

H00480 - 2539 Agricola Street

Request to Include 2539 Agricola Street in the Registry of Heritage Property for the Halifax Regional Municipality

Heritage Advisory Committee
Thursday, June 25

1. Age



While the exact construction date is unknown, research shows that the dwelling was likely constructed between 1900 and 1905

Date of Construction	Points
1749 - 1785	25
1786 - 1830	20
1831 - 1867	16
1868 - 1899	13
1900 - 1917	9
1918 - 1945	5

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2. Architectural Importance



- In the late 1800s, an unprecedented number of new homes were needed
- The Late Victorian Plain (1880-1915) style was a popular design choice
- Emergence of the Halifax Box style
- Subject site is a good representation: two-storey box shape, bay window, asymmetrical façade, wood shingles and modest detailing

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2. Architectural Importance



Importance	Points
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



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

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4a. Architectural Merit (*Construction Type*)



- Reflects construction practices associated with the style
- Two-storeys tall, wood framed and shingled, etc.
- Likely an early example of wood platform framing

A) Construction type	Points
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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4a. Architectural Merit (*Style*)



- Embodies the qualities of the Halifax Box style:
 - Two-storey design
 - Box shape
 - Wooden shingles
 - Flat roof
 - Bay windows
 - Decorative cornice

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4a. Architectural Merit (Style)



Many strong examples of the style on surrounding streets. This property is unique due to its placement on Agricola Street

B) Style	Points
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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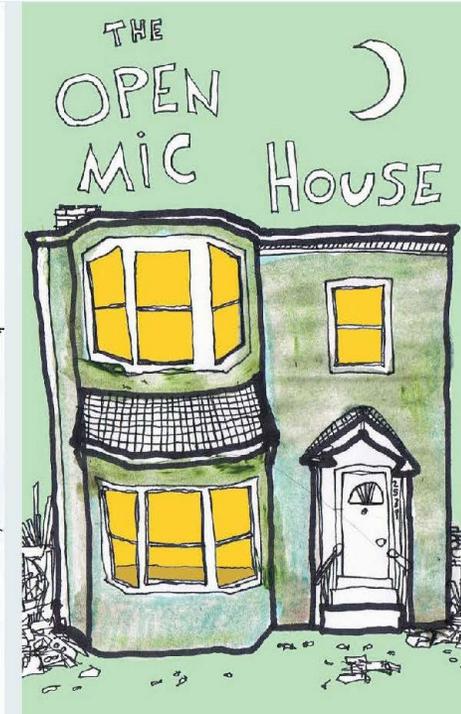
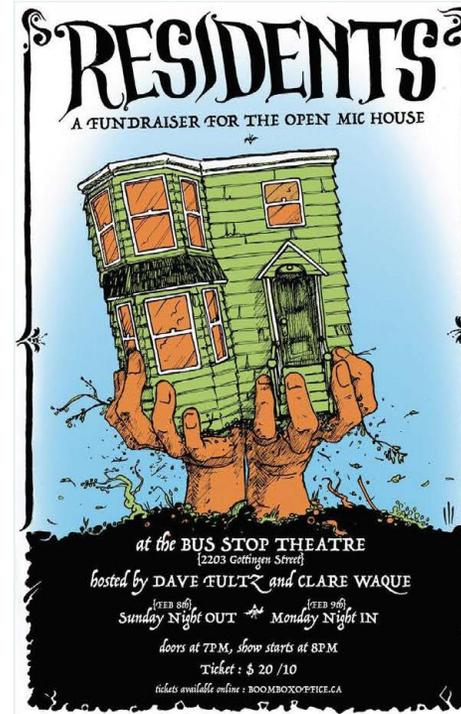
5. Architectural Integrity



Exterior	Points
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.

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 2539 Agricola 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 2539 Agricola Street, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property.

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Thank You

Alternative Recommendation

The Heritage Advisory Committee may choose to reject the application to include 2539 Agricola Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality. In doing so, the application will not proceed to Regional Council for consideration.