



P.O. Box 1749
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Item No. 8.2
Halifax Regional Council
March 10, 2020
August 18, 2020

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed

For Lois Yorke, Chair, Heritage Advisory Committee

DATE: February 27, 2020

SUBJECT: **Case H00476: Request to Include 6047 Jubilee Road, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

February 26, 2020 meeting of the Heritage Advisory Committee, Item 9.1.2.

LEGISLATIVE AUTHORITY

Heritage Property Act

s. 14(1) A heritage advisory committee may recommend to the municipality that a building, public building interior, streetscape, cultural landscape or area be registered as a municipal heritage property in the municipal registry of heritage property.

HRM By-law No. H-200 - Heritage Property By-law

4. The [Heritage Advisory] Committee shall, within the time limits prescribed by Council or the [Heritage Property] Act, advise the Region respecting:
 - (a) the inclusion of buildings, public building interiors, streetscapes, cultural landscapes or areas in the Registry.

RECOMMENDATION

It is recommended that Halifax 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.

BACKGROUND

At the February 26, 2020 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated February 12, 2020, and received a staff presentation on Case H00476. Staff noted that should the Committee award the property a total score of fifty (50) points or more for the

identified properties, out of a possible one-hundred (100), than the staff recommendation is that the Committee recommend the property for registration by Halifax Regional Council.

For additional background information on this item, refer to the staff report dated February 12, 2020 (Attachment 1).

DISCUSSION

At the February 26, 2020 meeting, following the presentation from staff, the Committee evaluated the proposed heritage property using the Evaluation Criteria for Registration of Heritage Buildings in HRM. The Committee applied the following scores:

Criterion	Score Awarded
1. Age	16
2B. Important/Unique Architectural Style or Highly Representative Era	20
3. Significance of Architect/Builder	3
4A. Architectural Merit: Construction Type	9
4B. Architectural Merit: Style	10
5. Architectural Integrity	9
6. Relationship to Surrounding Area	10
Total	77

Based on this evaluation, the Committee approved a motion recommending that Halifax Regional Council schedule a heritage hearing for the matter, and to approve the registration to Registry of Heritage Property for the Halifax Regional Municipality.

For further discussion on the heritage registration evaluation criteria as it relates to this application, refer to the staff report dated February 12, 2020 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Refer to the staff report dated February 12, 2020.

RISK CONSIDERATION

Refer to the staff report dated February 12, 2020.

COMMUNITY ENGAGEMENT

Meetings of the Heritage Advisory Committee are open to public attendance and members of the public are permitted to submit correspondence and petitions to be circulated to the Committee. The agenda, reports, and minutes of the Heritage Advisory Committee are posted on Halifax.ca.

For further information on Community Engagement as it relates to this item, refer to the staff report dated February 12, 2020.

ENVIRONMENTAL IMPLICATIONS

Refer to the staff report dated February 12, 2020.

ALTERNATIVES

The Committee did not discuss alternatives. Refer to the staff report dated February 12, 2020.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated February 12, 2020

Attachment 2 – Scoring Summary for Heritage Buildings

If the report is released to the public, a copy can be obtained by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Simon Ross-Siegel, Legislative Assistant, Office of the Municipal Clerk, 902.490.6519



P.O. Box 1749
Halifax, Nova Scotia
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Attachment 1
Heritage Advisory Committee
February 26, 2020

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: *-Original Signed-*

Kelly Denty, Director of Planning and Development

-Original Signed-

Jacques Dubé, Chief Administrative Officer

DATE: February 12, 2020

SUBJECT: **Case H00476: Request to Include 6047 Jubilee Road, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by the owners, Sarah and Ian Bezanson.

LEGISLATIVE AUTHORITY

The Heritage Property Act

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.

BACKGROUND

Sarah and Ian Bezanson have applied to include their property, located at 6047 Jubilee Road, Halifax, (Map 1) in the Registry of Heritage Property for the Halifax Regional Municipality. The property is located at a prominent location on Jubilee Road at the terminus of Edward Street. The dwelling is estimated to have been constructed before 1864 as a one-and-a-half-storey Georgian-style dwelling. The building on the property is now a two-storey wooden building that was altered and integrated into a townhouse development circa 1914. It is attached to a row of three brick townhouses to the west and to a row of two brick townhouses to the east.

