Brunswick Street	13	16-20	1-3	4-6	7-10	11-15	6-10

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
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HALIFAX

Evaluation – Salvation Army Citadel

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1528-36 Brunswick Street	13	11-15	1-3	4-6	4-6	6-10	1-5

2. 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	



HALIFAX

Evaluation – Salvation Army Citadel

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1528-36 Brunswick Street	13	11-15	1-3	4-6	4-6	6-10	1-5

3. Significance of Architect/Builder

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



HALIFAX

Evaluation – Salvation Army Citadel

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1528-36 Brunswick Street	13	11-15	1-3	4-6	4-6	6-10	1-5

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	



HALIFAX

Evaluation – Salvation Army Citadel

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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	



HALIFAX

Evaluation – Salvation Army Citadel

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1528-36 Brunswick Street	13	11-15	1-3	4-6	4-6	6-10	1-5

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	



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1528-36 Brunswick Street	13	11-15	1-3	4-6	4-6	6-10	1-5

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.



HALIFAX

Recommendation

1. It is recommended that should 1717 Brunswick Street, Halifax, score more than 50 points on evaluation as a heritage building, the Heritage Advisory Committee recommend that Regional Council:
 - a. Set a date for a heritage hearing to consider the inclusion of 1717 Brunswick, Halifax, in the Registry of Heritage Property; and
 - b. Include 1717 Brunswick, Halifax, in the Registry of Heritage Property.

HALIFAX

Heritage Advisory Committee

Case No. H00471

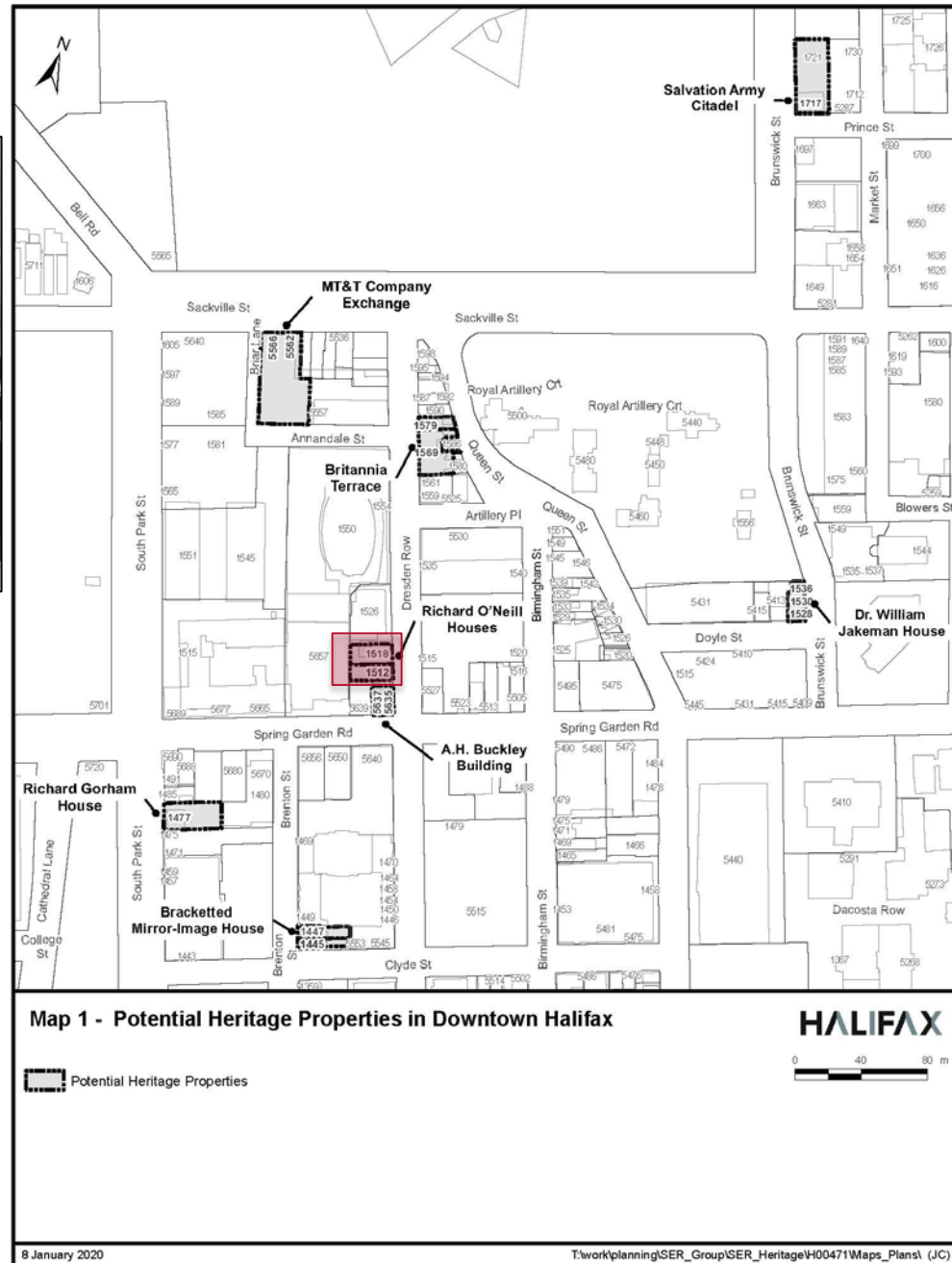
Evaluation of Potential Heritage Resources in
Downtown Halifax – Report #2

