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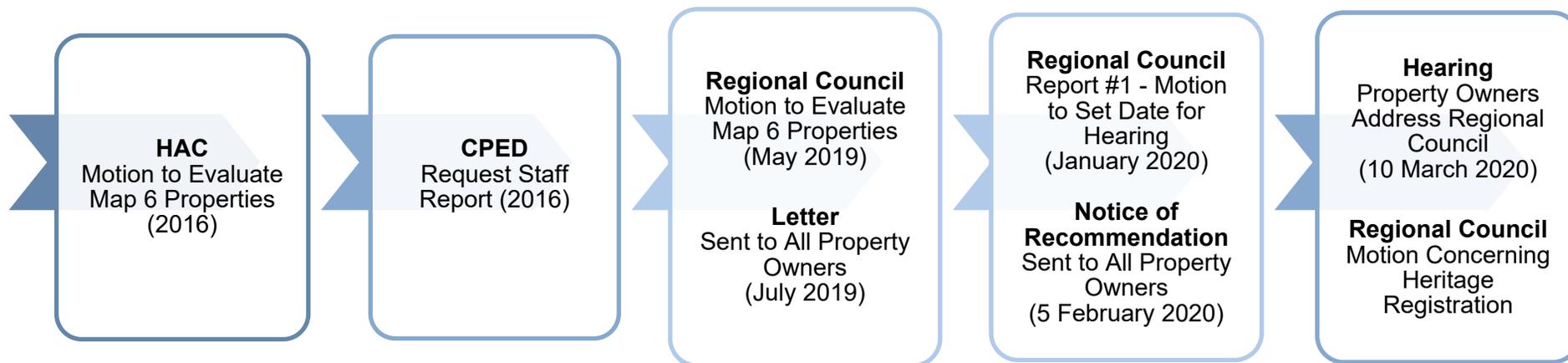
# Heritage Hearing