This application is being considered in accordance with Sections 14 (Recommendation as municipal heritage property) and 15 (Registration as municipal heritage property) of the *Heritage Property Act*.

HRM's Heritage Property Program

The purpose of the HRM Heritage Property Program is to help protect and conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage found in local communities throughout HRM. One of the principal aims of the Heritage Property Program is to recognize significant heritage resources through the inclusion of properties into the Municipal Registry of Heritage Properties.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the Heritage Advisory Committee (HAC) using "The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality" (Attachment A).

The Evaluation Criteria for scoring a property and building are broken down into six categories as follows:

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

Should the HAC score a property with more than 50 points, a positive recommendation will be forwarded to Regional Council. If the property does not score more than 50 points, then the report will not be forwarded to Regional Council.

Nova Scotia 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".

Sections 14(2) and 15(1) under the Heritage Property Act require that notice of recommendation is given to the property owner at least thirty (30) days prior to any Council decision to include the property in the Registry of Heritage Property for the Halifax Regional Municipality. The property owner is also given an opportunity to address Council before they make a decision on the registration request. Should a positive recommendation be forwarded to Council, heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

DISCUSSION

Heritage registration applications are evaluated by the HAC relative to six evaluation criteria as outlined previously and described in greater detail in Attachment A. To assist the HAC in their evaluation and scoring, staff offer the following comments based on a historical research report (Attachment B). The historical research in support of this application has been undertaken by staff with contributions from the property owner and a professional researcher.

1. Age:

The original one-and-a-half storey building was constructed between 1830 and 1864. The building was altered to its current two storey form before 1914.

As the existing structure was constructed between 1830 and 1864, a score of 13 points is recommended.

2. Historical OR Architectural Importance:

Important / Unique Architectural Style of Highly Representative of an Era:

This set of rowhouses remain essentially intact today and appear to be of an Edwardian style. While architecture from this period is common in North America, there are few instances of brick and concrete masonry rowhouses in Halifax making this collection of residences a rare example. Notably, there may only be one other set of brick rowhouse developments remaining from this era: the Churchfield Barracks on Brunswick Street, which were military accommodations for married personnel built in 1903 in the Gothic Revival style.

The subject property was the first building constructed of the six rowhouses. The original building was a detached wooden one-and-a-half storey homestead with a gable roof, likely in a Georgian style. Edward Maxwell converted the building into its current form and later integrated it with the rowhouse development by adding two rowhouse units to the east and three to the west.

Due to its unique architectural style that is rare in Halifax, a score of between 16 and 20 is recommended.

3. Significance of Architect or Builder:

Edward Maxwell was a well-known mason and contractor born on May 11, 1866, in Halifax, Nova Scotia. He lived at what is now 6047 Jubilee Road from 1905 to 1938. He moved to 6053 Jubilee Road, now registered as a municipal heritage property, where he resided until his death on November 12th, 1941, at age 75.

Maxwell became involved in the construction industry at an early age and developed a career first as a mason and later as a contractor and property developer. He was associated with the provincially renowned J.C and S.P Dumaresq, father and son Architects and worked on several projects with them. Examples of Maxwell's work include multiple storefronts on Hollis Street and the Infant's Home at the corner of Tower Road and Inglis Street built in 1899 with J.C Dumaresq as the Architect. Maxwell also built several other residences in the Jubilee, Henry and Cedar Street neighbourhood. The residence at 1743 Henry Street built by Maxwell lists S.P. Dumaresq as the Architect on the Building Permit application.

Due to its associations with a prominent local builder and architect, a score of between 1 and 3 is recommended.

4. Architectural Merit:

Construction type or building technology:

The building at 6047 Jubilee Road was constructed using timber framing, often called post-and-beam construction, which joined large pieces of wood together with joints, using mortise-and-tenon

construction. Timber-frame buildings are rare in Halifax because the construction method became less common as of the late 19th century when it was largely replaced by other construction methods. The construction type is rare because it is a wooden building that was integrated into a row of brick buildings.