January 30, 2020

Location



1512 and 1518 Dresden Row
Richard O'Neill Houses



Architecture



HALIFAX

Evaluation – Richard O’Neill Houses

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1512 Dresden Row	16	11-15	1-3	4-6	4-6	6-10	1-5
1518 Dresden Row	16	11-15	1-3	4-6	4-6	11-15	1-5

1. Age

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
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Evaluation – Richard O’Neill Houses

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2. 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	
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Evaluation – Richard O’Neill Houses

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3. Significance of Architect/Builder

Status	Points	Comments
Nationally	7 - 10	
Provincially Significant	4 - 6	
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Evaluation – Richard O’Neill Houses

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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	
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Evaluation – Richard O’Neill Houses

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4. Architectural Merit

B) Style	Points	Comments
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Evaluation – Richard O’Neill Houses

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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	
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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.



HALIFAX

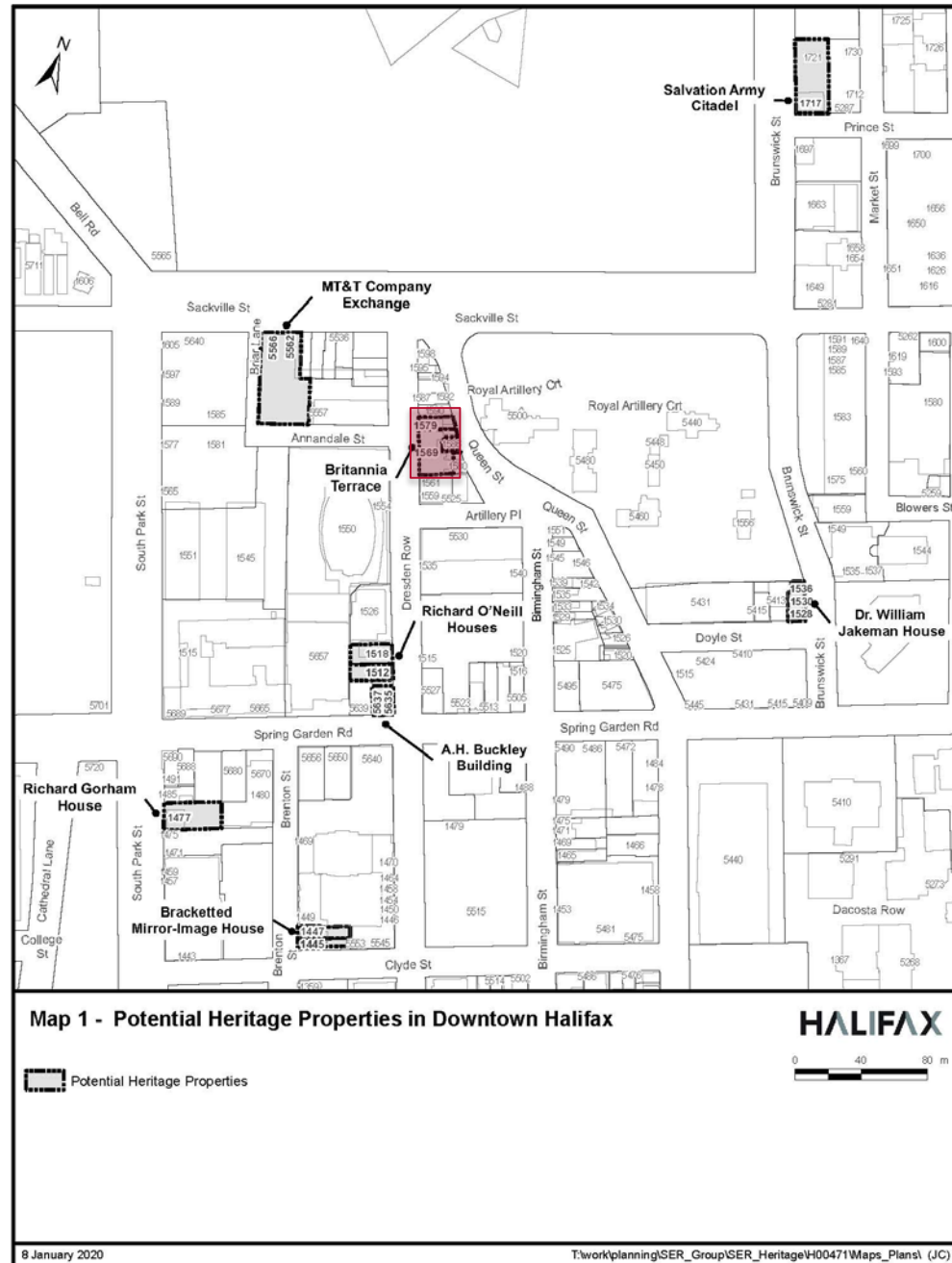
Recommendation

1. It is recommended that should 1512 and 1518 Dresden Row, Halifax, score more than 50 points on evaluation as a heritage building, the Heritage Advisory Committee recommend that Regional Council:
 - a. Set a date for a heritage hearing to consider the inclusion of 1512 and 1518 Dresden Row, Halifax, in the Registry of Heritage Property; and
 - b. Include 1512 and 1518 Dresden Row, Halifax, in the Registry of Heritage Property.

Location



1569 and 1579 Dresden Row
Britannia Terrace



Architecture



HALIFAX

Evaluation – Britannia Terrace

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1569 Dresden Row	16	16-20	1-3	4-6	7-10	6-10	6-10
1579 Dresden Row	16	16-20	1-3	4-6	7-10	6-10	6-10