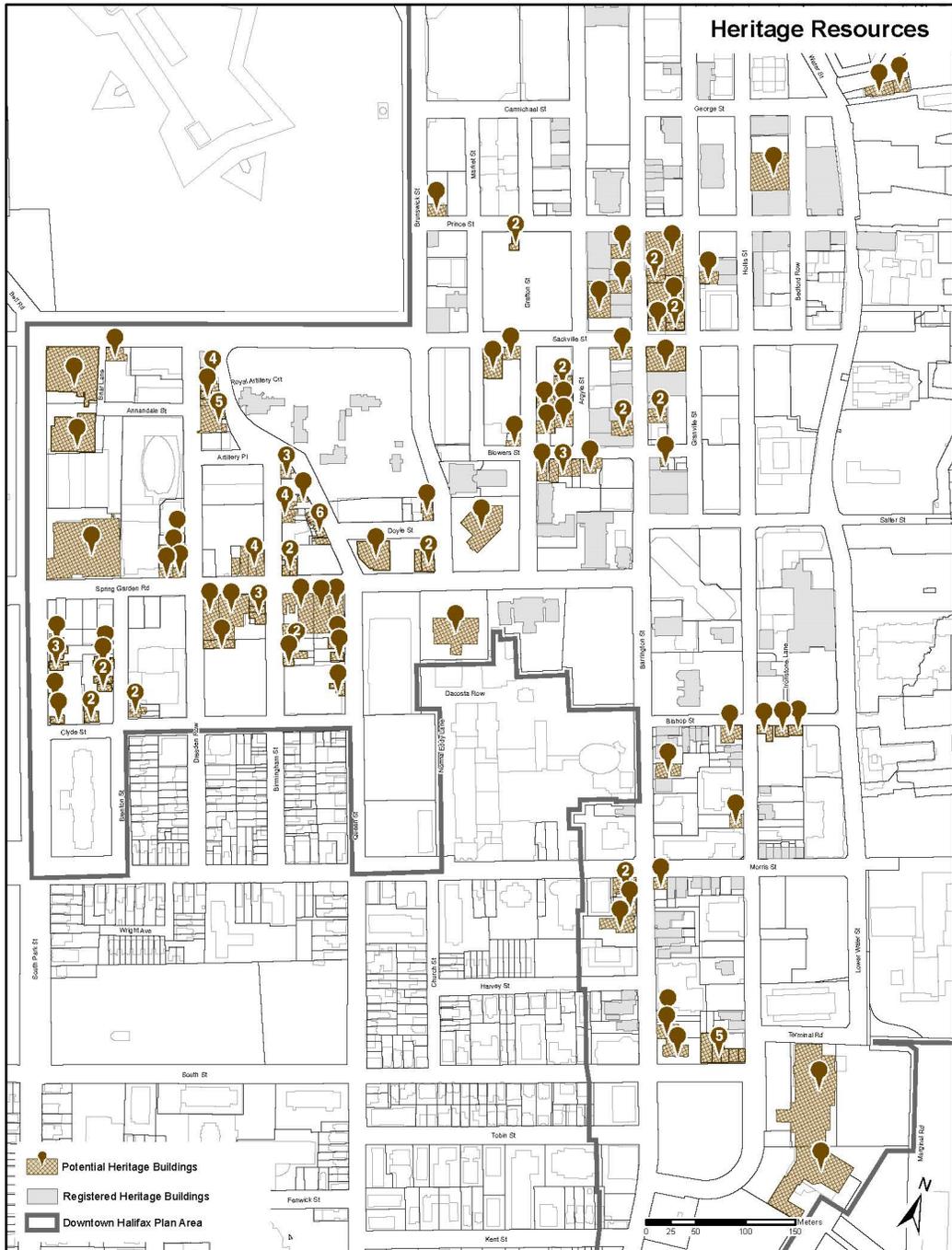
Case No. H00470

Evaluation of Potential Heritage Resources in  
Downtown Halifax – Report #1

March 10, 2020

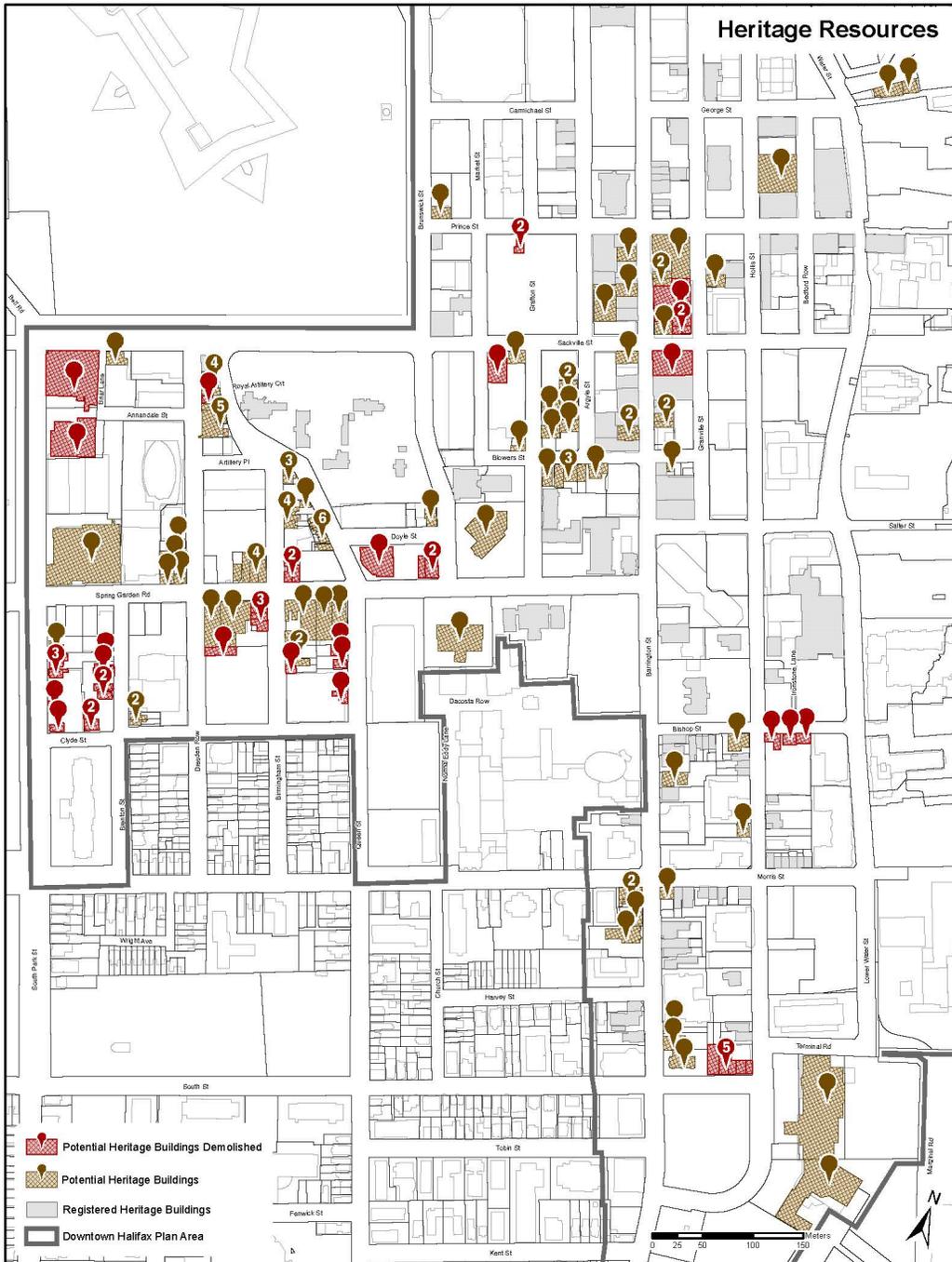
# Process Chart





# Un-registered heritage resources

104 building identified on Map 6 in 2009

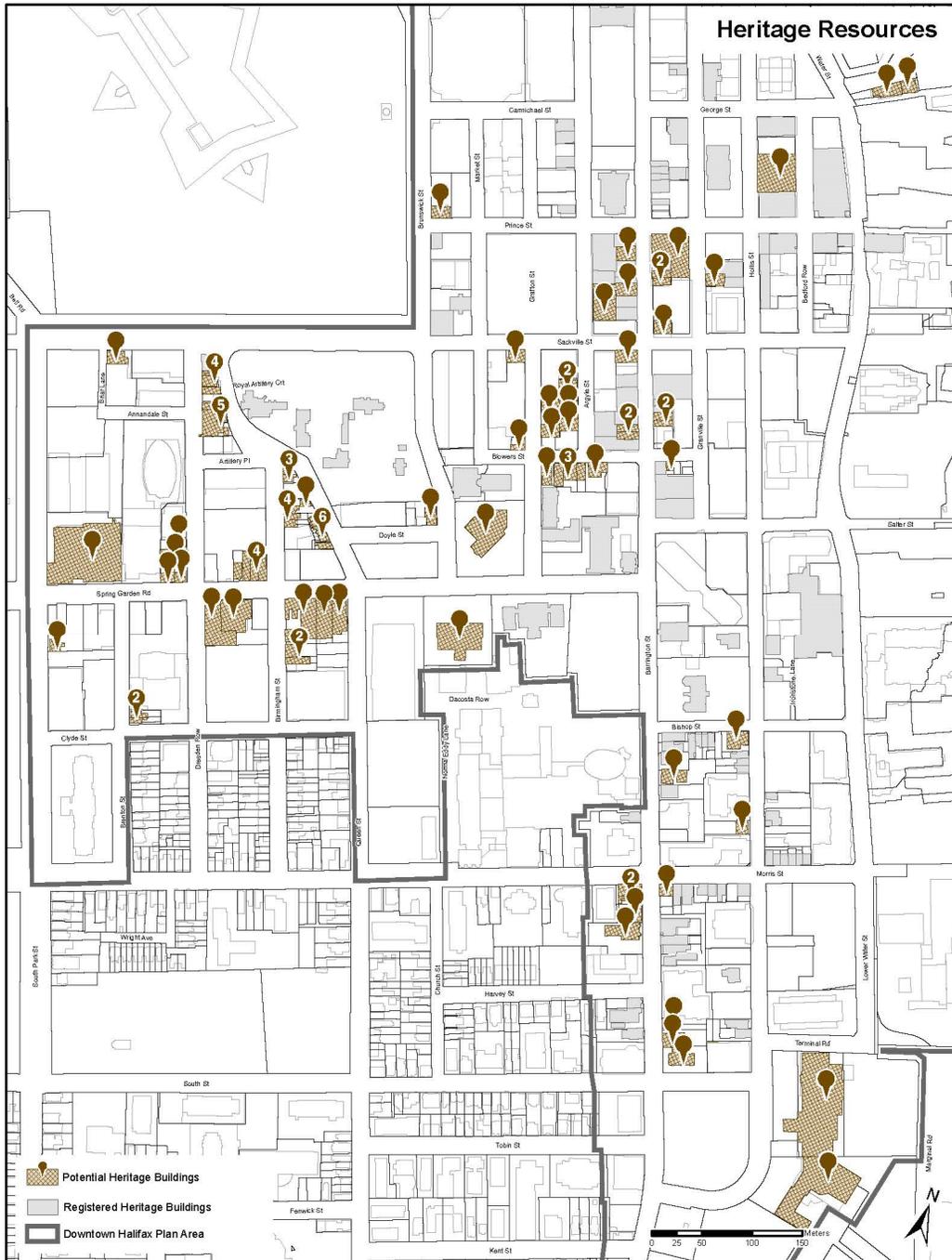


## Un-registered heritage resources

104 building identified on Map 6 in 2009

41 per cent lost since 2009  
(43 buildings)

Significant loss in Spring Garden Road Precinct



## Un-registered heritage resources

104 building identified on Map 6 in 2009

41 per cent lost since 2009  
(43 buildings)

Significant loss in Spring Garden Road Precinct

61 buildings remain

