

HALIFAX

Heritage Advisory Committee

Case No. H00476

Request to Include 6047 Jubilee Road, Halifax,
in the Registry of Heritage Property for the
Halifax Regional Municipality

February 26, 2020

Origin

Application by the owner, Sarah and Ian Bezanson.

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





Edward Maxwell Original House
6047 Jubilee Road, Halifax



Map 1 - Location Map

6047 Jubilee Rd,
Halifax

-  Registered Heritage Property
-  Subject Property

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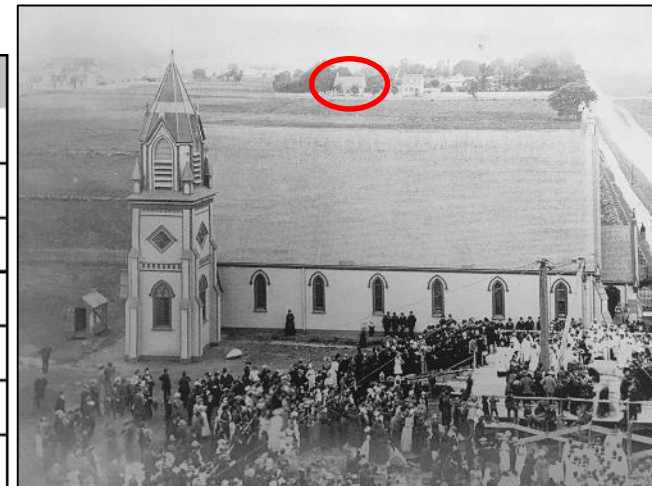
HRM does not guarantee the accuracy
of any representation on this plan.

Evaluation – Edward Maxwell Original House

| H00476: 6047 Jubilee Road, Halifax | | | | | | | |
|---------------------------------------|--------|---|---------------------------------------|---|-----------|----------------------------|-------------------------------------|
| 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 |
| 6047 Jubilee Road | 13 | 16-20 | 1-3 | 7-10 | 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 |



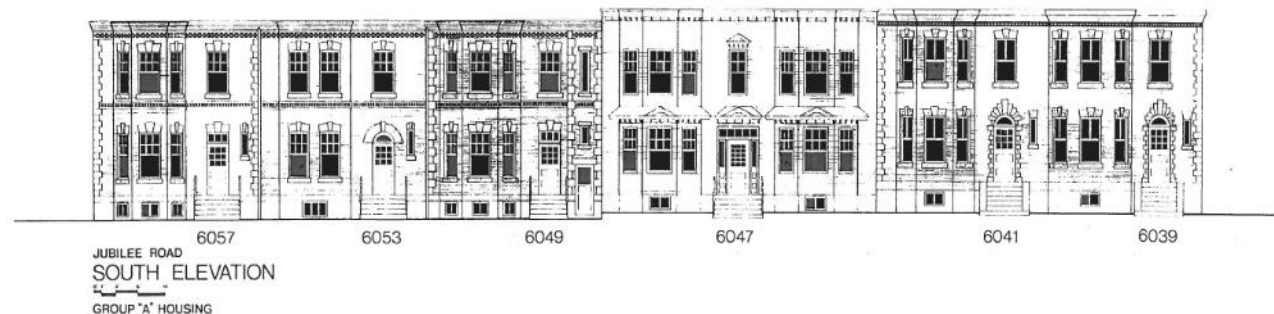
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2. Architectural Importance

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



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3. Significance of Architect/Builder

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

Evaluation – Edward Maxwell Original House

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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 | |
| Not rare/ common example | 0 | |

Evaluation – Edward Maxwell Original 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 | |



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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 | |



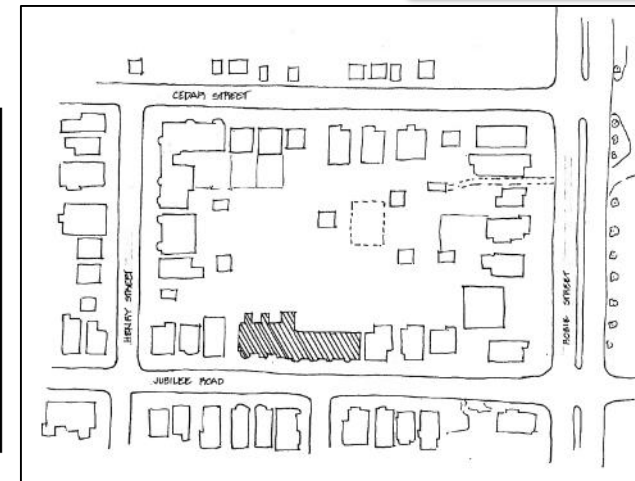
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6. Relationship to Surrounding Area

| 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

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

1. Set a date for a heritage hearing to consider the inclusion of 6047 Jubilee Road, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 6047 Jubilee Road, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property.