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 – Britannia Terrace

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2

Heritage Building Evaluation Criteria

Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1569 Dresden Row	16	16-20	1-3	4-6	7-10	6-10	6-10
1579 Dresden Row	16	16-20	1-3	4-6	7-10	6-10	6-10

2. 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	



HALIFAX

Evaluation – Britannia Terrace

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2

Heritage Building Evaluation Criteria

Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1569 Dresden Row	16	16-20	1-3	4-6	7-10	6-10	6-10
1579 Dresden Row	16	16-20	1-3	4-6	7-10	6-10	6-10

3. Significance of Architect/Builder

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



Evaluation – Britannia Terrace

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2

Heritage Building Evaluation Criteria

Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1569 Dresden Row	16	16-20	1-3	4-6	7-10	6-10	6-10
1579 Dresden Row	16	16-20	1-3	4-6	7-10	6-10	6-10

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	



Evaluation – Britannia Terrace

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1569 Dresden Row	16	16-20	1-3	4-6	7-10	6-10	6-10
1579 Dresden Row	16	16-20	1-3	4-6	7-10	6-10	6-10

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	



Evaluation – Britannia Terrace

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1569 Dresden Row	16	16-20	1-3	4-6	7-10	6-10	6-10
1579 Dresden Row	16	16-20	1-3	4-6	7-10	6-10	6-10

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 – Britannia Terrace

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1569 Dresden Row	16	16-20	1-3	4-6	7-10	6-10	6-10
1579 Dresden Row	16	16-20	1-3	4-6	7-10	6-10	6-10

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.

Recommendation

1. It is recommended that should 1569 and 1579 Dresden Row, Halifax, score more than 50 points on evaluation as a heritage building, the Heritage Advisory Committee recommend that Regional Council:
 - a. Set a date for a heritage hearing to consider the inclusion of 1569 and 1579 Dresden Row, Halifax, in the Registry of Heritage Property; and
 - b. Include 1569 and 1579 Dresden Row, Halifax, in the Registry of Heritage Property.

