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Item No. 9.1.3
Heritage Advisory Committee
Special Meeting
April 28, 2021

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: *-Original Signed-*

Kelly Denty, Executive Director of Planning and Development

-Original Signed-

Jacques Dubé, Chief Administrative Officer

DATE: April 6, 2021

SUBJECT: **Case H00496: Request to Include 2224 Maitland Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by the property owner, Beverly Miller.

LEGISLATIVE AUTHORITY

Heritage Property Act, R.S.N.S. 1989, c. 199

RECOMMENDATION

It is recommended that should 2224 Maitland Street, Halifax, score more than 50 points on evaluation as a heritage property under the HRM heritage property program, the Heritage Advisory Committee recommends that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 2224 Maitland Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property under the *Heritage Property Act*.

BACKGROUND

In October 2019, Beverly Miller applied to include their property at 2224 Maitland Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is situated on the block bounded by Maitland Street to the east, Cornwallis Street to the south, Gottingen Street to the west and Prince William Street to the north (Map 1). The subject property contains a one-and-a-half-storey dwelling that was designed in the saltbox style and constructed circa 1840.

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).

1. Age:

The property at 2224 Maitland Street was originally part of land granted to Joseph Skallish in 1840. Skallish sold the property to James Woodill in 1855, with the deed referencing a building on the property. Despite the property ownership change, Skallish is listed as living at 2224 Maitland Street (previously 52 Maitland Street) as early as the 1864-65 City Directory. City Directories indicate that the Skallish family continued to occupy the property until the turn of the 19th century. The existing dwelling is first depicted in Hopkin's 1878 Fire Insurance Plan. The above documentation indicates that the dwelling was constructed between 1840 and 1855.



Figure 1: 2224 Maitland Street
Staff Site Visit (09 February 2021)

Due to the age of the dwelling, staff recommend a score of 16 points.

2. Historical OR Architectural Importance:

Important/Unique Architectural Style or Highly Representative of an Era

2224 Maitland Street is a unique and representative example of a Georgian-style saltbox house. It is unknown exactly when the saltbox roof was added to the structure; however, due to the similar building materials it was likely constructed during the Skallish family's occupation of the property. It also likely took place shortly after its initial circa 1840 construction as the building footprint has remained the same in historical maps from 1878 to 1911. The structure has seen few major alterations and has retained its original saltbox shape and form.

The saltbox style is a Colonial style of architecture that dates back to the 1650s. The style received its name for its resemblance to a wooden lidded salt box and can be characterized as wood-frame buildings with two-storeys on the front façade and one-storey in the back with a steeply pitched roof. Typically, the main façade of the building is one-and-a-half storeys with an extension of a single-storey, especially when the saltbox is an addition. It has a pitched roof with unequal sides, and the rear roofline is steeply sloped with a central chimney.

For its unique architectural style, staff recommend a score between 11 and 15 points.

3. Significance of Architect or Builder:

Historical research did not identify that 2224 Maitland Street was designed by a notable architect or builder.

Staff recommend a score of 0 points.

4. Architectural Merit:

Construction type or building technology

The structure at 2224 Maitland Street is a one-and-a-half-storey, wood-framed dwelling with a masonry foundation that has been faced in concrete. The interior was not accessed to identify any notable building technologies; however, the saltbox style is not overly common in peninsular Halifax.

Staff recommend a score of 4 to 6 points.

OR

Style

2224 Maitland Street was originally constructed as a Georgian-style cottage. This style can be found throughout the North Suburbs, including Brunswick Street and Bauer Street (Pacey 1988:128, 136). It can be characterized by its one-and-a-half storey massing, central Scottish dormer, central brick chimney and asymmetrical main entrance. The house was modified in the 19th century with a one-storey rear addition, creating a saltbox style roofline.

Character defining elements of 2224 Maitland Street include:

- One-and-a-half storey form;
- Wood shingle cladding;
- Saltbox style roofline;
- Central Scottish dormer on the north façade; and
- Central masonry chimney.

Staff recommend a score between 4 to 6 points for the dwelling's unique architectural style.