As the structure's construction type and method is rare for its time, a score of between 7 and 10 is recommended.

Style:

Similar to the brick rowhouses in form and rhythm, the style of this wooden building is a rare transition from an earlier Georgian style to a predominantly modified Queen Anne. The symmetrical façade is twice the width of the adjacent properties and the front stairs lead to the main door. The first floor is raised several feet above grade to allow for basement windows.

Character defining elements include:

- Dentils along the cornice under the protruding flat roof;
- Two three-sided bay windows that extend the full two-storey height with hipped roof forms above the first-floor bay window ornamented by a central pediment and dentils;
- Hipped-roof shaped hood over the central doorway and central second-storey window both ornamented by a central pediment and dentils;
- Raised front entrance with stairway leading to Victorian paneled wood door complete with sidelights and a transom; and
- Water table above the foundation and corner boards capped by an ornamental bracket.

As a rare example of a wooden Georgian building transformed into an Edwardian rowhouse, a score of between 7 and 10 is recommended.

5. Architectural Integrity:

This wooden building underwent a dramatic alteration when Edward Maxwell transformed it from a Georgian detached dwelling into a Queen-Anne style Edwardian row house during the first decade of the 20th Century, but remains largely unchanged since that time. A more recent alteration includes the installation of vinyl siding on the rear elevation.

As the structure was drastically altered in the early 1900s, but remains largely unchanged since its transformation into a rowhouse, a score of between 6 and 10 is recommended.

6. Relationship to Surrounding Area:

As the only wooden building within a large streetscape of red brick buildings, 6047 Jubilee Road is an important architectural asset contributing to the heritage character of the surrounding area. It stands out as an exceptional structure due to the contrasting wooden material, its larger width, and location at the terminus of Edward Street.

As the building is well-integrated with its surrounding structures in both style and form, a score of between 6 and 10 is recommended.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2019/20 operating budget for C340 – Heritage and Social Policy.

RISK CONSIDERATION

There are no significant risks associated with the recommendations in this Report.

COMMUNITY ENGAGEMENT

The community engagement process for a heritage registration is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public access to the required Heritage Advisory Committee meeting. As a provision of the *Heritage Property Act*, no registration of a municipal heritage property shall take place until Regional Council has given the owner of the property an opportunity to be heard.

ENVIRONMENTAL IMPLICATIONS

There are no significant environmental implications associated with the recommendations in this Report.

ALTERNATIVE

1. The Heritage Advisory Committee may choose to reject the application to include 6047 Jubilee Road in the Registry of Heritage Property for the Halifax Regional Municipality. In doing so, the application will not proceed to Regional Council for evaluation.

ATTACHMENTS

Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Historical Research Report

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Seamus McGreal, Planner III, 902.490.4663



Map 1 - Location Map

6047 Jubilee Rd,
Halifax

HALIFAX

-  Registered Heritage Property
-  Subject Property



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

ATTACHMENT A



HERITAGE PROPERTY PROGRAM

EVALUATION CRITERIA

**Heritage Property Program
Community & Recreation Services**

March 2013

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS (Revised 2004)**

1. AGE

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

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

** Maximum score of 25 points in this category*

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for:

- A) Having specific associations with important occasions, institutions, personages and groups,
OR
B) For being architecturally important unique/representative of a particular period.

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	

Locally	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	
No relationship to important occasions, institutions, personages or groups.	0	

** Maximum score of 20 points in this category, scoring from one of the three categories only*

2B) Important/Unique Architectural Style or Highly Representative of an Era

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	

** Maximum score of 20 points in this category.*

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance?

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

** Maximum score of 10 points in this category.*

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

A) **Construction type/building technology**: which refers to the method by which the structure was built (early or rare uses of materials), and building techniques;

AND

B) **Style**: which refers to the form or appearance of the architecture.