HALIFAX

Heritage Advisory Committee

Case No. H00471

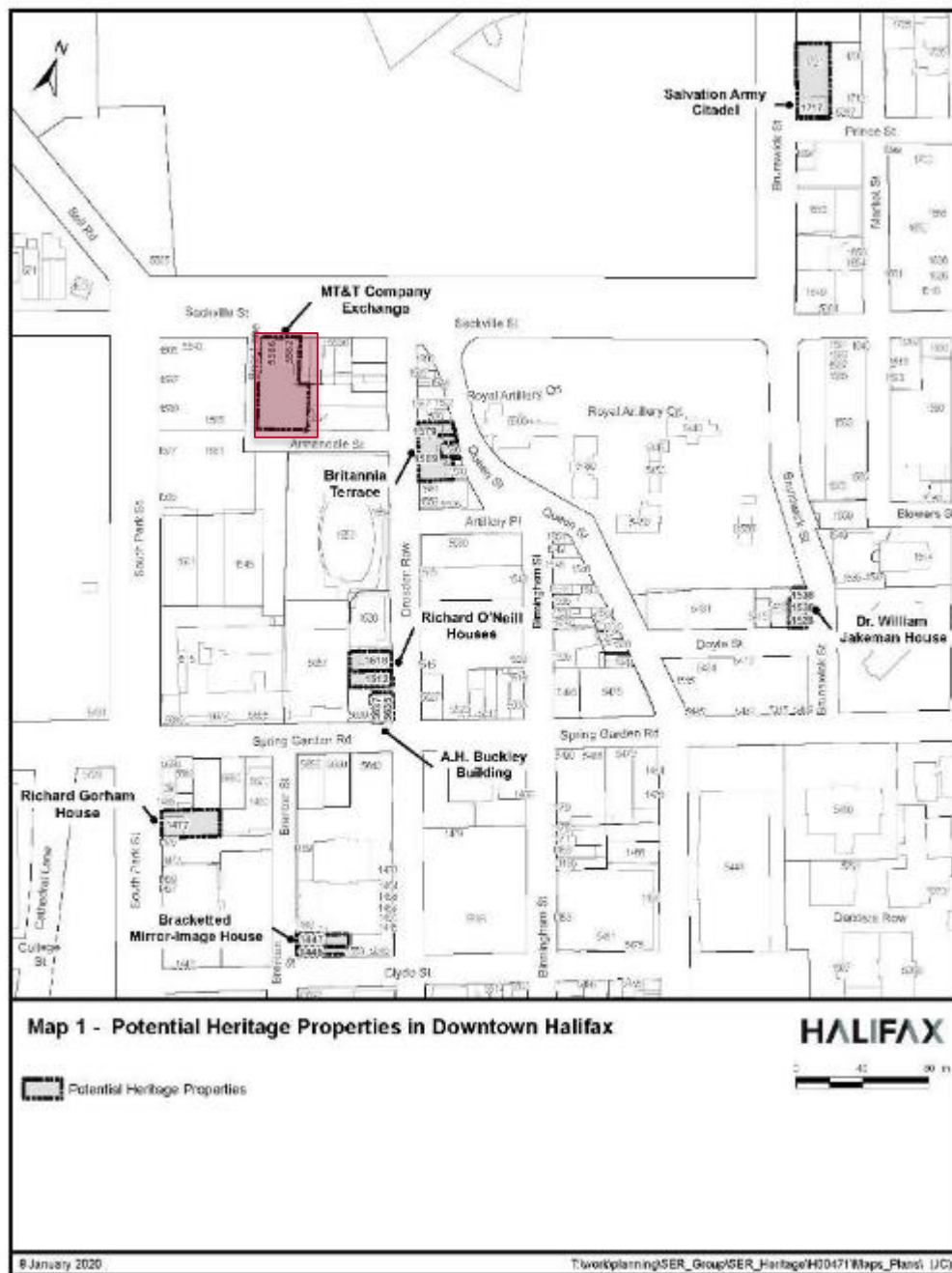
Evaluation of Potential Heritage Resources in
Downtown Halifax – Report #2

