

Item 9.1.1

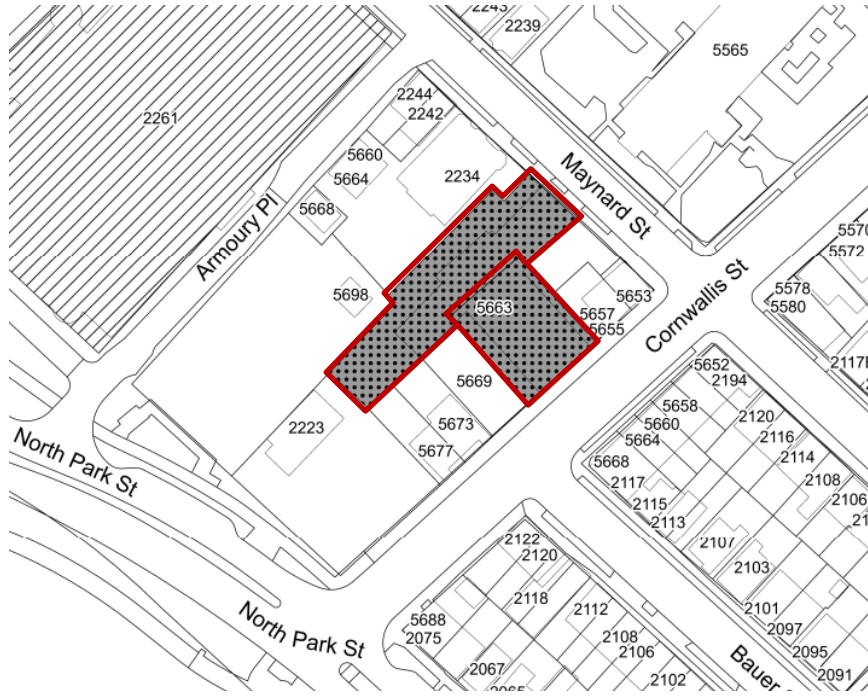
**HALIFAX**

# **H00510 - 5663 Cornwallis**

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

Heritage Advisory Committee  
October 27, 2021

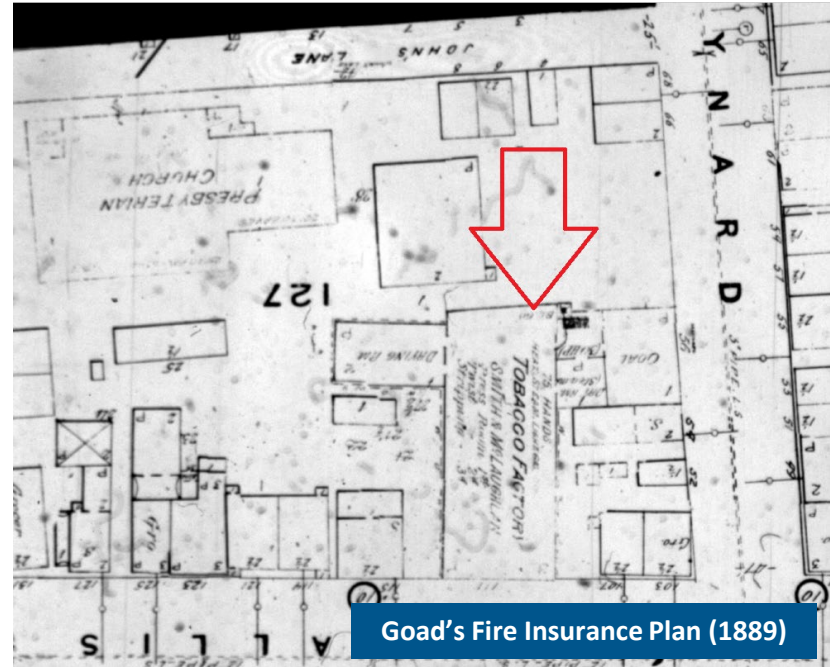
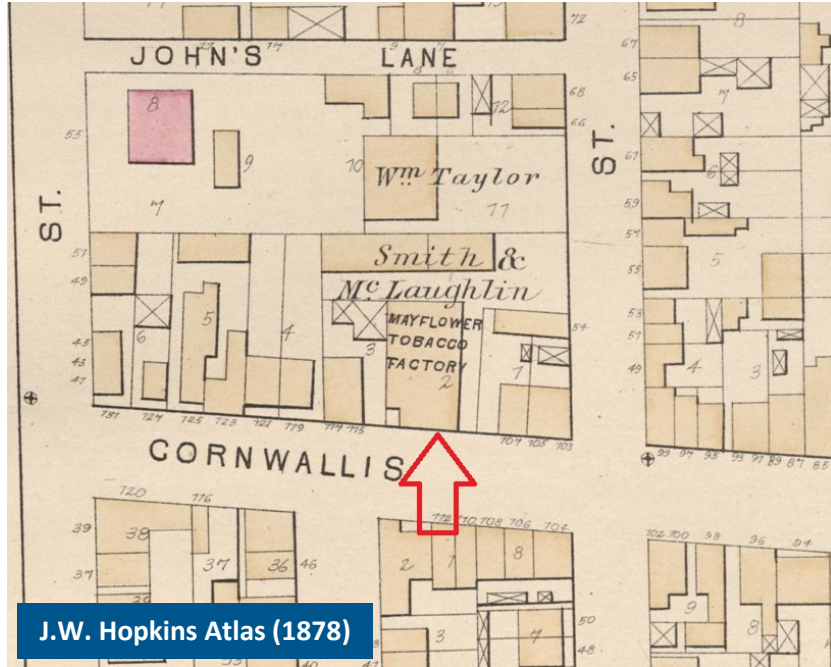
# Location