Construction Type/Building Technology		
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	
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	

** Maximum score of 10 points for Construction Type, and a maximum score of 10 for Style - a total maximum of 20 points in this category.*

5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

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	

** Maximum score of 15 points in this category.*

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.*

SCORING SUMMARY

Property	Date Reviewed	Reviewer

Criterion	Highest Possible Score	Score Awarded
1. Age	25	
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important, Unique Architectural Style, or Highly Representative of an Era	20	
3. Significance of Architect or Builder	10	
4. a) Architectural Merit: Construction type/building technology	10	
4. b) Architectural Merit: Style	10	
5. Architectural Integrity	15	
6. Relationship to Surrounding Area	10	
Total	100	

SCORE NECESSARY FOR DESIGNATION**50****Designation Recommended?****YES****NO****COMMENTS:**

Attachment B

Research Report

Edward Maxwell Original House

6047 Jubilee Road

In support of Heritage Registration Case H00476

Based on Research Report for Edward Maxwell Row-House Streetscape:
6039-6057 Jubilee Road, 1743-45 Henry Street, 1751-55 Henry Street
and 6060-66 Cedar Street, Halifax, NS (March 2014) and
on information submitted by the applicant

Prepared by:

HRM Planning and Development
January 2020

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Historical or Architectural Importance 3

Significance of Architect / Builder 4

Architectural Integrity 4

Relationship to Surrounding Area 5

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Figure 1: 6047 Jubilee Road was the first building constructed of the six rowhouses. It was originally a detached wooden one-and-a-half storey homestead with a gable roof before Edward Maxwell converted it into its current form to integrate it with the rowhouse development. (Photo: Sarah and Ian Bezanson)

Site Summary

Historically, Jubilee Road was a cross peninsula thoroughfare commonly used for leisure and connected the Northwest Arm to the Suburbs of Halifax. It was renamed in 1810 in honour of the Golden Jubilee of King George III. Land along Jubilee was held in large parcels by affluent members of Halifax society and, for the most part, remained undeveloped until the late 1800s.

The first maps to show the extension of Henry Street across Jubilee and terminating at Cedar Street are the Halifax Fire Insurance Plans dated 1878. While early planning for the Cedar Street is also seen at this time, it does not actually extend from Henry Street to Robie Street until the 1911 revision of the 1895 Halifax Fire Insurance Plans. This will form the block of what will later be known as the Maxwell Estate. In summary, this new block is bounded by Henry Street, Cedar Street, Robie Street and Jubilee Road. The City of Halifax Atlas - Plate P, dated 1878 shows the subject property in the Cogswell Sub-division of Ward 2 in a city block bounded by Louisburg Street, Shirley Street, Robie Street and Jubilee Road. On this plan the parcel is inscribed with the surname Murphy. The single existing dwelling on the property is in the location of 6047 Jubilee Rd (Figure 2).