January 30, 2020

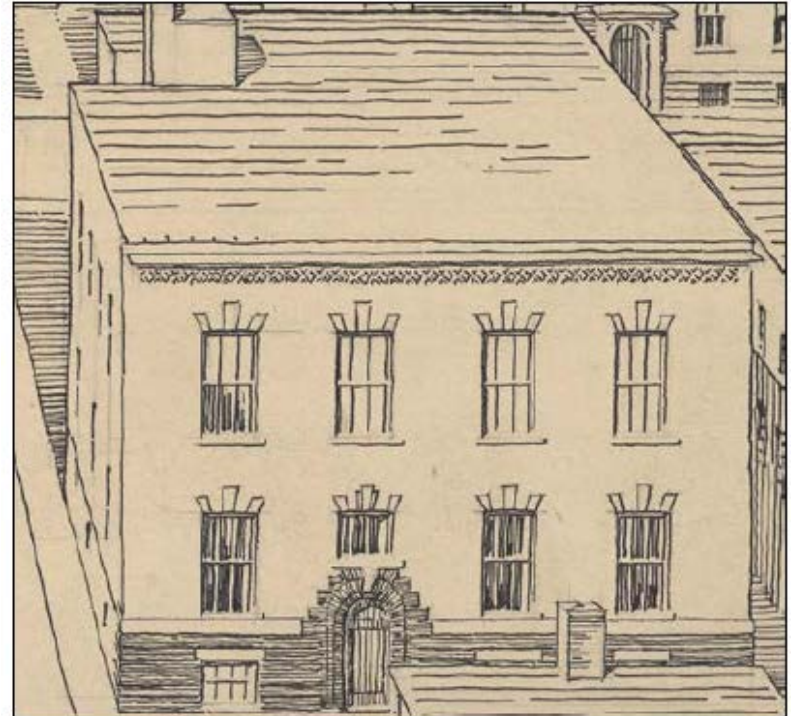
Location



5562-66 Sackville Street
MT&T Company Exchange



Architecture



HALIFAX

Evaluation – MT&T Company Exchange

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
5562-66 Sackville Street	9	16-20	4-6	7-10	7-10	11-15	6-10

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



HALIFAX

Evaluation – MT&T Company Exchange

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2

Heritage Building Evaluation Criteria

Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
5562-66 Sackville Street	9	16-20	4-6	7-10	7-10	11-15	6-10

2. 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	



HALIFAX

Evaluation – MT&T Company Exchange

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2

Heritage Building Evaluation Criteria

Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
5562-66 Sackville Street	9	16-20	4-6	7-10	7-10	11-15	6-10

3. Significance of Architect/Builder

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



HALIFAX

Evaluation – MT&T Company Exchange

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
5562-66 Sackville Street	9	16-20	4-6	7-10	7-10	11-15	6-10

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	



HALIFAX

Evaluation – MT&T Company Exchange

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2

Heritage Building Evaluation Criteria

Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
5562-66 Sackville Street	9	16-20	4-6	7-10	7-10	11-15	6-10

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	



HALIFAX

Evaluation – MT&T Company Exchange

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
5562-66 Sackville Street	9	16-20	4-6	7-10	7-10	11-15	6-10

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	



HALIFAX

Evaluation – MT&T Company Exchange

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
5562-66 Sackville Street	9	16-20	4-6	7-10	7-10	11-15	6-10

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.