5. Architectural Integrity:

The structure at 2224 Maitland Street has a high level of integrity. The rectangular long façade has been retained along with the saltbox style roofline. There are few modifications to the structure, including concrete facing of the masonry foundation and brick chimney. The original structure may have had a square plan with a side gable, which has been altered with the one-storey addition to create the saltbox roofline. However, this modification likely occurred in the mid-to-late 19th century.

Overall, the dwelling's modifications are minimal. As such, staff recommend a score between 11 to 15 points for architectural integrity.

6. Relationship to Surrounding Area:

The portion of Maitland Street between Cornwallis Street and Prince William Street has been significantly altered, with several buildings demolished and replaced with surface parking. The immediately adjacent property to the north of 2224 Maitland Street is a parking lot for 2165 and 2169 Gottingen Street. In the 1960s, several houses were demolished along a laneway between Cornwallis and Prince William Streets and were replaced by an unpaved parking lot. 2224 Maitland Street is the last remaining structure of its style and age in an area that once contained many similar buildings. Unfortunately, most of the 19th Century buildings on this block have been demolished.

2224 Maitland Street has historical and visual associations with the registered heritage properties at the St. George's Round Church complex and the New Horizons Baptist Church. All of these properties are unique examples of early 19th century Halifax architecture.

For the dwelling's historical and visual associations with neighbouring heritage properties, as well as being one of the few remaining historic structures in this block of Maitland Street, staff recommend a score between 6 and 10 points.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the proposed 2021/2022 operating budget for C340 - Social and Heritage 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 refuse the application to include 2224 Maitland Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality if the property scores less than 50 points based on the evaluation criteria.

