

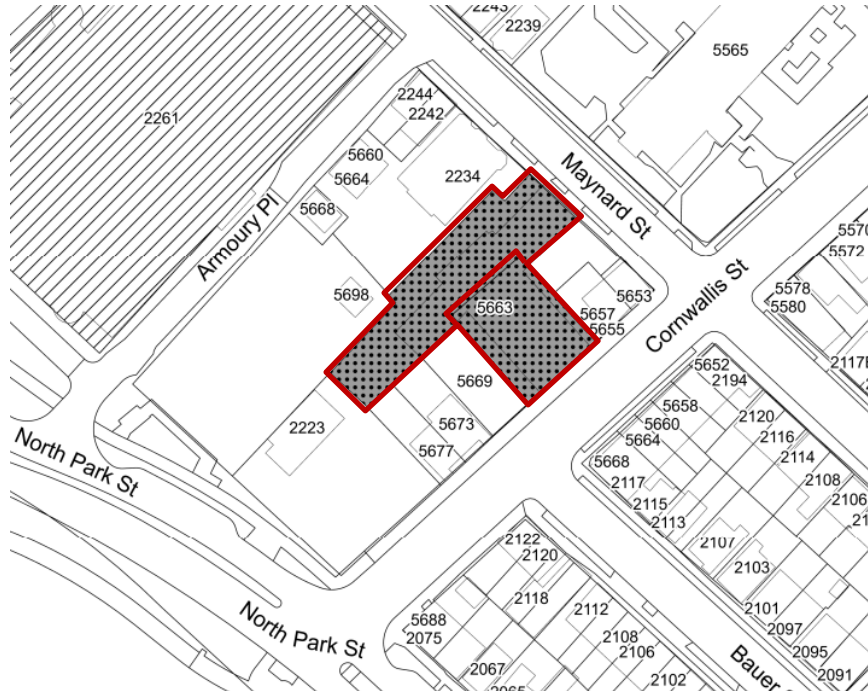
HALIFAX

H00510 - 5663 Cornwallis

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

Regional Council
January 11, 2022

Location

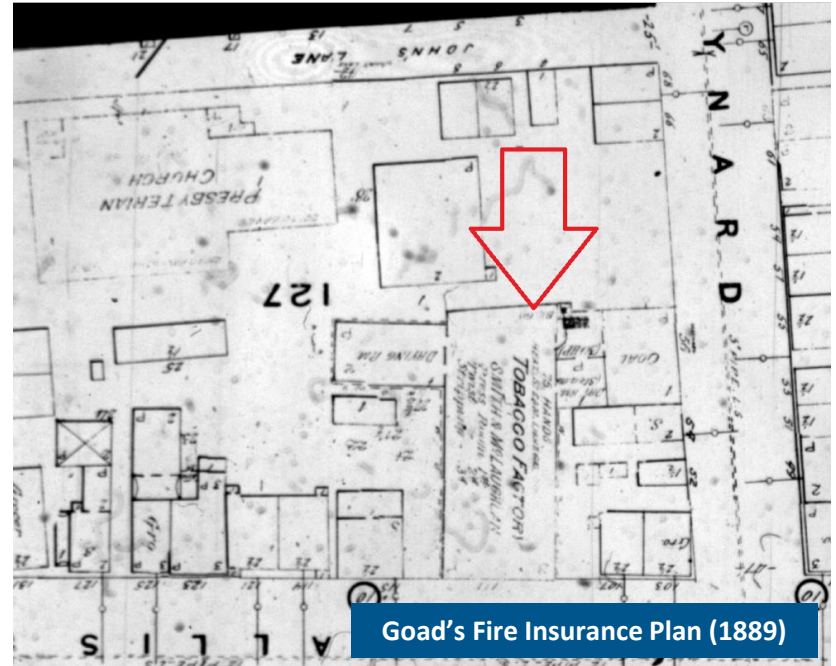
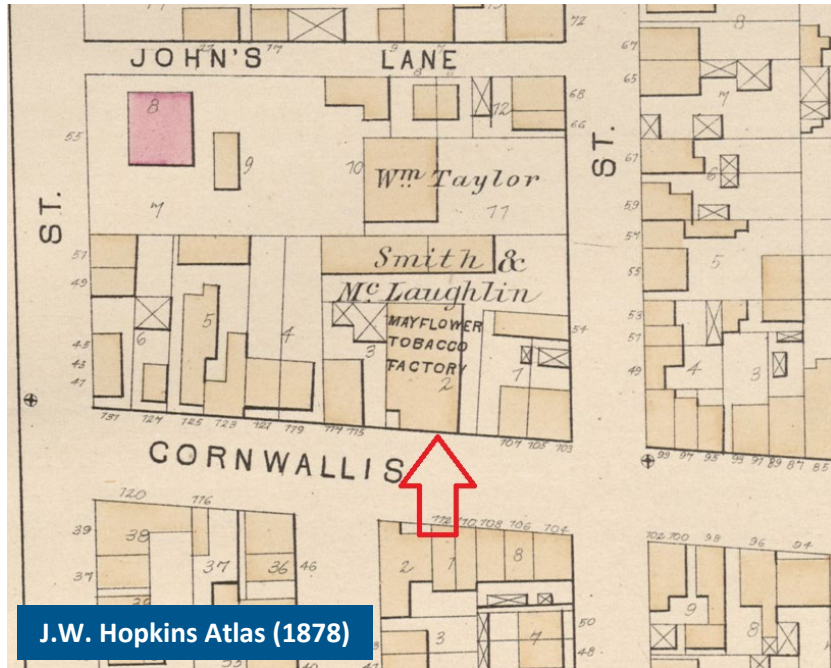