# 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
<b>Total</b>	<b>100</b>

# 1. Age



# 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. Historical Importance

1872.

The Mayflower Tobacco Factory.

HALIFAX, N.S.  
ESTABLISHED 1860,

**TAYLOR & McLACHLAN,**  
Proprietors,  
*SUCCESSORS TO JOHN B. CAMPBELL & Co.*  
OFFICE—BEDFORD ROW.

The reputation which the Tobaccos of this Factory have steadily enjoyed, under the continuous management of Mr. John McLachlan since its inception, has firmly established the excellence of our manufactures.—Awarded Prize Medal, London, 1862.

The recent improvements in our manufacturing machinery are calculated to materially increase our products and to impart an improved finish to our respective Brands.

**BRANDS.**—International Exhibition, Mayflower, Plant, International Pathfinder, Twist.

JOHN TAYLOR.                      JOHN McLACHLAN.

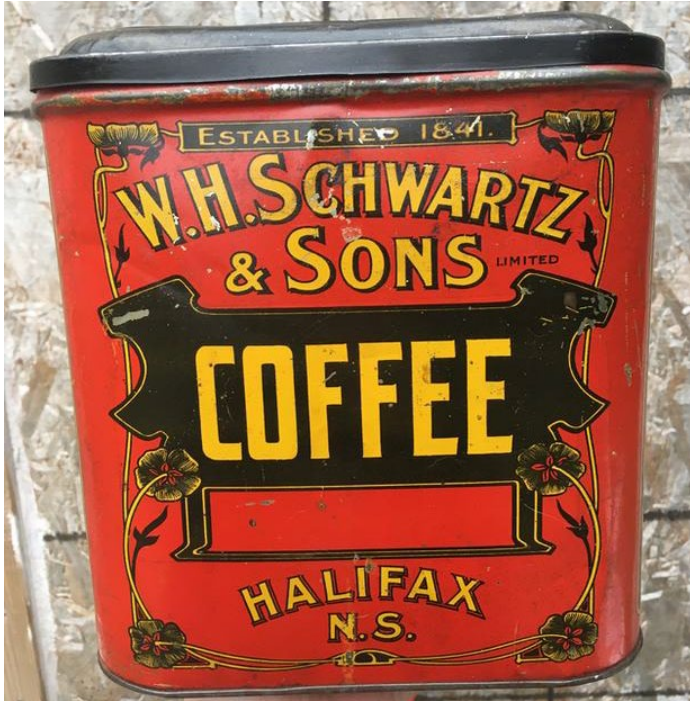
- Mayflower Tobacco Company operated on-site from 1861 until 1903
- Produced brands, such as Twist, Twelves, Navy Sixes, Mayflower, and Plant
- Competed with American tobacco companies
- The factory employed 130 people and produced 500,000lbs of product by the 1870s
- Mayflower brand was known throughout North America and won international awards

# 2. Historical Importance



- Moirs Ltd. (candy and box manufacturing company) operated here between 1905 and 1924
- Founded by Benjamin Moir who opened a Brunswick Street bakery in 1830
- Had several Canadian branches and international agencies by 1925
- Owned by the Moirs family until 1956

