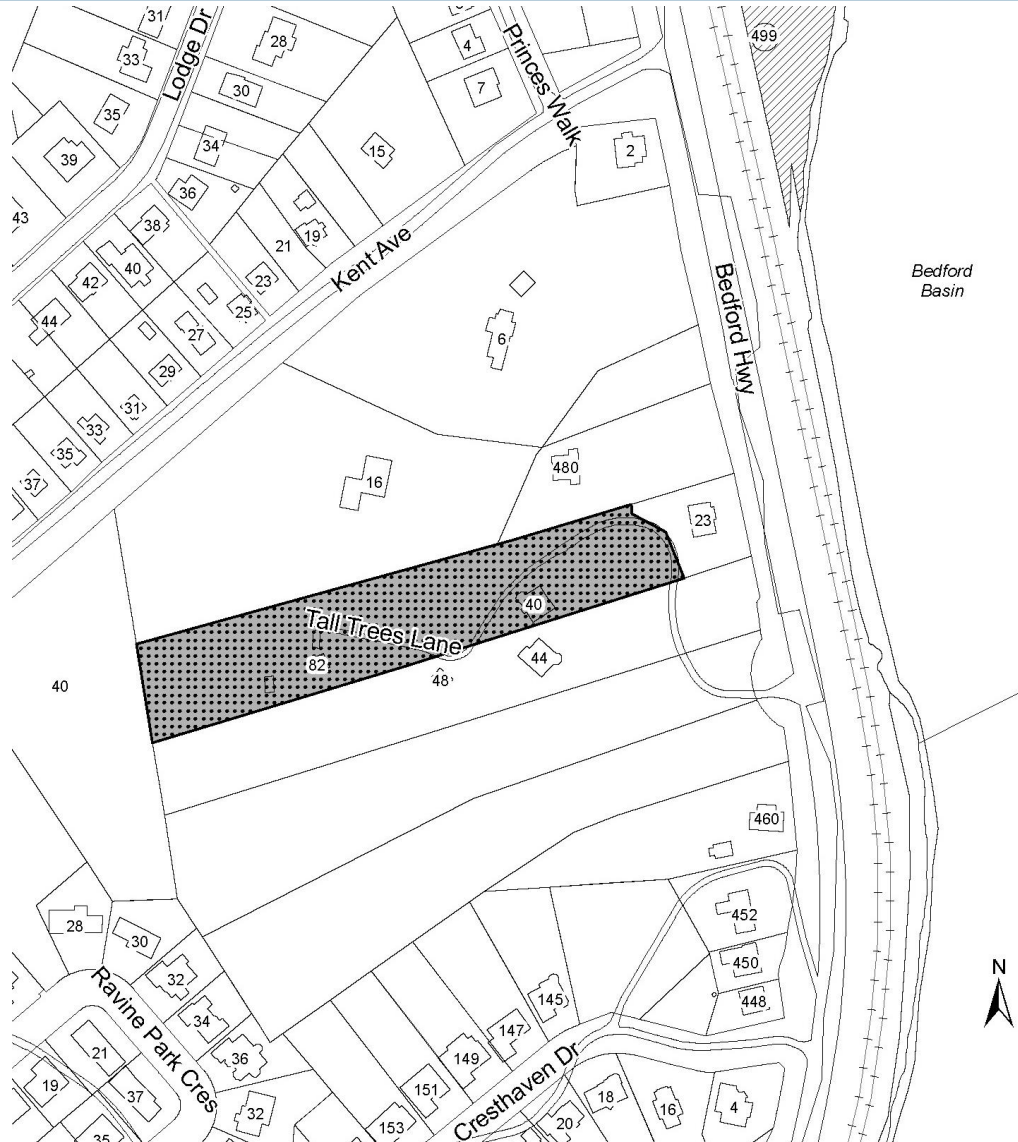


H00478 - 40 & 82 Tall Trees Lane

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

Heritage Advisory Committee
Wednesday, July 22

Location



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1. Age

40 Tall Trees



82 Tall Trees



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1. Age

40 Tall Trees



Date of Construction	Points
1749 - 1785	25
1786 - 1830	20
1831 - 1867	16
1868 - 1899	13
1900 - 1917	9
1918 - 1945	5
1945 - Present	3