HALIFAX

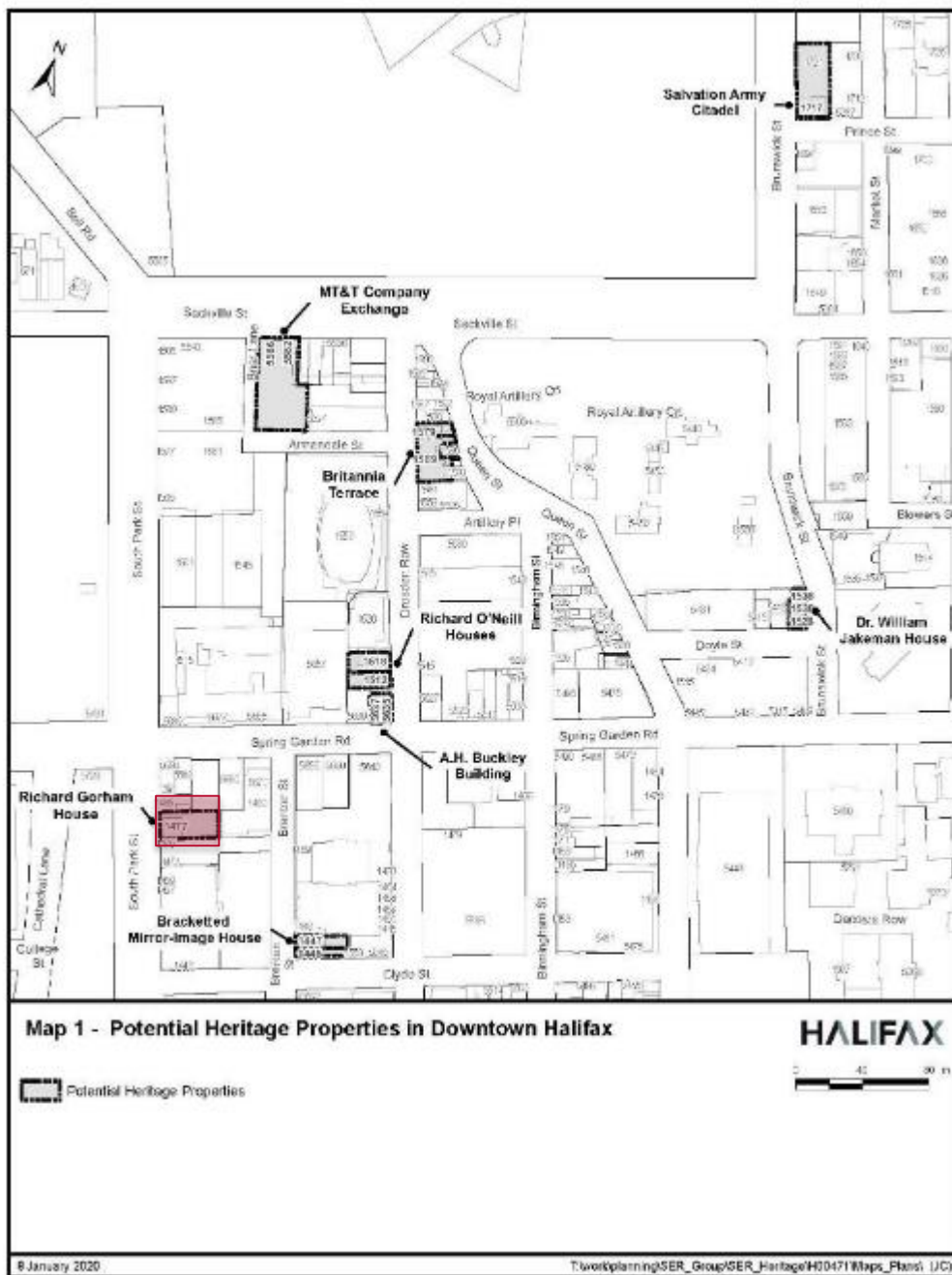
Recommendation

1. It is recommended that should 5562-66 Sackville Street, Halifax, score more than 50 points on evaluation as a heritage building, the Heritage Advisory Committee recommend that Regional Council:
 - a. Set a date for a heritage hearing to consider the inclusion of 5562-66 Sackville Street, Halifax, in the Registry of Heritage Property; and
 - b. Include 5562-66 Sackville Street, Halifax, in the Registry of Heritage Property.

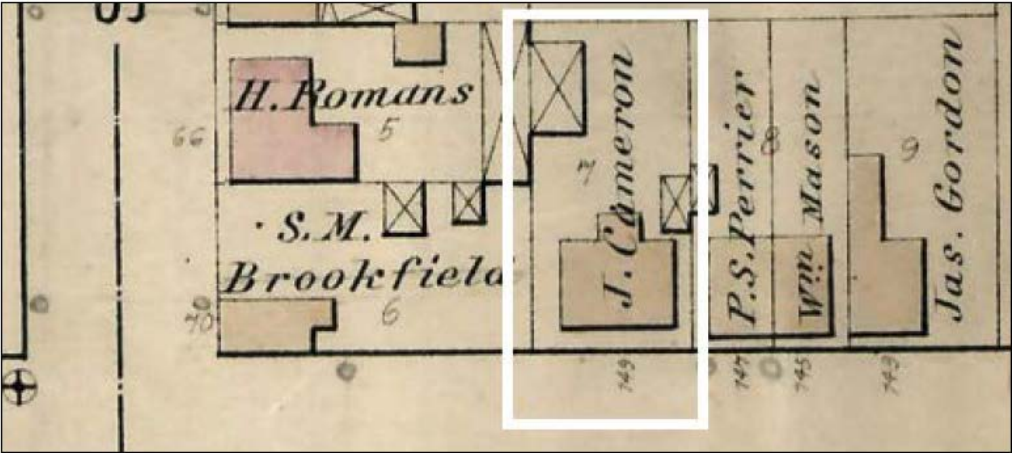
Location



1477 South Park Street
Richard Gorham House



Architecture



Evaluation – Richard Gorham House

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1477 South Park Street	16	16-20	1-3	4-6	7-10	11-15	6-10

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



HALIFAX

Evaluation – Richard Gorham House

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1477 South Park Street	16	16-20	1-3	4-6	7-10	11-15	6-10

2. 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	



HALIFAX

Evaluation – Richard Gorham House

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1477 South Park Street	16	16-20	1-3	4-6	7-10	11-15	6-10

3. Significance of Architect/Builder

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



HALIFAX

Evaluation – Richard Gorham House

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1477 South Park Street	16	16-20	1-3	4-6	7-10	11-15	6-10

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	



HALIFAX

Evaluation – Richard Gorham House

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1477 South Park Street	16	16-20	1-3	4-6	7-10	11-15	6-10

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	



HALIFAX

Evaluation – Richard Gorham House

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1477 South Park Street	16	16-20	1-3	4-6	7-10	11-15	6-10

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	



HALIFAX

Evaluation – Richard Gorham House

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
1477 South Park Street	16	16-20	1-3	4-6	7-10	11-15	6-10

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.