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

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# 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”.

The Act defines a streetscape as follows:

**"streetscape"** means two or more adjacent properties whose collective appearance from the streets has heritage value

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# Heritage Streetscapes in the HRM Heritage Registry

Streetscape Name	Location and Building Material	Era of Construction
Churchfield Barracks	Brunswick Street (Brick)	Late Victorian (1901)
Early Victorian Streetscape	Carlton Street (Wood)	Victorian (c. 1860)
Granville Mall	Granville Street (Brick and Stone)	Victorian (c. 1860)
Hydrostone Historic Site	Hennessey Place (Concrete Block)	Early Modern (1920)
Victorian Streetscape	Inglis Street (Wood)	Late Victorian (c. 1890)
Late Victorian Streetscape	Inglis Street (Wood)	Late Victorian (c. 1900)
Victorian Streetscape	Princess Place (Wood)	Victorian (1876)
Victorian Streetscape	Smith Street (Wood)	Victorian (c. 1880)
Victorian Streetscape	South Park Street (Wood)	Late Victorian (c. 1890)
Victorian Streetscape	Tower Road (Wood)	Late Victorian (c. 1890)

# HRM Evaluation Criteria for Registration of Heritage Streetscapes

<b>Building Evaluation Criteria</b>	<b>Highest Possible Score</b>
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