ATTACHMENTS

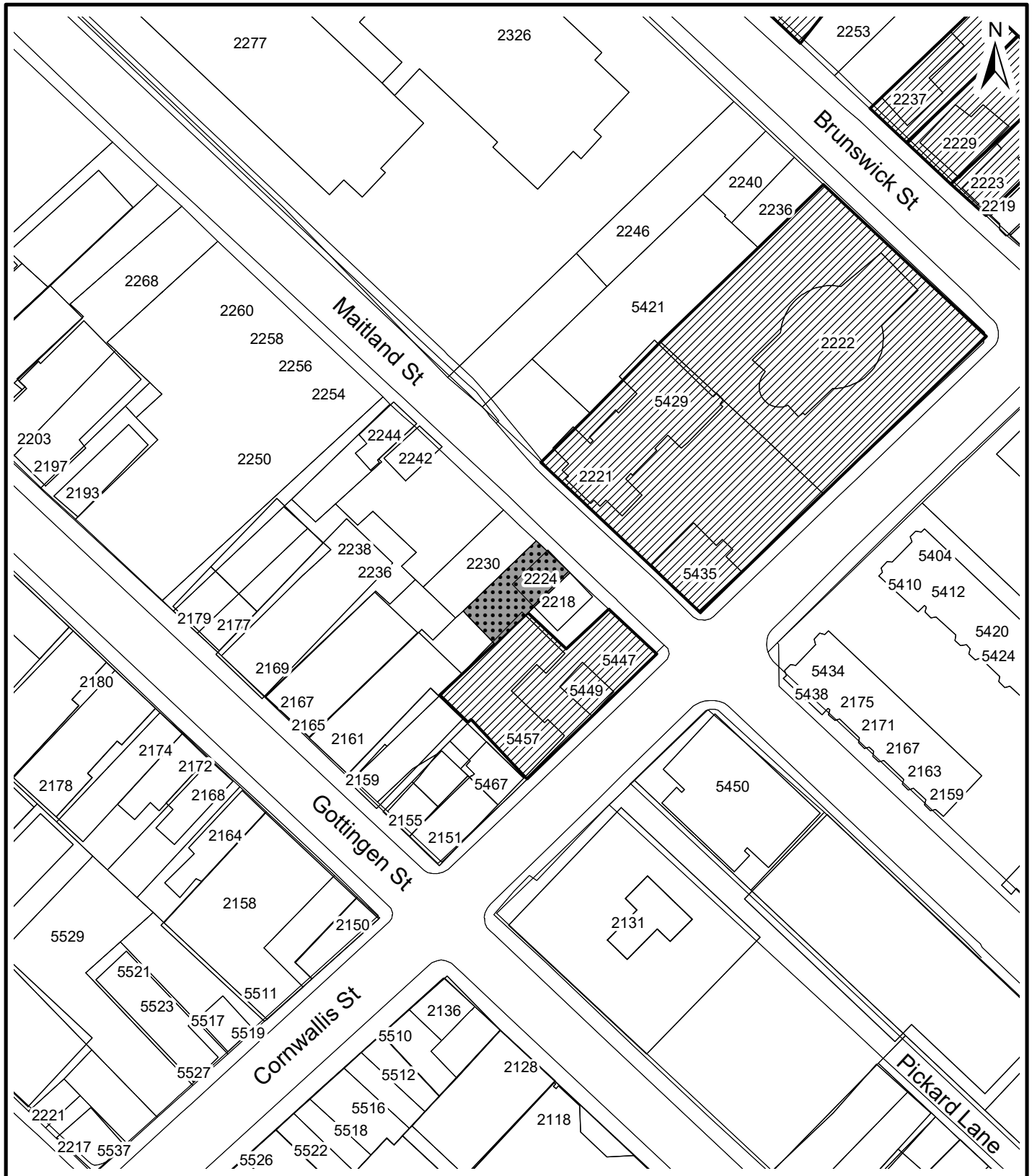
Map 1: Location Map

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.

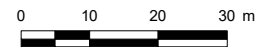
Report Prepared by: Elizabeth Cushing, Heritage Planning Researcher, 902.943.0568



Map 1 - Location Map

2224 Maitland Street,
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

2224 Maitland Street, Halifax

Prepared by:

HRM Planning and Development
Elizabeth Cushing, Heritage Planning Researcher
25 February 2021



HALIFAX

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Age

The property at 2224 Maitland Street, formerly 52 Maitland Street, is bound by Maitland Street to the east, Cornwallis Street to the south, Gottingen Street to the west and Prince William Street to the north.

Joseph Skallish [sic] was granted the property from John Slayter and John Lintloup in 1840 (Book 68, Page 301). Skallish sold the property to James Woodill in 1855 (Book 112, Page 73). The deed references a building on the property. Despite the property ownership change, directories indicate that the Skallish family continued to occupy the house throughout the late 19th century.

Joseph Skallish is listed as living at 50 Maitland Street as early as 1864 (Lovell 1864). Skallish's widow, Mary, and son James are listed as living at 50 Maitland Street by 1866-67 (Lovell 1866:290). 52 Maitland Street is not listed in either directory. However, by 1871-72 both Mary and James are listed as living at 52 Maitland Street and 50 Maitland Street is no longer identified (McAlpine 1871:277). Both 50 and 52 Maitland Street are listed by 1873-74, with Mary and James still living at 52 Maitland Street (McAlpine 1873:312). Based on this, it is likely that present day 2224 Maitland Street was originally 50 Maitland Street, changing to 52 Maitland Street once the neighbouring structure at present day 2220 Maitland Street was constructed around 1873.

The structure is shown in Hopkin's 1878 *City of Atlas* as a wood-framed building with the civic address 52 Maitland Street, and depicted in Ruger's 1879 *Panoramic View of Halifax* as a one-storey structure (Figure 1 and Figure 2). There are minimal changes to the building footprint by 1889; however, by 1895 a one-storey addition is shown to the rear of the one-and-a-half storey house (Figure 3 and Figure 4). The 1911 Fire Insurance Plan does not show any changes to the building footprint (Figure 5). The house was occupied by the Skallish family up until at least 1905-06 (McAlpine 1905:504).

Property ownership from Woodill's purchase in 1855 to 1910 is unclear. Despite the lack of property records, it is evident through historical deeds, mapping and directories that a house was constructed on the property by 1855 and that the Skallish family occupied the property until 1906. Based on the above, the structure at 2224 Maitland Street was constructed between 1840 and 1855 during Joseph Skallish's tenure on the property.