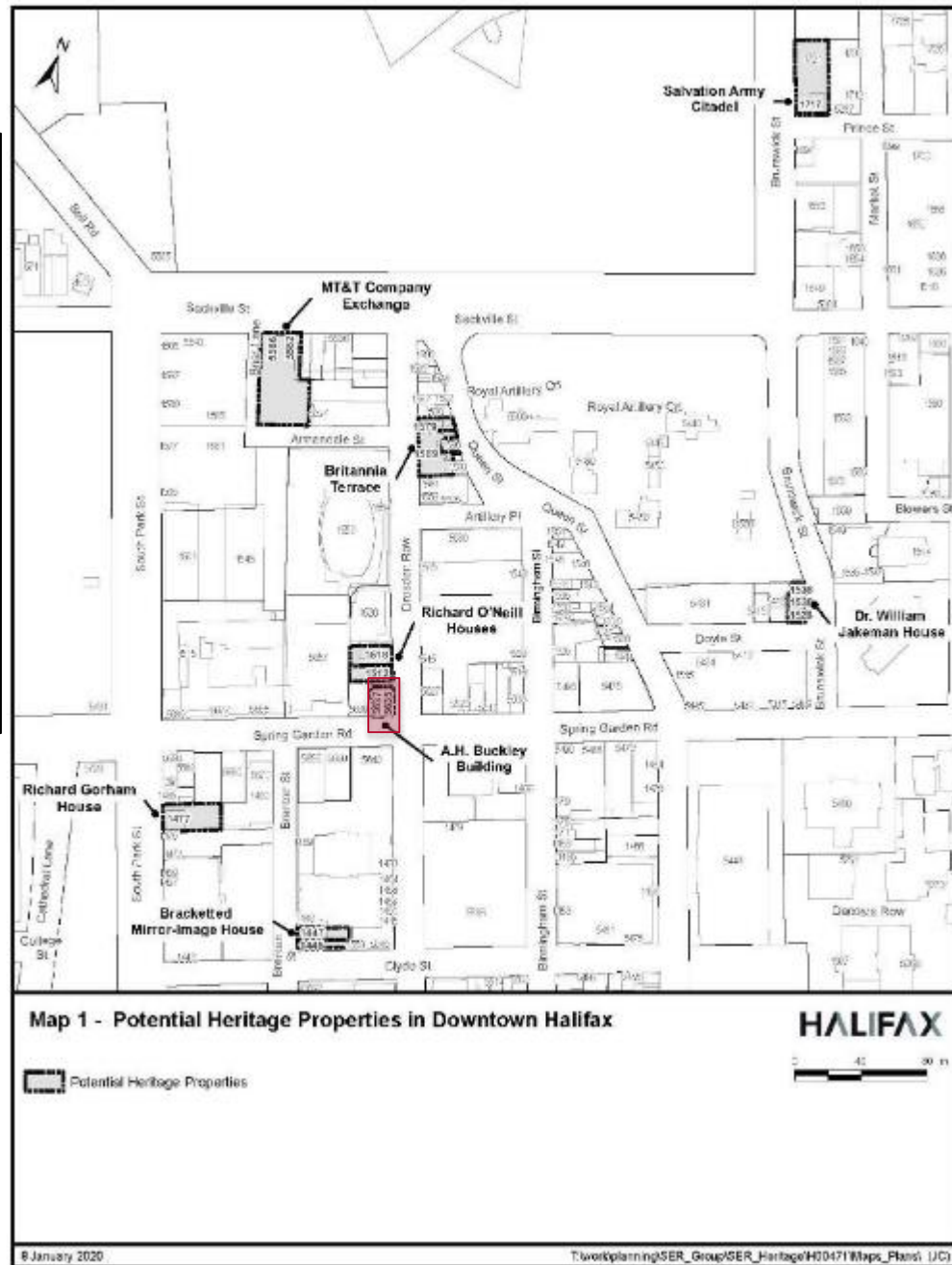


HALIFAX

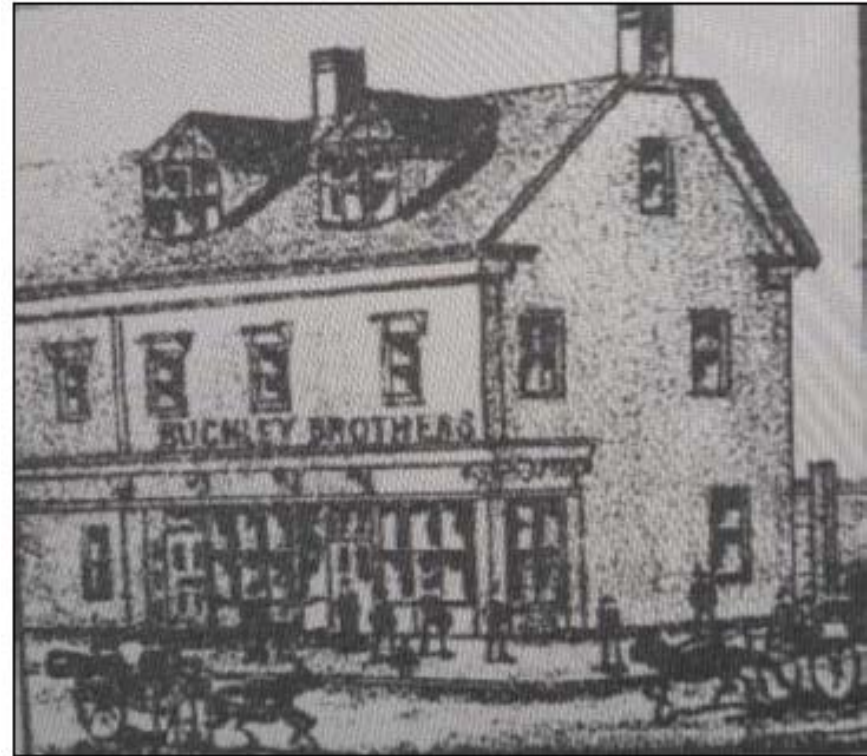
Recommendation

1. It is recommended that should 1477 South Park Street, Halifax, score more than 50 points on evaluation as a heritage building, the Heritage Advisory Committee recommend that Regional Council:
 - a. Set a date for a heritage hearing to consider the inclusion of 1477 South Park Street, Halifax, in the Registry of Heritage Property; and
 - b. Include 1477 South Park Street, Halifax, in the Registry of Heritage Property.

Location



Architecture



HALIFAX

Evaluation – A.H. Buckley Building

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2

Heritage Building Evaluation Criteria

Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
5635-37 Spring Garden Road	16	11-15	4-6	4-6	4-6	11-15	1-5

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



HALIFAX

Evaluation – A.H. Buckley Building

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2

Heritage Building Evaluation Criteria

Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
5635-37 Spring Garden Road	16	11-15	4-6	4-6	4-6	11-15	1-5

2. 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	



HALIFAX

Evaluation – A.H. Buckley Building

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2

Heritage Building Evaluation Criteria

Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
5635-37 Spring Garden Road	16	11-15	4-6	4-6	4-6	11-15	1-5

3. Significance of Architect/Builder

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



HALIFAX

Evaluation – A.H. Buckley Building

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