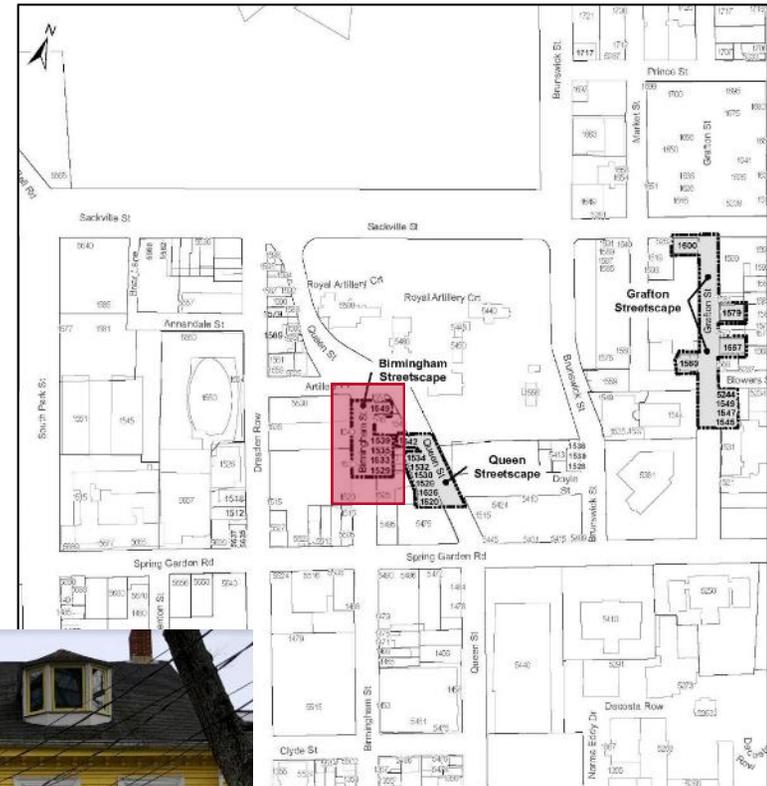
<b>Streetscape Evaluation Criteria</b>	<b>Highest Possible Score</b>
1. Importance of Individual Buildings	90 (Average Building Evaluation Scores)
2. Degree of Compatibility of the Buildings	90
(i) Architecture	15
(ii) Scale	15
(iii) Height	15
(iv) Proportion	15
(v) Building Materials	15
(vi) Rhythm	15
<b>Total</b>	<b>180</b>

# Birmingham Streetscape



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# Birmingham Streetscape Location



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# HAC Evaluation – Birmingham Streetscape

Birmingham Streetscape								
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	Total	
1529 Birmingham Street	16	18	2	5	10	7	<b>58</b>	
1533 Birmingham Street	16	18	2	5	10	12	<b>63</b>	
1535 Birmingham Street	16	18	3	5	10	13	<b>65</b>	
1539 Birmingham Street	13	18	2	5	10	14	<b>62</b>	
1549 Birmingham Street	16	18	3	5	10	2	<b>54</b>	
Heritage Streetscape Criteria								
Heritage Streetscape	1. Importance of Individual Buildings	2i) Architecture	2ii) Scale	2iii) Height	2iv) Proportion	2v) Building Materials	2vi) Rhythm	Total
Birmingham Streetscape	60	14	13	15	14	11	14	<b>141</b>



# Queen Streetscape



1520 Queen Street  
(1942)



1526-28 Queen Street (1942)

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# Queen Streetscape Location