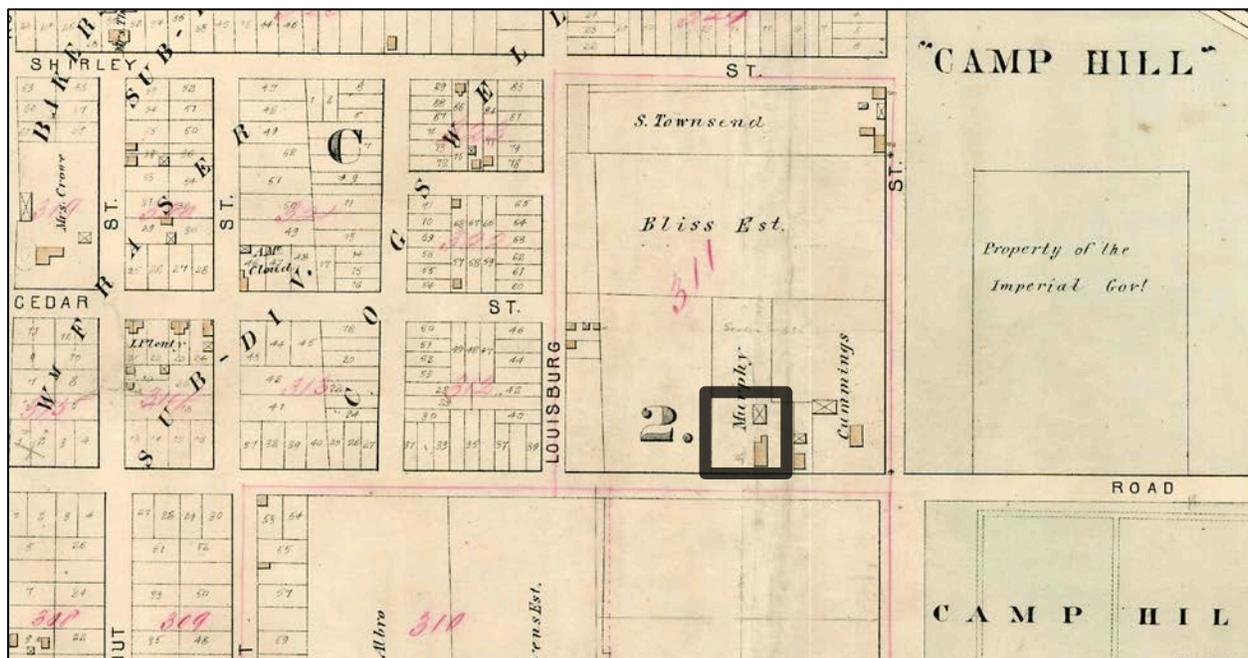


Figure 2: City of Halifax Atlas from 1878 (Plate P) depicting the building (dark outline) as a detached homestead west of “Camp Hill”

With the exception of the wooden building at 6047 Jubilee Road, dating from the mid-1800s, all of the brick rowhouses attached to it were built between 1900 and 1917 by Edward Maxwell, a mason and contractor of Scottish descent born in Halifax, NS. The dwellings form a brick rowhouse scheme with an internal courtyard for the common use and enjoyment of the residents.

In a survey plan titled “Plan Showing Property now or formerly of the Maxwell Estate Cedar Street, Henry Street & Jubilee Road” dated Oct 14, 1943 and drawn by Charles P. Roper, a large internal courtyard is visible. At the time, all Maxwell properties surrounding the court had right of way or direct deeded access to the lands for personal use and enjoyment. Building permits for a skating rink, automobile garages and a hot house to be constructed within the courtyard were submitted by Edward Maxwell in 1920 and 1922 respectively.



Figure 3: Photograph from 1886 showing the subject property (circled) as a one-and-a-half storey house (NSARM)

Age

6047 Jubilee Road (formerly 85, 7, and 79 Jubilee Road), built mid 1800s

The age of the residence was not conclusively determined. However, a City of Halifax map from 1864 identifies the subject building in its current location alongside the name G. Davis who was likely the owner and resident of this building at that time. The building did not exist prior to 1830.

On the 1878 Hopkins Atlas, the home is listed under Murphy. Dr. Martin Murphy purchased the home in 1877. He was the city engineer and later the chief engineer for the survey of projected Nova Scotia railways. He was then provincial engineer for Nova Scotia for 30 years.

Fire Insurance plans up to 1911 show a one-and-a-half storey wood frame house accompanied by a stable (Figures 2 and 3). After 1914, the stable no longer appears and the home is 2 storeys with newly built bay windows facing the street.

Edward Maxwell is listed as the owner in the 1905-1906 McAlpine's City Directories and in the Halifax Property Assessment Records of 1907-1908.

This is the only structure in this row of buildings that was not wholly constructed by Edward Maxwell.

Historical or Architectural Importance

Important / Unique Architectural Style or Highly Representative of an Era

Maxwell's row-houses remain essentially intact today and appear to be of a typical Edwardian style (Figure 4). While architecture from this period is common in North America, there are few instances of brick and concrete masonry row-houses in Halifax, making this collection of residences a rare example. Notably, there may only be one other set of brick row-housing remaining from this era; the Churchfield Barracks on Brunswick Street which were military accommodations for married personnel built in 1903 in the Gothic Revival style.



Figure 4: Edward Maxwell's rowhouse development. 6047 Jubilee Road is the only timber-frame building and it is twice as wide as the other rowhouses constructed of load-bearing brick.