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2b. Historical Importance *(Architectural Style)*

- 40 Tall Trees is a noteworthy, variant example of Shingle style architecture (1880-1920)
- Clearly conveyed by wood shingle that wrap the building, along with the enclosed veranda, complex roof, and muted detailing
- Also incorporates Queen Anne and Gothic Revival elements
- 82 Tall Tree uses the Classic Revival Style (1820-1860)

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



3. Significance of Architect

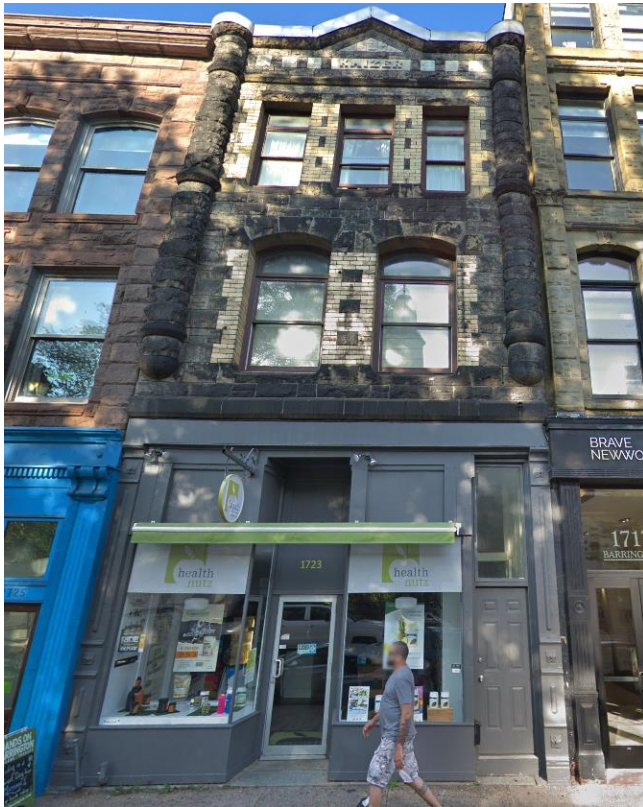


William Critchlow Harris

- 40 Tall Trees was designed by William Critchlow Harris
- Apprentice under architect David Stirling; became partners in 1877
- Both became Dominion Architects for federal work in PEI
- Churches were his early specialty; also designed many homes and commercial buildings
- Used Gothic Revival style, but commonly blended architectural styles to create unique, pragmatic buildings

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3. Significance of Architect



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

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4a. Architectural Merit (*Construction Type*)



40 Tall Trees has a concrete foundation with outward facing stones. Believed to be an early example of wood platform framing

82 Tall Trees may have a timber frame

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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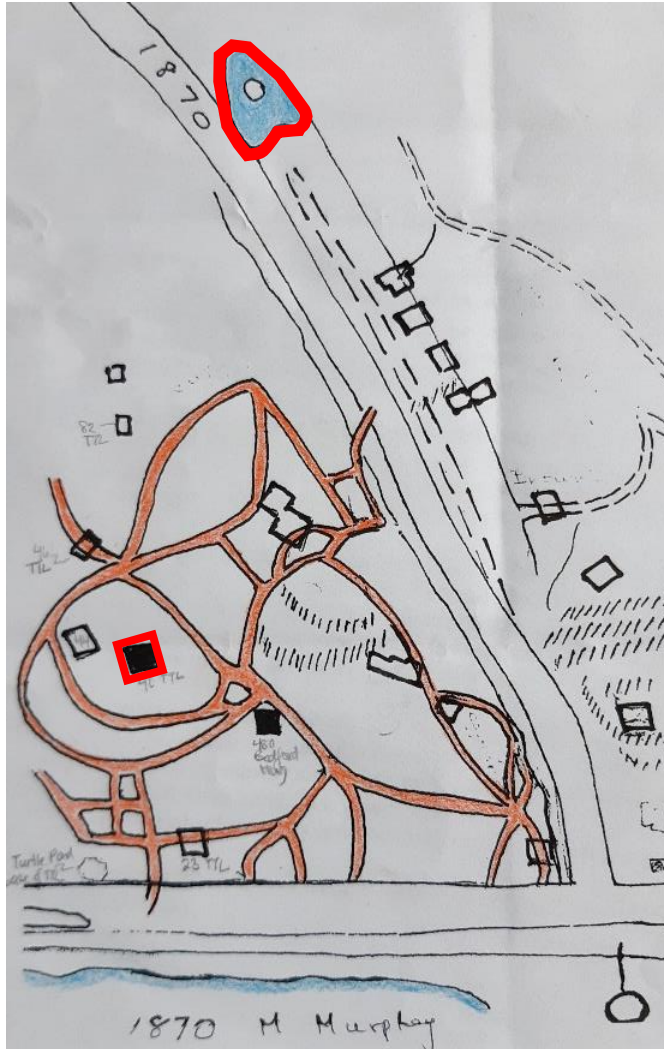
4b. Architectural Merit (Style)