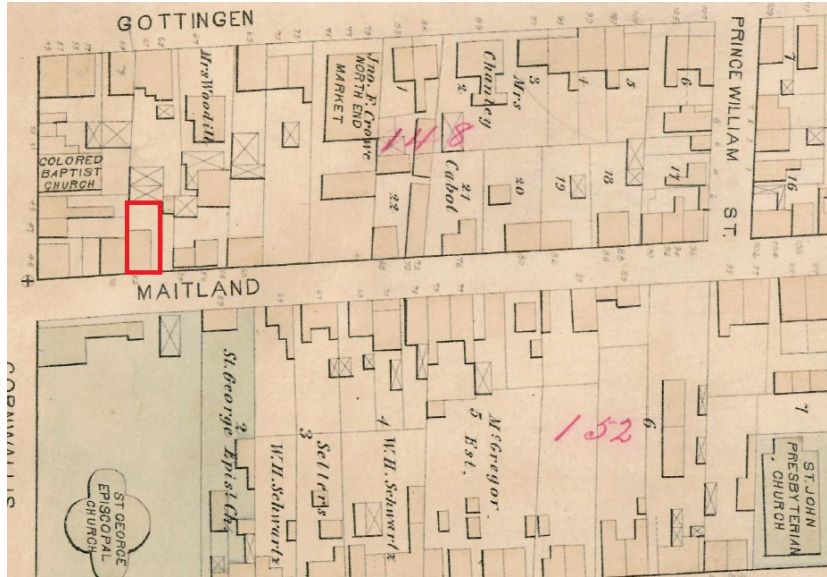


Figure 1: Hopkin's 1878 City Atlas of Halifax with the subject property outlined in red

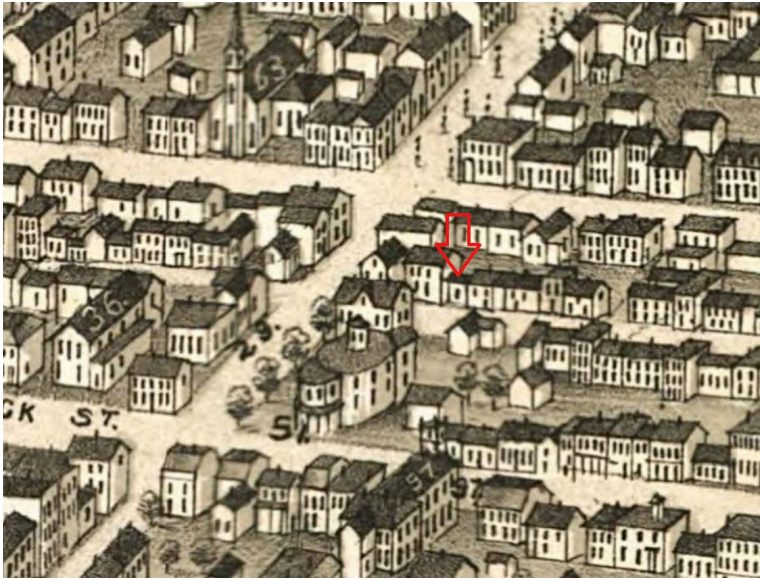


Figure 2: Ruger's 1879 Panoramic View of Halifax with the subject property identified in red

