

HALIFAX

Heritage Advisory Committee

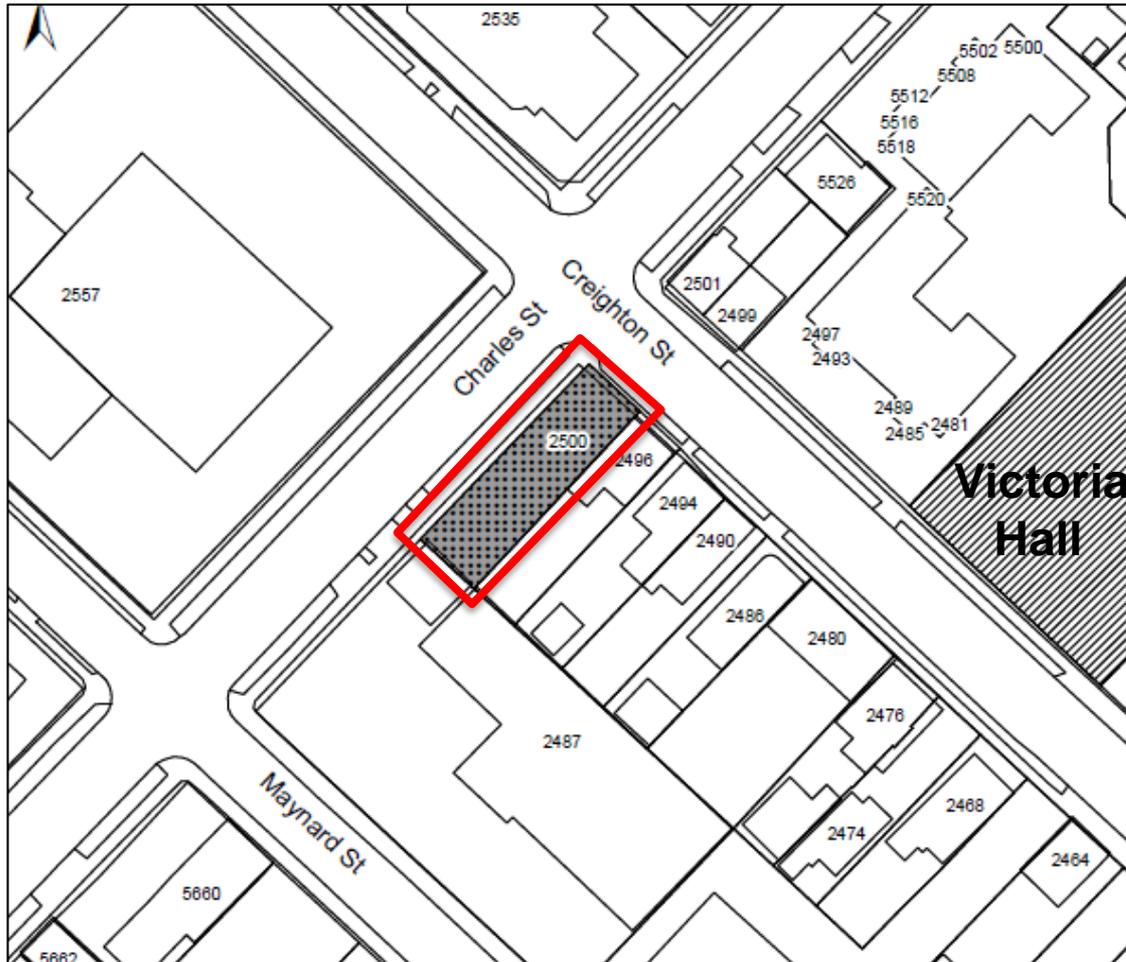
Case No. H00484

2500 Creighton Street, Halifax

Heritage Registration

June 25th 2020

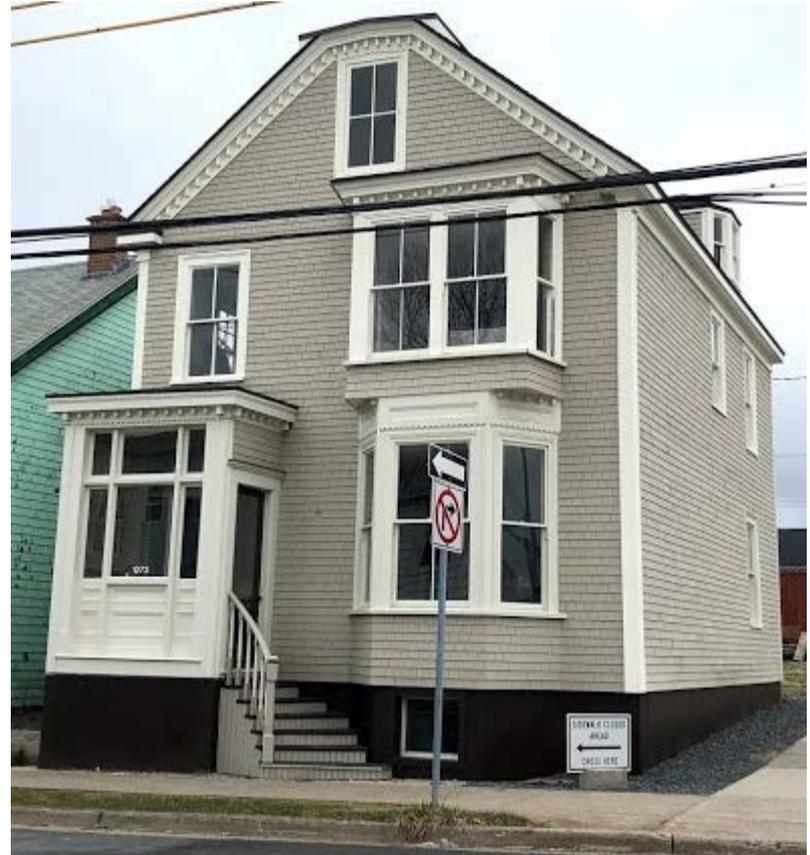
Location



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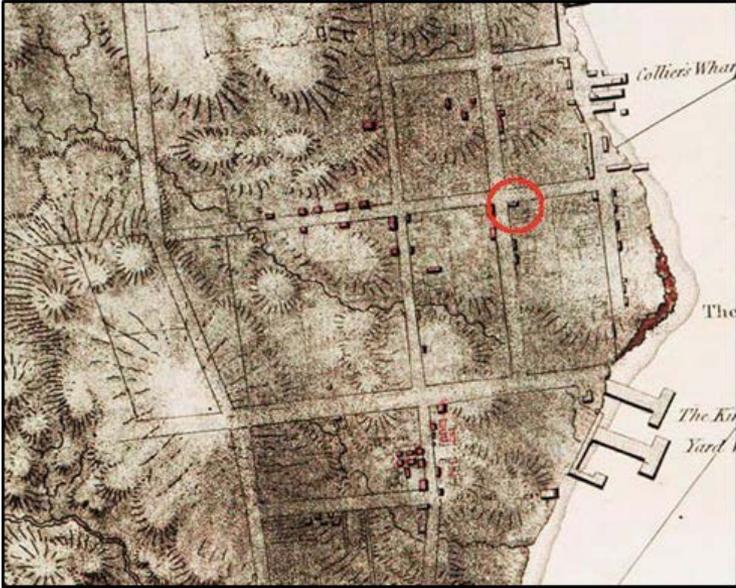
Application Details

- This is an application by the property owner, the St. Paul's Home Society, a registered non-profit organization in Halifax.
- Morris House has been the subject of an 11 year conservation project involving several non-profit groups that saw the house moved to its current location from Morris Street in 2013, and subsequently rehabilitated with the aim of providing community uses on the site.

