

HALIFAX

H00509 - 173 Crichton Avenue

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

Heritage Advisory Committee
August 25, 2021

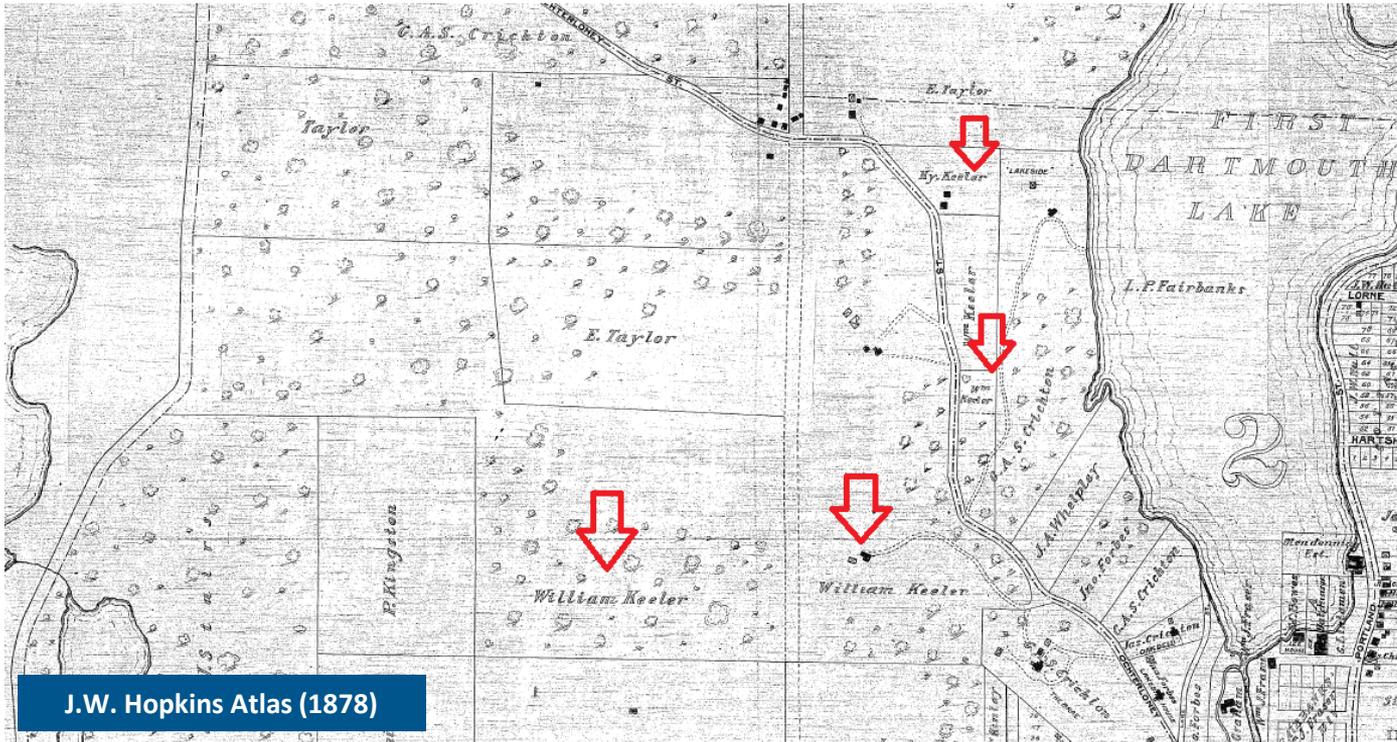
Location



Registration Evaluation Criteria

Criterion	Maximum 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

1. Age



J.W. Hopkins Atlas (1878)

1. Age



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

2. Architectural Importance



- Strong example of the Craftsman Bungalow style (1900-1920)
- Adaptation of the British Arts & Craft Movement
- Style is characterized by a 1.5-storey building profile, gently sloping roof, broad eaves, full-width veranda (w/ supporting columns and low wall), etc.
- Dwelling also has unique features, like the tiered roof and sleeping porch

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

3. Significance of Architect / Builder



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

4a. Architectural Merit (*Construction*)



- 1.5-storey wood-framed construction that sits on a masonry foundation
- Precise construction type unknown; appears to be a common example of wood-framed construction
- Displays a high level of craftsmanship

4a. Architectural Merit (*Construction*)



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

4b. Architectural Merit *(Style)*



- Unique example of the Craftsman Bungalow style
- 1.5-storey dwelling with a square plan, wood shingles, and many Craftsman features
- Character defining elements:
 - *Upper storey sleeping porch;*
 - *Tiered-hipped roof and dormers;*
 - *Overhanging eaves and rafter tails;*
 - *Brick chimney;*
 - *Large front yard setback; and*
 - *Original wood windows and fenestration*

4b. Architectural Merit (*Style*)



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

5. Architectural Integrity



- Dwelling has a high degree of architectural integrity; the historic appearance, profile, and detailing remain
- Most original wooden windows are intact, as are many other character defining elements
- Modifications include:
 - *One chimney removed*
 - *Two windows converted to entryways*
 - *Rear deck construction*
 - *Some rafter tails removed (or covered)*
 - *Vinyl soffit added*

5. Architectural Integrity



Exterior	Points
Largely unchanged	11 - 15
Modest changes	6 - 10
Major changes	1 - 5
Seriously compromised	0

6. Relationship to Surrounding Area



- Strong historical connections to the Keeler family who cultivated and developed the surrounding area
- Physical and visual relationship to six remaining Keeler homes
- Original Keeler home, Mount Pleasant (c.1802)

6. Relationship to Surrounding Area



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208-210 Crichton Ave (Ed & George Keeler)

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

Should 173 Crichton Avenue, Dartmouth score 50 or more 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 173 Crichton Avenue, Dartmouth 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

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Thank You

Contact Information

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