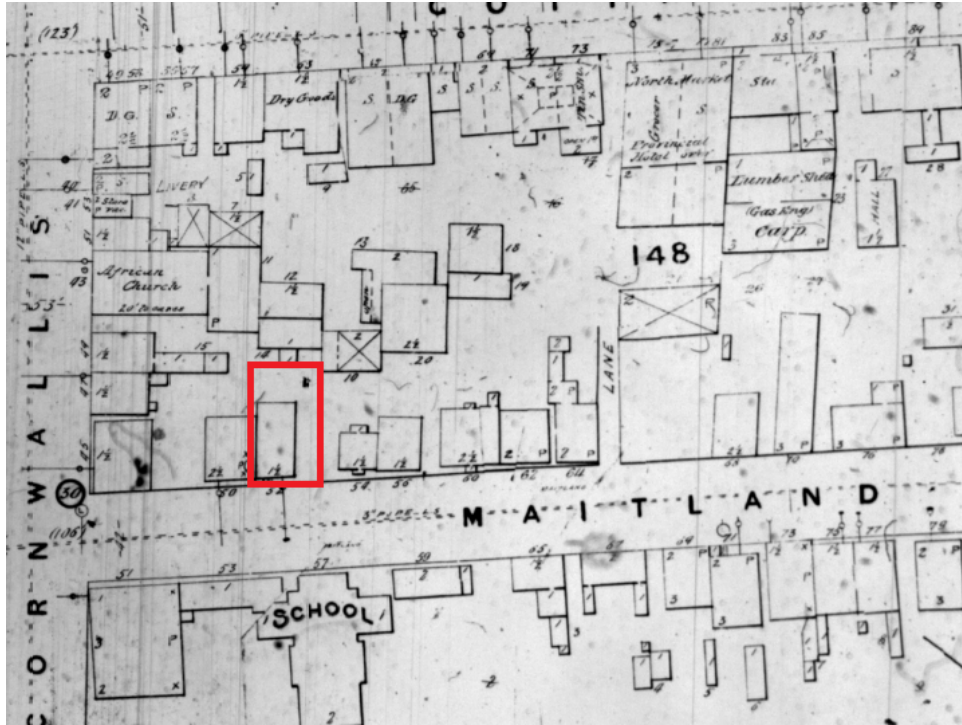


Figure 3: Goad's 1889 Fire Insurance Plan with the subject property outlined in red

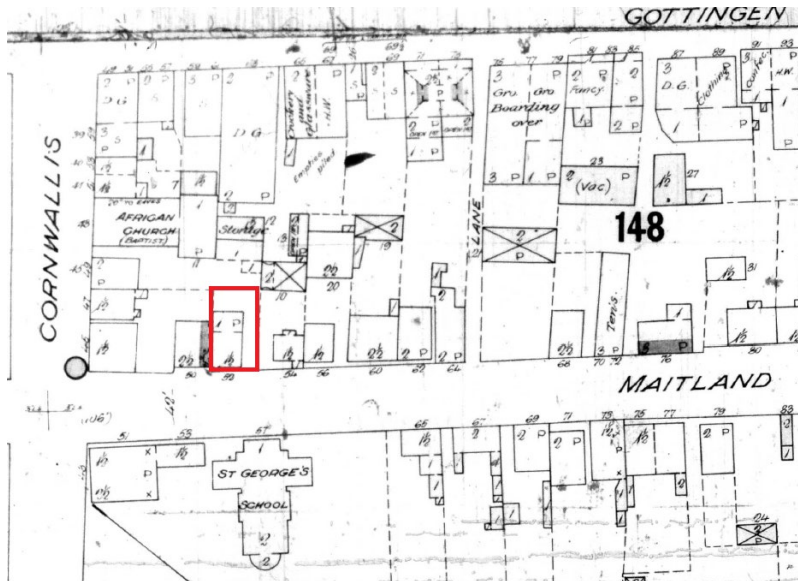


Figure 4: Goad's 1895 Fire Insurance Plan with the subject property outlined in red