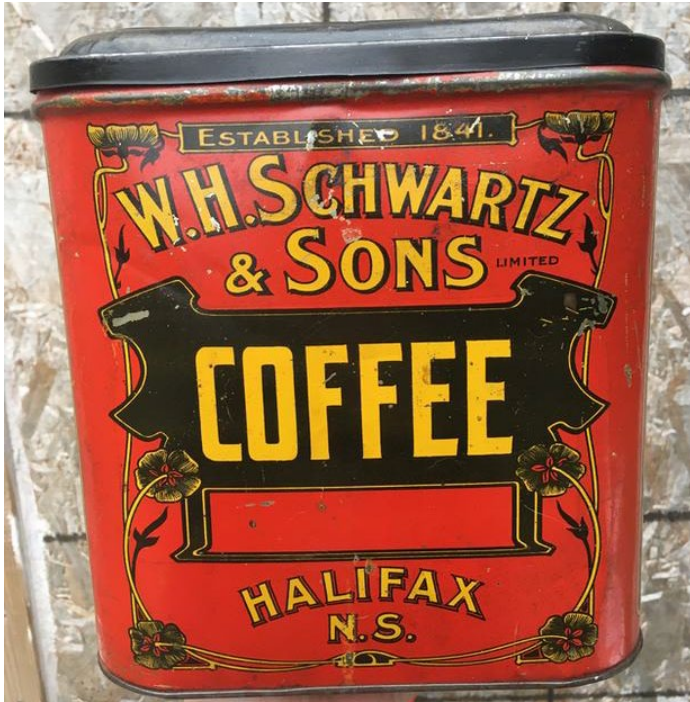
## 2. Historical Importance



- W.H. Schwartz & Sons (spice and dry food manufacturer) operated here between 1934 and 1969
- Founded by William Schwartz in 1841; became a well-known brand in 1889
- William's son was the first person in Canada to sell pure spices
- By 1930, their products were sold in over 50 countries

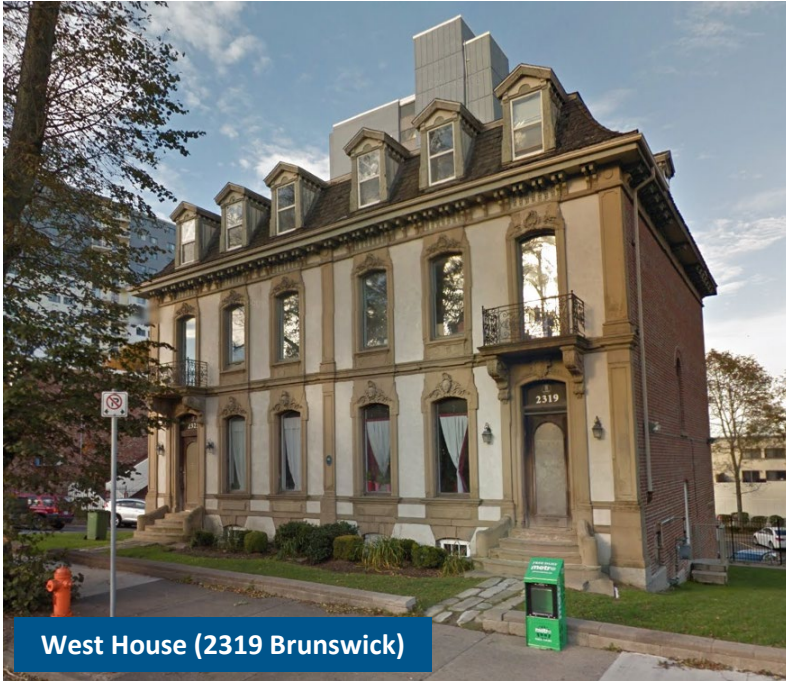


## 2. Historical Importance



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

# 3. Architect or Builder



- Henry Frederick Busch (1826-1902)
- Started working for architect Henry Elliot in 1881; they formed a partnership between 1863 and 1876
- Specialized in Italianate and Gothic Revival architecture; designed West House and the Universalist Church
- Busch became well-known for his Second Empire designs, Gothic detailing, and brick construction

# 3. Architect or Builder



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

## 4a. Architectural Merit *(Construction)*



- Timber frame (or post-and-beam) construction, which was common through the early 1800s
- Clad with brick, following advances in construction techniques during the late 1800s
- Ground-storey floor supported by two rows of 6-inch wood pillars

## 4a. Architectural Merit *(Construction)*



A) <del>Construction type</del>	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)*



- Constructed in the Italianate style (1850-1900)
- Strong representation; commercial buildings have a modest scale, symmetrical façade, arched windows, brick exterior, and wide cornice
- Character defining elements:
  - *Three storey building w/ two-storey side wings*
  - *Low gable and flat roofline*
  - *Rubblestone foundation w/ granite corners*
  - *Original window fenestration*
  - *Segmental arch window openings with soldier voussoirs and lug sills*

## 4b. Architectural Merit *(Style)*



<b>B) Style</b>	<b>Points</b>
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



- Has good integrity given that the original form, including the T-shaped plan, and many Italianate elements exist
- Alterations include:
  - *Original 12-pane windows were removed*
  - *Some windows have been blinded*
  - *Windows / doors changed to vinyl or aluminum*
  - *Original window on south façade enlarged*
  - *South wall of west wing was rebuilt and clad with metal siding*



# 5. Architectural Integrity



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

# 6. Relationship to Surroundings



- Historical and physical connections to nearby buildings from the 19<sup>th</sup> century
- Historic built form and character is fairly continuous along the street

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 5663 Cornwallis Street, Halifax 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 5663 Cornwallis 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.

# HALIFAX

## Thank You

### Contact Information

mortonj@halifax.ca

902.497.7655