Registration Evaluation Criteria

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

HAC Score: 13 / 25

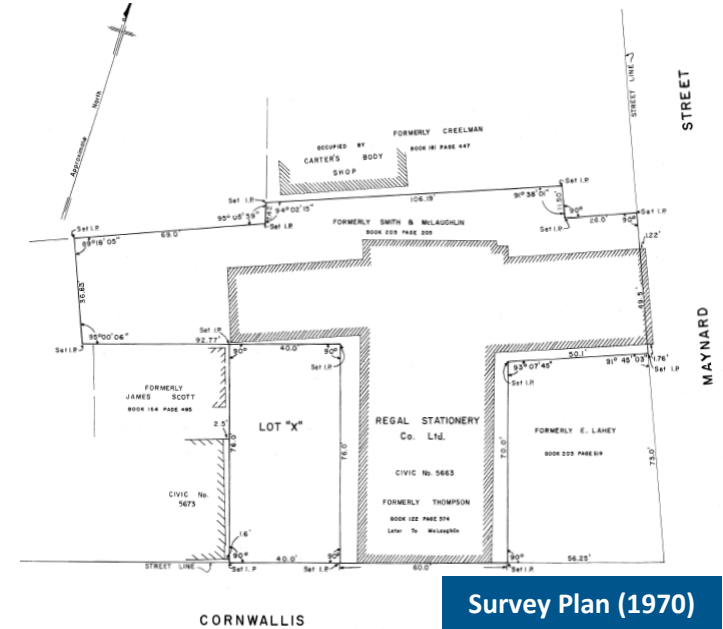


1. Age

HAC Score: 13 / 25



National Air Photo Library (1921)



Survey Plan (1970)

2. Historical Importance

HAC Score: 15 / 20

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 several tobacco brands, such as Twist, Twelves, Navy Sixes, Plat, and Mayflower
- 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

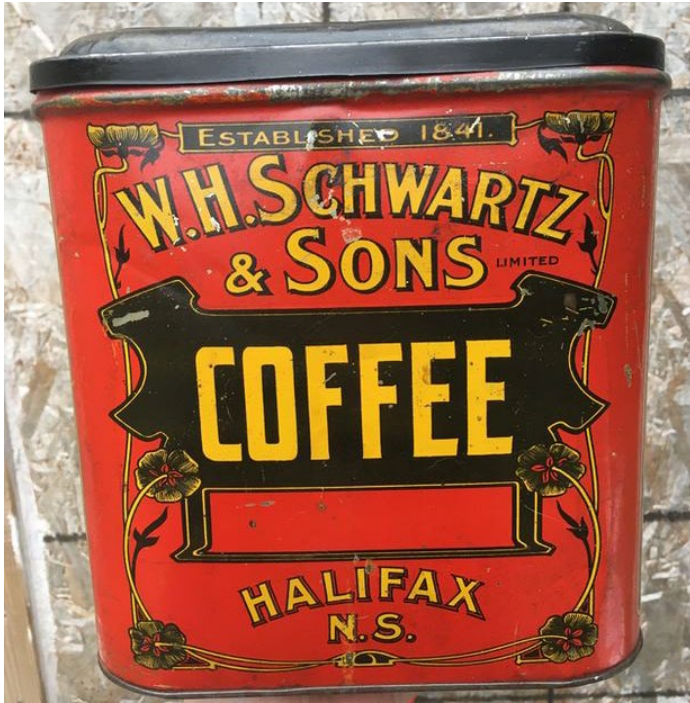
HAC Score: 15 / 20



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

2. Historical Importance

HAC Score: 15 / 20



- 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

3. Architect or Builder

HAC Score: 6 / 10



- Henry Frederick Busch (1826-1902)
- Started working for architect Henry Elliot in 1861; 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 and extensive use of brick

3. Architect or Builder

HAC Score: 6 / 10



4a. Architectural Merit *(Construction)*

HAC Score: 8 / 10



- 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
- Late example of timber frame construction; however, few brick-clad industrial buildings from the 1800s remain

4b. Architectural Merit *(Style)*

HAC Score: 9 / 10



- Constructed in the Italianate style (1850-1900)
- Strong representation; commercial buildings have a symmetrical façade, modest scale, 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*

5. Architectural Integrity

HAC Score: 13 / 15



- 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*
 - *Windows / doors changed to vinyl or aluminum*
 - *Some windows have been blinded*
 - *Original window on south façade enlarged*
 - *South wall of west wing was rebuilt and clad with metal siding*

5. Architectural Integrity

HAC Score: 13 / 15



- 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*
 - *Windows / doors changed to vinyl or aluminum*
 - *Some windows have been blinded*
 - *Original window on south façade enlarged*
 - *South wall of west wing was rebuilt and clad with metal siding*

6. Relationship to Surroundings

HAC Score: 10 / 10



- Historical and physical connections to nearby buildings from the 19th century
- Historic built form and character is fairly continuous along the street
- Serves as a neighbourhood landmark

Registration Evaluation Criteria

Criterion	Max Score	HAC Score
1. Age	25	13
2. Historical or Architectural Importance	20	15
3. Significance of Architect / Builder	10	6
4. Architectural Merit: Construction Type and Style	20	17
5. Architectural Integrity	15	13
6. Relationship to Surrounding Area	10	10
Total	100	74

Recommendation

That Halifax Regional Council 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 of the September 24, 2021 staff report, as a municipal heritage property under the Heritage Property Act

HALIFAX

Thank You

Contact Information

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