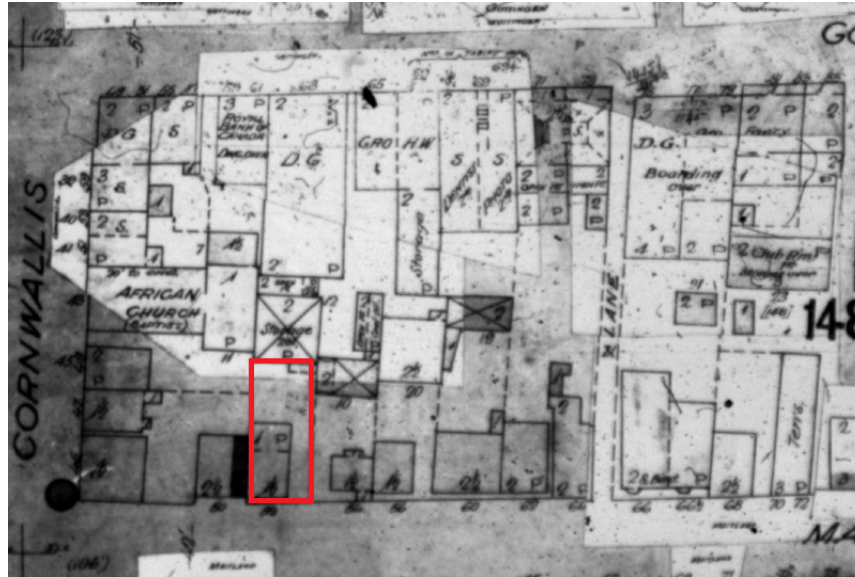


Figure 5: Goad 1911 Fire Insurance Plan with subject property outlined in red

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

2224 Maitland Street has historical associations with Joseph Skallish. Originally from Sicily, Skallish arrived in Nova Scotia around 1813. In 1838, Skallish is listed in the Census as having four family members and working as a messenger. Skallish is listed as working as an office keeper and messenger at the Post Building by 1863, living at 50 Maitland Street (Lovell 1863). In 1850, the Province of Nova Scotia passed *An Act to Naturalize Joseph Skallish*, making Skallish a British subject (Figure 6). Prior to the Canadian Citizenship Act of 1947, persons born in Canada were all British subjects and those who came to Canada from other parts of the Commonwealth were also British subjects. Those from non-commonwealth countries were considered 'aliens' and had to become naturalized to be granted the same rights and freedoms as British subjects (FamilySearch 2020). Skallish passed away around 1865. His widow, Mary, and son James continued to live at 50 Maitland Street (McAlpine 1870: 350). By 1884, Cassie Skallish, a music teacher, is also noted as living at the property (McAlpine 1884: 285). The Skallish family occupied the property until at least 1906.

The property also has historical associations with the overall theme of Italian immigration to Nova Scotia. Joseph Skallish immigrated to Nova Scotia during the first wave of Italian immigrants coming to Canada in the 1830s and 1840s (Canadian Museum of Immigration at Pier 21 2020). Mass Italian immigration did not begin until the 1870s and lasted until the beginning of WWI. The second wave occurred between 1920 and 1930, and the third and largest wave between 1950 and early 1970s (Canadian Museum of Immigration at Pier 21 2020).

An Act to Naturalize Joseph Skallish.

(Passed the 28th day of March, A. D. 1850.)

WHEREAS Joseph Skallish, a native of Sicily, came to this Province about Preamble. Thirty-seven years ago, since which time he has resided in Halifax, and been chiefly employed as a Messenger under the Government, and intending to reside here permanently, is desirous of being Naturalized, and has given satisfactory assurance that he is willing to assume all the duties and responsibilities which may attach to him in the character of a good and faithful subject of our Lady the Queen.

Be it enacted, by the Lieutenant-Governor, Council and Assembly, as follows :

1. The said Joseph Skallish, so soon as he shall take and subscribe the Oath of Allegiance to Her Majesty Queen Victoria, and Her Successors, in manner prescribed in the Act passed in the Eleventh year of Her Majesty's Reign, intituled, "An Act relating to the Naturalization of Aliens within this Province," shall, within the limits of this Province, become a Naturalized Subject of Her Majesty, entitled to all the rights of such subjects, as fully as the same can be conferred, under or by virtue of the Act of the Imperial Parliament passed in the tenth and eleventh years of Her Majesty's Reign, intituled, "An Act for the Naturalization of Aliens."

Joseph Skallish
naturalized on
taking Oaths.

Figure 6: An Act to Naturalize Joseph Skallish (Province of Nova Scotia 1850)

Important / Unique Architectural Style or Highly Representative of an Era

2224 Maitland Street is a unique and representative example of a saltbox style house. It is unknown exactly when the saltbox roof was added to the structure; however, due to the similar building materials it was likely constructed during the Skallish family's occupation of the property. It also likely took place shortly after its initial circa 1840 construction as the building footprint has remained the same in historical maps from 1878 to 1911. The structure has seen few major alterations and has retained its original saltbox shape and form.

