

Re: Item No. 12.1

**HALIFAX**

# **H00509 - 173 Crichton Avenue**

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

Regional Council  
November 23, 2021

# Location

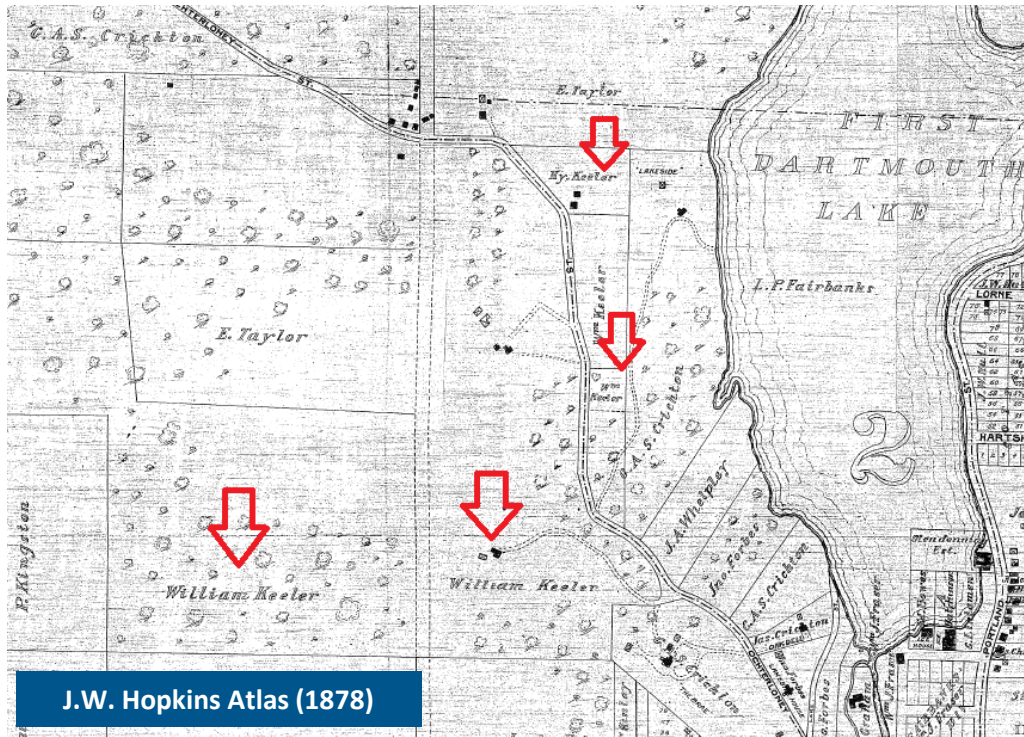


# Registration Evaluation Criteria

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

HAC Score: 5 / 25



J.W. Hopkins Atlas (1878)



Aerial Image (c.1969)



## 2. Architectural Importance

HAC Score: 20 / 20



- 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

# 4a. Architectural Merit (*Construction*)

HAC Score: 5 / 10



- 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

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

HAC Score: 6 / 10



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



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

HAC Score: 6 / 10





# 5. Architectural Integrity

HAC Score: 13 / 15



- Dwelling has a high degree of architectural integrity; the historic appearance and details 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*

# 6. Relationship to Surroundings

HAC Score: 9 / 10



- 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 Surroundings

HAC Score: 9 / 10





# Registration Evaluation Criteria

Criterion	Max Score	HAC Score
1. Age	25	5
2. Historical or Architectural Importance	20	20
3. Significance of Architect / Builder	10	3
4. Architectural Merit: Construction Type and Style	20	11
5. Architectural Integrity	15	13
6. Relationship to Surrounding Area	10	9
<b>Total</b>	<b>100</b>	<b>61</b>

# Recommendation

That Halifax Regional Council 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 of the July 20, 2021 staff report, as a municipal heritage property under the Heritage Property Act.

# HALIFAX

## Thank You

### Contact Information

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