

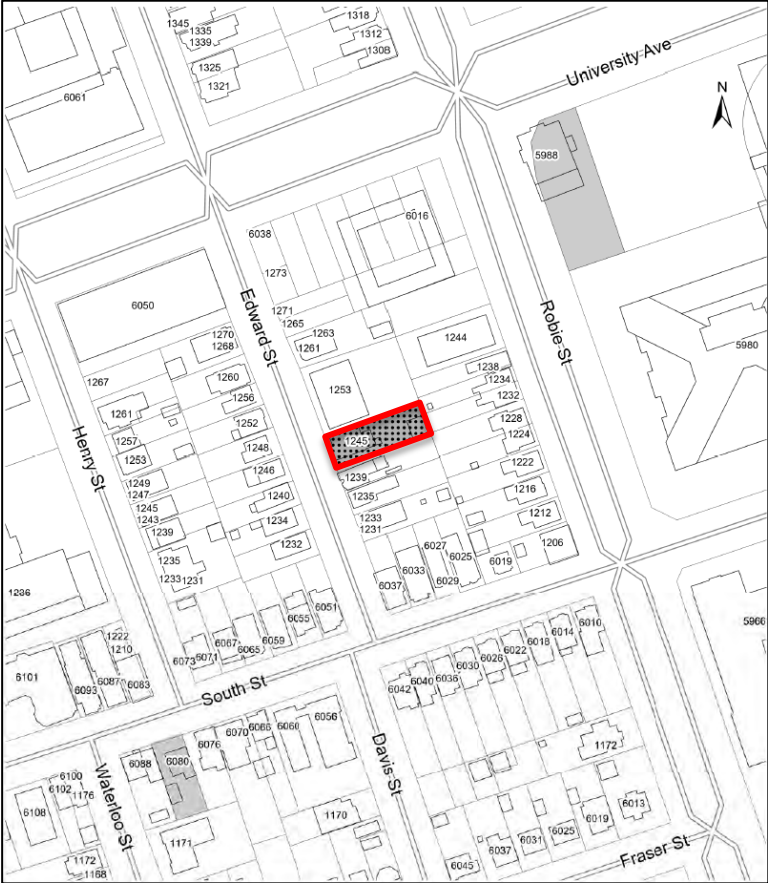
HALIFAX

H00539 – 1245 Edward Street

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

Heritage Advisory Committee
July 15, 2022

Location

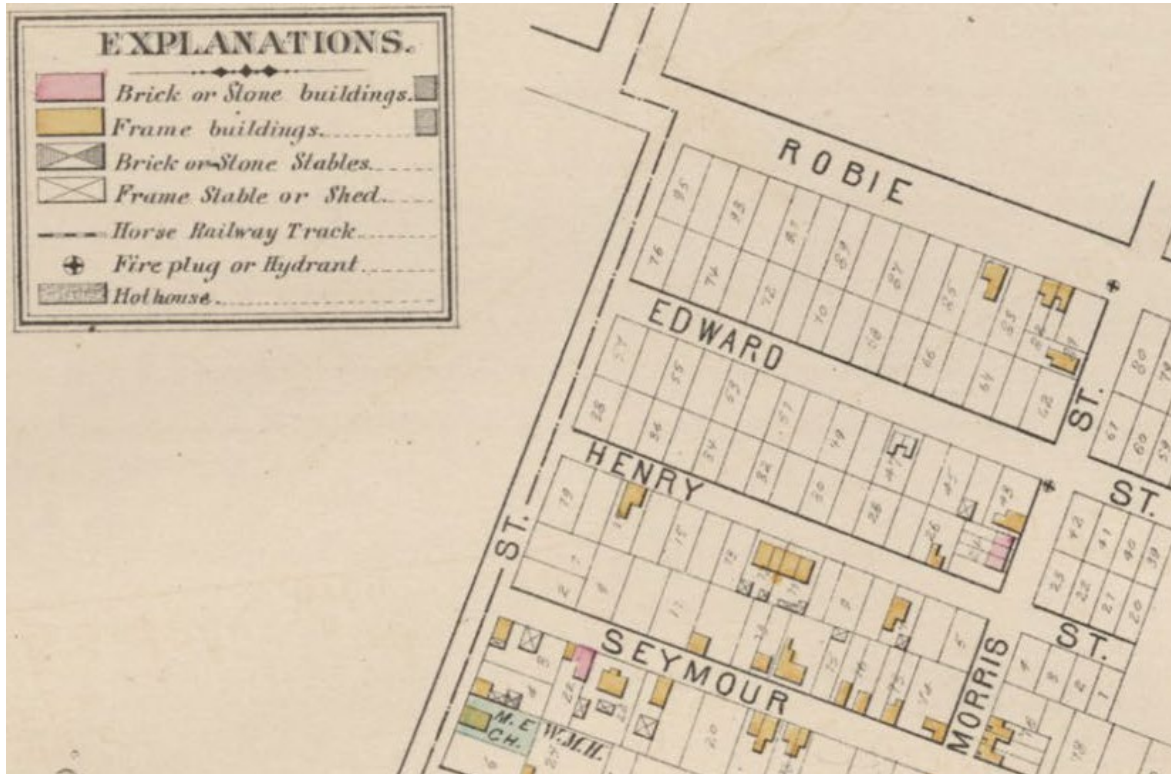


HALIFAX

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

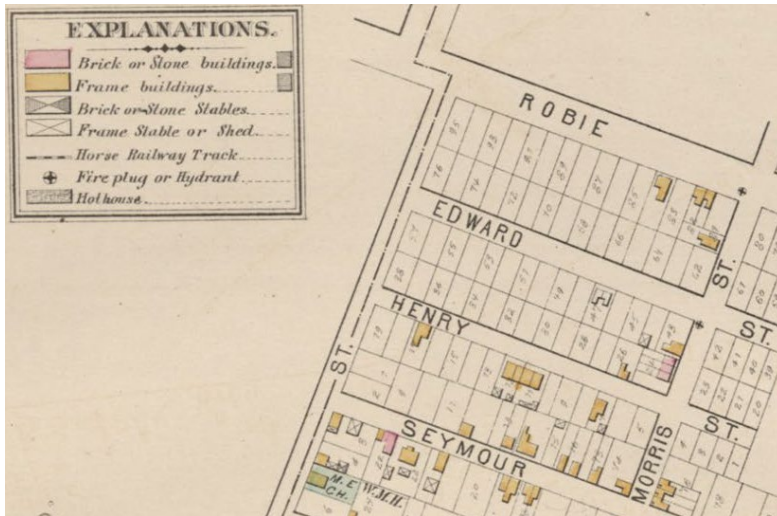
1. Age



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

Edward Shields lands subdivided into smaller lots in the 1890s

2. Historical Importance



Edward Shields lands subdivided into smaller lots in the 1890s

ADVERTISEMENTS. 31

WALTER G. BOAK. WILLIAM T. BENNETT.

BOAK & BENNETT,
WHOLESALE
Fresh and Salt Fish Dealers.
HALIFAX, NOVA SCOTIA.

ADVERTISEMENTS. 21

GEO. E. BOAK & CO.

Dry and Pickled Fish,

Advertisement from 1898

HALIFAX

2. Historical Importance



The Hobrecker family in the 1880s, with Rudolf seated near the left arm of his father



The Hobrecker family at the subject property in the 1930s

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. Significance of Builder/Architect

Unable to ascertain the architect or builder responsible for the design or construction of the building at 1245 Edward Street.

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

4. Architectural Merit

Construction Type or Building Technology



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

4. Architectural Merit

Style



HALIFAX

4. 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



HALIFAX

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



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.

Alternative Recommendations

The Heritage Advisory Committee recommend that Regional Council:

1. Waive the requirement for notice of motion under Administrative Order One section 49(1); and
2. Conditional on the Heritage Advisory Committee making a recommendation on 1245 Edward Street, pursuant to the Heritage Property Act, direct the Office of the Municipal Clerk to schedule a heritage hearing within the statutory notice period, and serve notice on the property owner, as provided by the Act.

Evaluation Criteria

1. Age

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

Evaluation Criteria

2. Historical Importance

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	



Evaluation Criteria

3. Significance of Architect/Builder

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

Evaluation Criteria

4. Architectural Merit

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	

Evaluation Criteria

5. Architectural Integrity

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	

Evaluation Criteria

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.

Evaluation Criteria

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

HALIFAX