Maxwell's timely execution of row-housing development is representative of the increased need for middle class housing on the Halifax Peninsula in a time of prosperity at the end of the 19th century. Population rise and a confidence in the city's economy spurred this type of development and provided opportunity for the entrepreneurial spirit. Numerous North American cities undergoing similar growth also have examples of this form of residential row-house development. Perhaps the most prevalent of these is New York City and the historic row-house districts within Manhattan, Brooklyn, Bronx and Queens. Maxwell appears to have taken several architectural forms and stylistic cues from these long-established boroughs.

The planning of the Maxwell Estate around a communal courtyard is indicative of Garden City urban development principles made popular in Halifax by renowned Architect Thomas Adams in his planning of the Hydrostone District in the North End of Halifax. It is important to note that the Maxwell Estate pre-dates this heritage defining district.

Construction type or building technology

The building at 6047 Jubilee Road was constructed using timber framing, often called post-and-beam construction, which joined large pieces of wood together with joints, using mortise-and-tenon construction. Timber-frame buildings are rare in Halifax because the construction method became less common as of the late 19th century when it was largely replaced by other construction methods. The wooden building was integrated into a row of brick buildings by Edward Maxwell between 1900 and 1910.

Style

6047 Jubilee Road was the first building constructed of the six rowhouses. The original building was a detached wooden one-and-a-half storey homestead with a gable roof, likely in a Georgian style. Edward Maxwell converted the building into its current form and later integrated it with the rowhouse development by adding two rowhouse units to the east and three to the west. Similar to the brick rowhouses in form and rhythm, the style of this wooden building is predominantly modified Queen Anne.

The symmetrical façade is twice the width of the adjacent properties and the front stairs lead to the main door. The first floor is raised several feet above grade to allow for basement windows.

Character defining elements include:

- Dentils along the cornice under the protruding flat roof;
- Two three-sided bay windows that extend the full two-storey height with hipped roof forms above the first-floor bay window ornamented by a central pediment and dentils;
- Hipped-roof shaped hood over the central doorway and central second-storey window both ornamented by a central pediment and dentils;
- Raised front entrance with stairway leading to Victorian paneled wood door complete with sidelights and a transom; and
- Water table above the foundation and corner boards capped by an ornamental bracket.

Significance of Architect / Builder

Edward Maxwell¹ was a well-known mason and contractor born on May 11, 1866, in Halifax, Nova Scotia. His parents were Elizabeth Forbes and Edward Maxwell, of Scottish Presbyterian descent. He had six sibling, four sisters and two brothers, and was married to Ella R. McKay of Shubenacadie in 1895, also of Scottish lineage. Ella and Edward had two sons Evan Ross Maxwell, born 1902 and Sydney Forbes Maxwell, born 1900. He lived at what is now 6047 Jubilee Road from 1905 to 1938. He moved to 6053 Jubilee Road where he resided until his death as a widower on November 12th, 1941, at age 75.

A highly entrepreneurial family, Edward Senior ran an established business on Granville Street as a merchant tailor. Maxwell did not follow in his father's footsteps and became involved in the construction industry at an early age and developed a career first as a mason and later as a contractor and property developer.

During his working life, Maxwell made significant contributions to the urban fabric of the City of Halifax. He was associated with the provincially renowned J.C and S.P Dumaresq, father and son Architects and worked on several projects with them. Examples of Maxwell's work include multiple storefronts on Hollis Street, the Infant's Home at the corner of Tower Road and Inglis Street built in 1899 with J.C Dumaresq as the Architect. Maxwell also built several other residences in the Jubilee, Henry and Cedar neighbourhood. The residence at 1743 Henry Street built by Maxwell lists S.P. Dumaresq as the Architect on the Building Permit application.

Architectural Integrity

This wooden building is largely unchanged since the first decade of the 1900s when Edward Maxwell converted the one-and-a-half storey homestead into the two-storey Edwardian building with paired double bay windows. Up until recently, the building was clad in white vinyl siding. However, this material has been removed to reveal the original wooden shingles which have been rehabilitated.

The hipped roof forms as referenced in the character defining elements, above, have been capped with metal to which it is difficult to assign a date. The windows are single hung 20th century wood window. The door entry enframing complete with wood door appears to be Victorian and in good condition. The front steps and railing are wood in good condition.