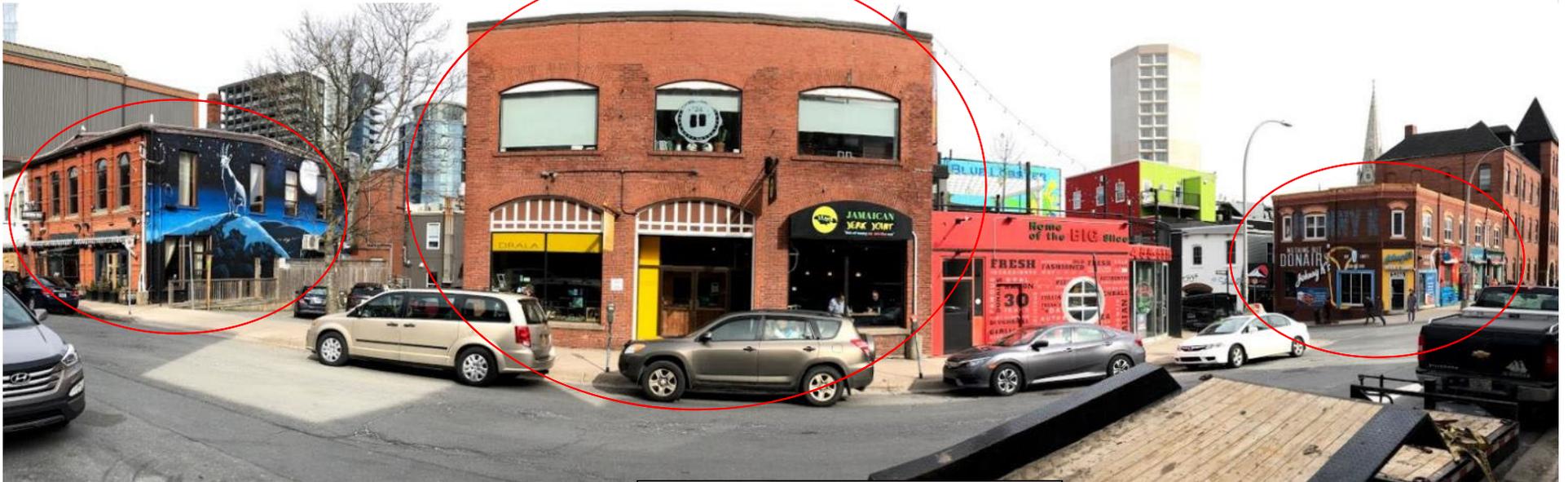
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# HAC Evaluation – Queen Streetscape

Queen Streetscape								
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	Total	
1520 Queen Street	14	18	2	5	10	8	57	
1526 Queen Street	14	18	2	5	10	14	63	
1528 Queen Street	14	18	2	5	10	14	63	
1530 Queen Street	14	18	2	5	10	8	57	
1532 Queen Street	14	18	2	5	10	8	57	
1534 Queen Street	14	18	2	5	10	8	57	
1542 Queen Street	14	18	2	5	10	14	60	
Heritage Streetscape Criteria								
Heritage Streetscape	1. Importance of Individual Buildings	2i) Architecture	2ii) Scale	2iii) Height	2iv) Proportion	2v) Building Materials	2vi) Rhythm	Total
Queen Streetscape	59	14	14	15	8	13	8	131