The saltbox style is a Colonial style of architecture and dates back to the 1650s (Heritage Cramahe 2019). The style received its name for its resemblance to a wooden lidded salt box and can be characterized as a wood-frame building with two-storeys on the front façade and one-storey in the back with a steep pitched roof (Heritage Cramahe 2019). Typically, the main façade of the building is one-and-a-half storeys with an extension of a single-storey, especially when the saltbox is an addition (Stokes et al 2012:12). It has a pitched roof with unequal sides, and the rear roofline is steeply sloped with a central chimney (The Library of Congress 2014).

Significance of Architect or Builder

Historical research did not identify that 2224 Maitland Street was designed by a notable architect or builder.

Architectural Merit

Construction Type or Building Technology

The structure at 2224 Maitland Street is a one-and-a-half-storey, wood-framed dwelling with a masonry foundation that has been faced in concrete. The interior was not accessed and no elements of the exterior display superior craftsmanship.

Style

The structure at 2224 Maitland Street is a single-detached, one-and-a-half storey house with a rectangular short façade plan (Figure 7 and Figure 8). It is clad in wood shingles and has a saltbox style roof line. The house stands on a masonry foundation that has been faced with concrete. Wood corner boards are located on the north façade. A concrete single chimney is located at the centre of the structure. A central Scottish dormer has one-over-one windows. The first storey-windows are three-over-one with plain trim. A recessed single-leaf entrance is located off-centre and is accessible through a small set of wood stairs with railing.

2224 Maitland Street was originally constructed as a Georgian-style cottage. This style can be found throughout the North Suburbs, including Brunswick Street and Bauer Street (Pacey 1988:128, 136). It can be characterized by its one-and-a-half storey massing, central Scottish dormer, central brick chimney and asymmetrical main entrance. The house was modified in the 19th century with a one-storey rear addition, creating a saltbox style roofline.

Character defining elements of 2224 Maitland Street include:

- One-and-a-half storey form;
- Wood shingle cladding;
- Saltbox style roofline;
- Central Scottish dormer on the north façade; and
- Central masonry chimney.



Figure 7: North façade of 2224 Maitland Street (09 February 2021)



Figure 8: North and west façades of 2224 Maitland Street (09 February 2021)

Architectural Integrity

The structure at 2224 Maitland Street has a good level of integrity. The rectangular long façade has been retained along with the saltbox style roofline. There are few modifications to the structure, including concrete facing of the masonry foundation and brick chimney. The original structure likely had a square plan with a side gable, which has been altered with the one-storey addition to create the saltbox roofline. However, this modification likely occurred in the mid to late 19th century.

Relationship to Surrounding Area

This portion of Maitland Street between Cornwallis Street and Prince William Street has been significantly altered, with several buildings demolished and replaced with surface parking. The abutting property to the north of 2224 Maitland Street is a parking lot for 2165 and 2169 Gottingen Street. In the 1960s, several houses were demolished along a laneway between Cornwallis and Prince William Streets and were replaced by an unpaved parking lot to serve the businesses located on Gottingen Street. Few buildings remain within this block of Maitland Street, and several new buildings have been constructed along Gottingen Street (Figure 9 and Figure 10).

2224 Maitland Street has historical and visual associations with the registered heritage properties at the St. George’s Round Church complex and the New Horizons Baptist Church (Figure 11 and Figure 12). All properties are rare examples of early 19th century Halifax buildings.



Figure 9: Maitland Street facing north from the intersection with Cornwallis Street (09 February 2021)



Figure 10: Maitland Street facing south from 2221 Maitland Street (09 February 2021)



Figure 11: Registered Heritage Property at 2221 Maitland Street (part of St. George's Round Church complex; 09 February 2021)



Figure 12: Registered Heritage Property at 5457 Cornwallis Street (New Horizon Baptist Church; 09 February 2021)

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