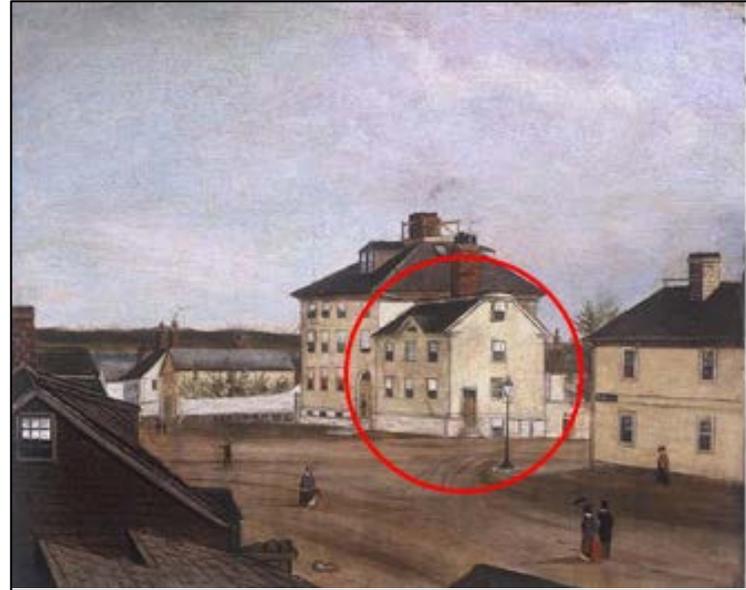


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Age



Town of Halifax, 1777 (NSARM)



Morris House c.1840, by J.S. Clow (NSARM)

- Based on historical research into property title, and supported by dendrochronological (tree ring dating) analysis, the year of construction is estimated to be 1764;
- This would make Morris House the oldest wooden residence, and fifth-oldest structure in HRM.

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

Historical Importance

2a) Relationship to Important Occasions, Institutions, Personages or Groups



Charles Morris



Building relocation in 2013 (Huffington Post)

- Charles Morris I was the first Surveyor General of Nova Scotia and laid-out several significant towns, including Halifax in 1749. His son and grandson subsequently also held that title and ran their business from the Morris House.
- The building also received national media attention during its high-profile relocation in 2013.

Evaluation Criteria

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	

Evaluation Criteria

3) Significance of Architect or Builder

Most modest structures during this period were built and designed by the property owner, or by local trades-people based on common designs and techniques. In this case there is no information available on the builder or architect.

3. Significance of Architect/Builder

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

Evaluation Criteria

4a) Construction Type

Morris House is one of only two surviving buildings in Halifax known to have been built with brick “nogging” between the structural timber framing. As a rare example of colonial building technology, a high score is recommended.



Brick “Nogging”

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	

Architectural Merit

4b) Style

Morris House is a good and early example of colonial Georgian Architecture with its simple form, truncated roof and Scottish dormer.

The character-defining elements of the Morris House include:

- truncated, pitched roof;
- wood shingle cladding;
- five-sided Scottish dormer;
- c.1890 front bay windows;
- c.1890 enclosed front porch;
- wooden hung, sash windows with divided lights;
- cornerboards and returns; and
- dentils under eave.



Morris House in Spring 2020

Building 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	

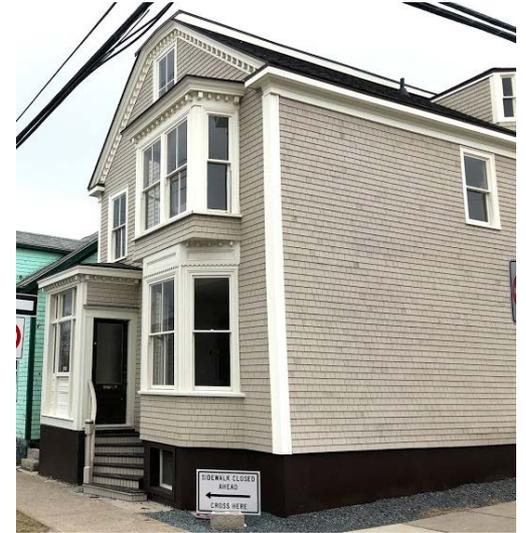
Architectural Integrity



1840



1953



2020



Changes include:

- Removal of central gable dormer;
- Addition of Victorian elements on front;
- Rear addition added in 2017.

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Building 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	

Relationship to Surrounding Area



Morris house has been relocated to a residential neighbourhood of two and three storey buildings, many with similar architectural features.

Building 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.

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 2500 Creighton Street, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 2500 Creighton Street, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property.