¹ Edward Maxwell was not the architect, by the same name, born in Montreal on December 31st, 1867

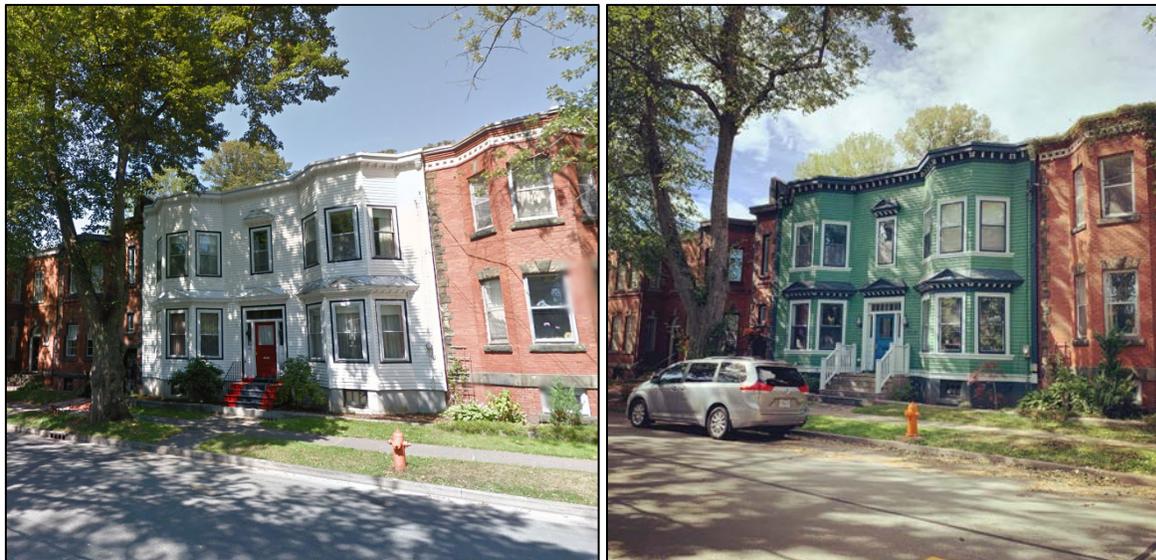


Figure 6: The white vinyl siding (Left: Google Street View 2016) was removed in 2018 and the building façade was rehabilitated with wooden shingles (Right: Google Street View 2018)

The rear elevation of the building is clad with white vinyl siding. Aluminum eavestrough and downspout have been added to the second storey roof line as well as the first floor build-out. The second storey windows are aluminum and the first storey windows are 20th century wood window with aluminum storm windows. The black reveal surrounding the windows varies in size. The back door is not centered in the opening created by the start and stop of the vinyl siding indicating that the door has been replaced by a smaller door more recently than the installation of the cladding.



Figure 5: The rear of the building remains clad in white vinyl siding (Photo Sarah and Ian Bezanson)

Relationship to Surrounding Area

As the only wooden building within a large streetscape of red brick building, 6047 Jubilee Road is an important architectural asset contributing to the heritage character of the surrounding area. The building is similar in style to the attached rowhouses and other masonry buildings, developed by Edward Maxwell, in the neighbourhood². However, it stands out as an exceptional

² The brick row house at 6053 Jubilee Road was registered as a municipal heritage property in 2013.

structure due to the contrasting wooden material, its larger width, and location at the terminus of Edward Street.

The homogenous nature of this neighbourhood block (delineated by Jubilee Road, Henry Street, and Cedar Street) developed by a single contractor in a single material is uncommon for turn of the century Halifax. Predating the Halifax Explosion of 1917, the configuration of the Maxwell Estate around an internal courtyard has Garden City tendencies and building permits for automobile garages, skating rink and hothouse indicate visions of self-sufficiency and escape within the urban core.