5635-37 Spring Garden Road	16	11-15	4-6	4-6	4-6	11-15	1-5

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	



HALIFAX

Evaluation – A.H. Buckley Building

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2

Heritage Building Evaluation Criteria

Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
5635-37 Spring Garden Road	16	11-15	4-6	4-6	4-6	11-15	1-5

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	



HALIFAX

Evaluation – A.H. Buckley Building

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
5635-37 Spring Garden Road	16	11-15	4-6	4-6	4-6	11-15	1-5

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	



HALIFAX

Evaluation – A.H. Buckley Building

H00471: Evaluation of Potential Heritage Resources in Downtown Halifax – Report #2							
Heritage Building Evaluation Criteria							
Properties	1. Age	2B) Important/Unique Architectural Style or Highly Representative of an Era	3. Significance of Architect/ Builder	4A) Construction type/building technology	4B) Style	5. Architectural Integrity	6. Relationship to Surrounding Area
5635-37 Spring Garden Road	16	11-15	4-6	4-6	4-6	11-15	1-5

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.



HALIFAX

Recommendation

1. It is recommended that should 5635-37 Spring Garden Road, Halifax, score more than 50 points on evaluation as a heritage building, the Heritage Advisory Committee recommend that Regional Council:
 - a. Set a date for a heritage hearing to consider the inclusion of 5635-37 Spring Garden Road, Halifax, in the Registry of Heritage Property; and
 - b. Include 5635-37 Spring Garden Road, Halifax, in the Registry of Heritage Property.