- Hybrid of the Gothic Revival, Queen Anne, and Shingle styles
- Exterior shingles highlight the Shingle style's focus on functional simplicity, surface uniformity, irregular building shape
- Other character defining elements:
 - Overall asymmetry
 - Dynamic roof with hipped dormers and a conical-roof dormer
 - Polygonal corner tower
 - Buttresses
 - Partially enclosed veranda w/ Gothic-inspired arches



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4b. Architectural Merit (*Style*)



- Other character defining elements:
 - Classic Revival dwelling at 82 Tall Trees with central entryway, gable roof, and return eaves
 - Remnants of pathways from Prince Edward's English Landscape Garden

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



Original Rear (Likely Pre-1950)

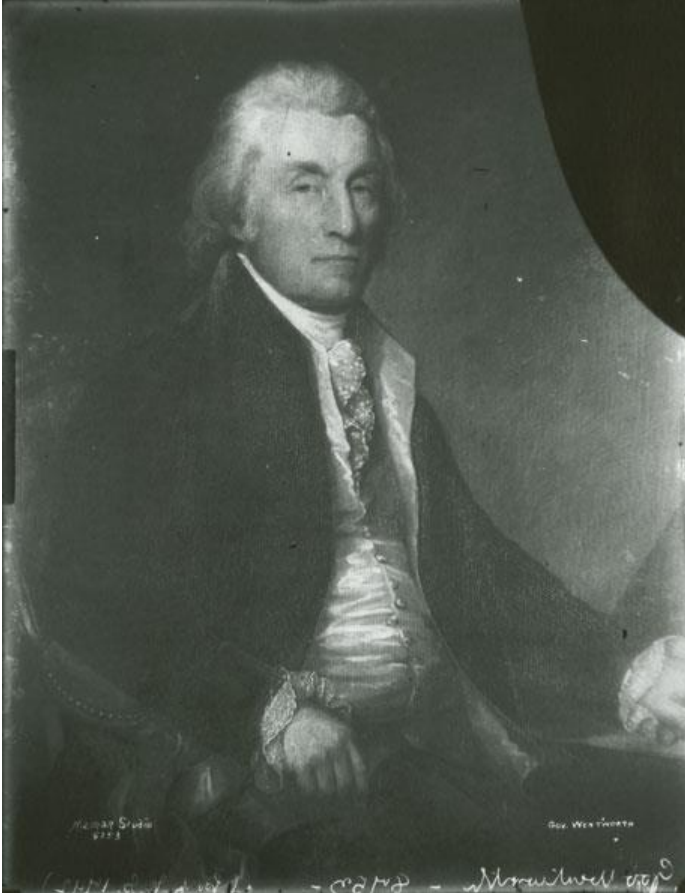


Modified Rear (Post 1997)

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



Sir John Wentworth



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 40 & 82 Tall Trees Lane, Halifax, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 40 & 82 Tall Trees Lane, 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