The forming of the Maxwell Estate occurred as Maxwell honed his skill as a building contractor and mason through the continued development of housing in the Jubilee Road, Henry Street, Cedar Street, and Robie Street area. As referenced, masonry is an unusual material for residential development in Halifax during this time, particularly outside of the downtown core. Non-combustible construction became regulated in the city center after numerous fires in buildings of wood frame construction, however neighbourhoods West of Robie Street were still considered sub-urban, and construction material for housing was predominately wood frame and finish.

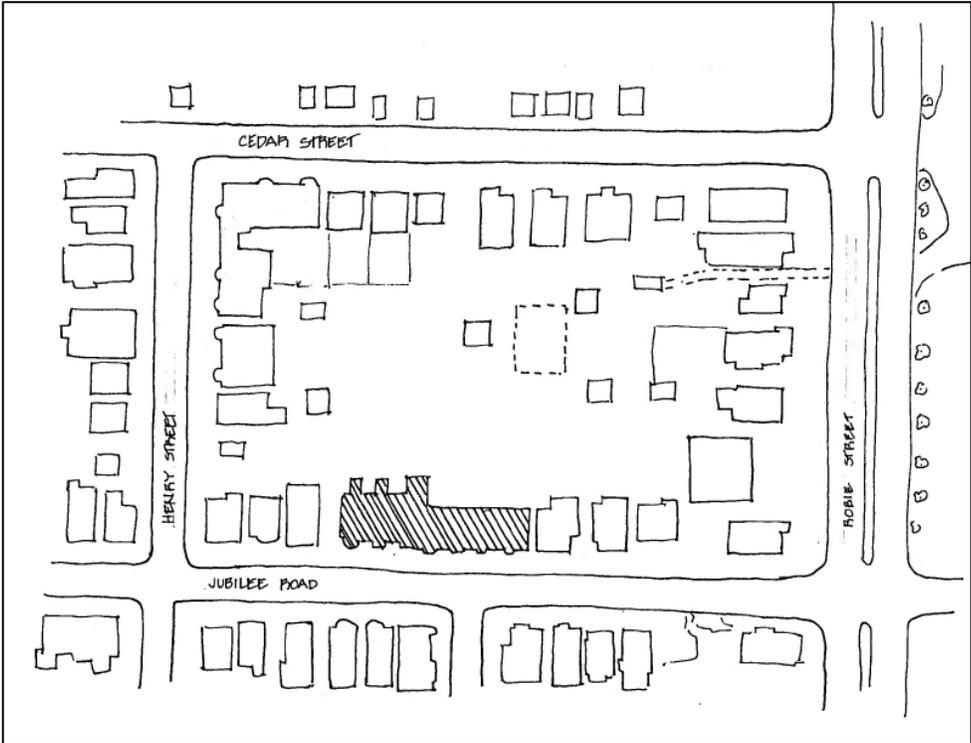


Figure 7: The Maxwell Estate was developed around an internal courtyard incorporating Garden City principles.

Ownership History

History of Building: OWNER	FROM:	TO:	OCCUPATION	SOURCE
Ian and Sarah Bezanson	March 3, 2015	Present	--	Estate Deed
Bernard Thomas (Mary Josephine) Burke	October 24, 1968	March 3, 2015	Major in the Canadian Armed Forces	Book 2277 Pg 300
Mary E. Burke	May 31, 1949	October 24, 1968	Clerk with the Dominion Atlantic Railway	Book 1027 Pg 1149
E. Ross Maxwell, Sydney F. (Viola) Maxwell (Heirs of Edward Maxwell)	December 22, 1943	May 31, 1949	Bachelor (E. Maxwell) and Mechanic (S. Maxwell)	Book 856 Pg 404
Stanley Bauld (City of Halifax)	July 16, 1940	December 22, 1943	High Sheriff	Book 812 Pg 79
Edward Maxwell	November 7, 1895	July 16, 1940	--	Book 304 Pg 557

Attachment 2

Scoring for Case H00476: Request to Include 6047 Jubilee Road, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality

Criterion	Score Awarded
1. Age	16
2B. Important/Unique Architectural Style or Highly Representative Era	20
3. Significance of Architect/Builder	3
4A. Architectural Merit: Construction Type	9
4B. Architectural Merit: Style	10
5. Architectural Integrity	9
6. Relationship to Surrounding Area	10
Total	77