# Grafton Streetscape



1567 Grafton Street (1954)



# Grafton Streetscape



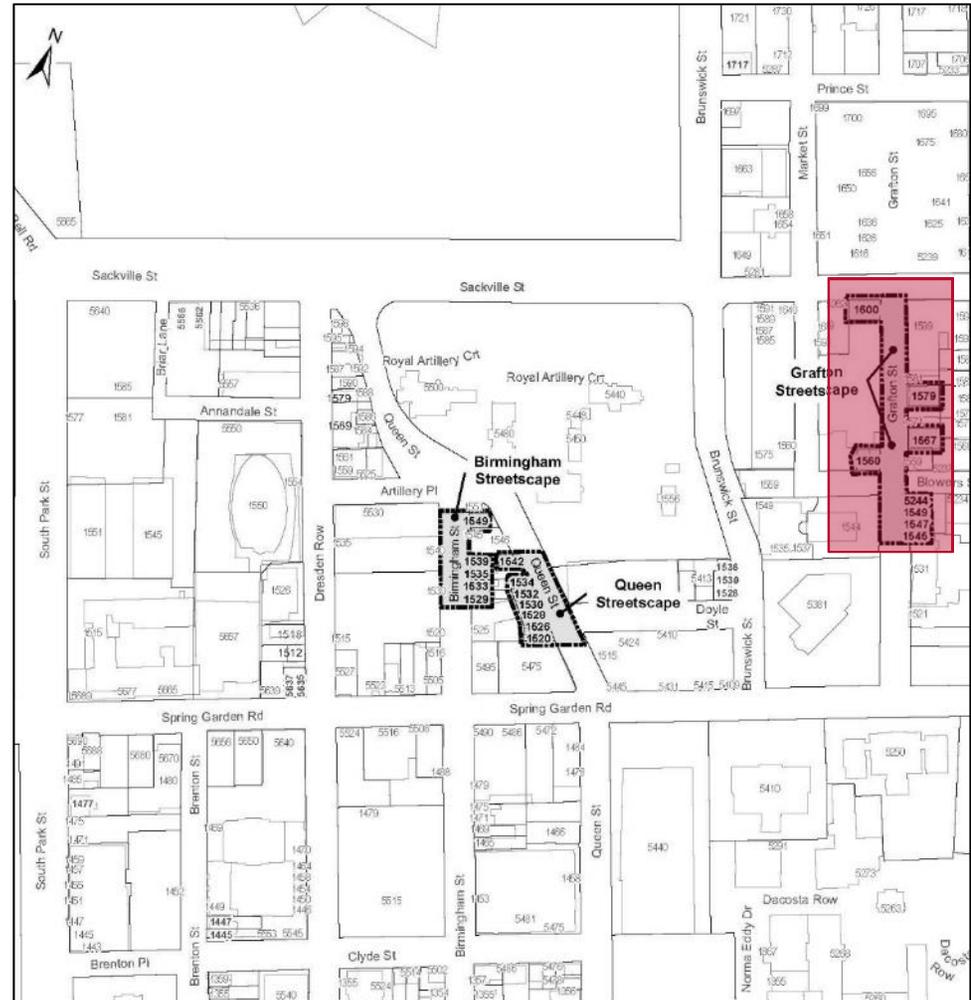
1560 Grafton Street (1921)



1600 Grafton Street (c. 1930)

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# Grafton Streetscape Location



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# HAC Evaluation – Grafton Streetscape

Grafton Streetscape								
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	Total	
1545-49 Grafton Street	10	18	5	5	9	15	62	
1560 Grafton Street	15	19	1	5	8	7	55	
1567 Grafton Street	8	19	3	5	9	15	59	
1579 Grafton Street	11	20	7	5	10	15	68	
1600 Grafton Street	15	19	2	5	8	7	56	
Heritage Streetscape Criteria								
Heritage Streetscape	1. Importance of Individual Buildings	2i) Architecture	2ii) Scale	2iii) Height	2iv) Proportion	2v) Building Materials	2vi) Rhythm	Total
Grafton Streetscape	60	8	9	10	10	10	8	115



# Heritage Registration

## Public Benefits

- Enhance our quality of life and sense of history, community and identity while boosting the tourism economy
- Employing local craftspeople and trades people in specialized fields for conservation projects
- Add diversity, character, and choice of accommodation to contrast new development
- Contribute to sustainability by reducing demolition waste, and lessening the demand for energy and resources required for new construction

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# Heritage Registration

## Benefits to Property Owners

- *Recognition* - a plaque is installed to officially recognize the property
- *Support* - the municipality and the Province provide funding programs. HRM offer \$25,000 twice in any four year period to commercial properties (\$15,000 for residential) to support conservation work.
- *Land Use Incentives* – policy support for adaptive reuse/rehabilitation of heritage properties and for new development on heritage properties
- *Protection* - significant changes to the exterior of a heritage property require review by the Heritage Advisory Committee and approval by Regional Council

# HAC Recommendations

It is recommended that Regional Council include:

- the Birmingham Streetscape in the Registry of Heritage Property.
- the Queen Streetscape in the Registry of Heritage Property.
- the Grafton Streetscape in the Registry of Heritage Property.