

Item 9.1.1

HALIFAX

H00529 – 65 Tulip Street

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

Heritage Advisory Committee
July 27, 2022

Location



Location



1. Age



- Identified as Lot 30 of lands known as Austenville in mid-19th century
- Home built in or shortly before 1878

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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

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2a. Historical Importance *(Historical Relationships)*



Gates Family Headstone in Christ Church Cemetery in Dartmouth

- Related to working class residential growth and industrial development in Dartmouth
- The Gates Family (Gaetz, Götz)
 - Archibald Gesshun Gaetz
 - Albert Gates

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2b. Historical Importance *(Historical Relationships)*



- Gates family contributed to the design and construction of several Dartmouth houses
- Many of the existing streetscapes in downtown Dartmouth were built during this period

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2b. Historical Importance *(Historical Relationships)*

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

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3. Significance of Architect/Builder

- Designed by Archibald Gesshun Gaetz (often referred to as A.G. Gates)
- Credited for designing and building several Dartmouth houses including 11 and 13 Tulip Street



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 Type*)

- Wood-framed construction
- Use of wrought cut nails with rectangular heads throughout the house

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



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4b. Architectural Merit *(Style)*

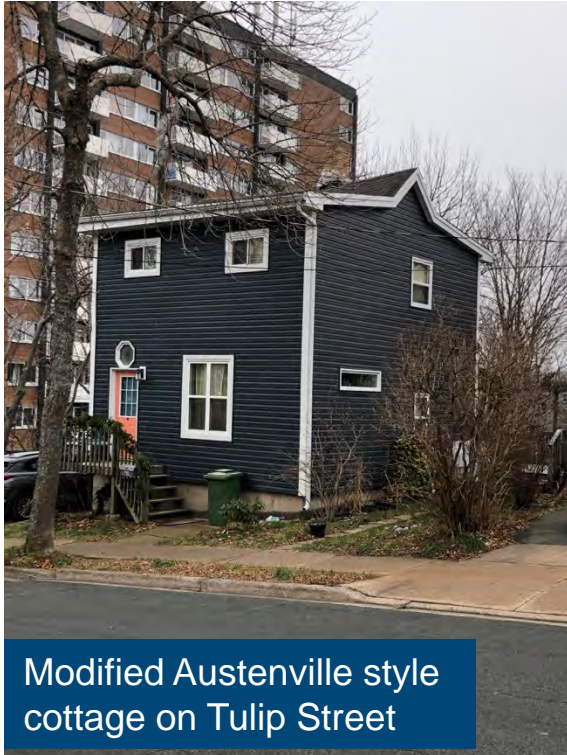
- Vernacular workers cottage unique to Austenville area during this period
- Combination of Italianate, Second Empire, Stick, Shingle, and Gothic Revival influences in the other Austenville cottages
- Other examples of this style are 15 Pine Street and 43 Dahlia Street



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4b. Architectural Merit (Style)

- There are several examples of the Austenville vernacular workers cottage in this area which have been significantly modified over time.



4b. Architectural Merit (*Style*)

- Character-defining elements of 65 Tulip Street include:
 - Wood cladding;
 - Steep pitched gable roof;
 - Three-sided dormer with returned eaves and a six-over-six vertical sash window;
 - Pair of six-over-six windows on the front façade first storey and symmetrical six-over-six windows on the front façade ground floor;
 - Single leaf glazed entrance on the left side of the front façade;
 - Central brick chimney.

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

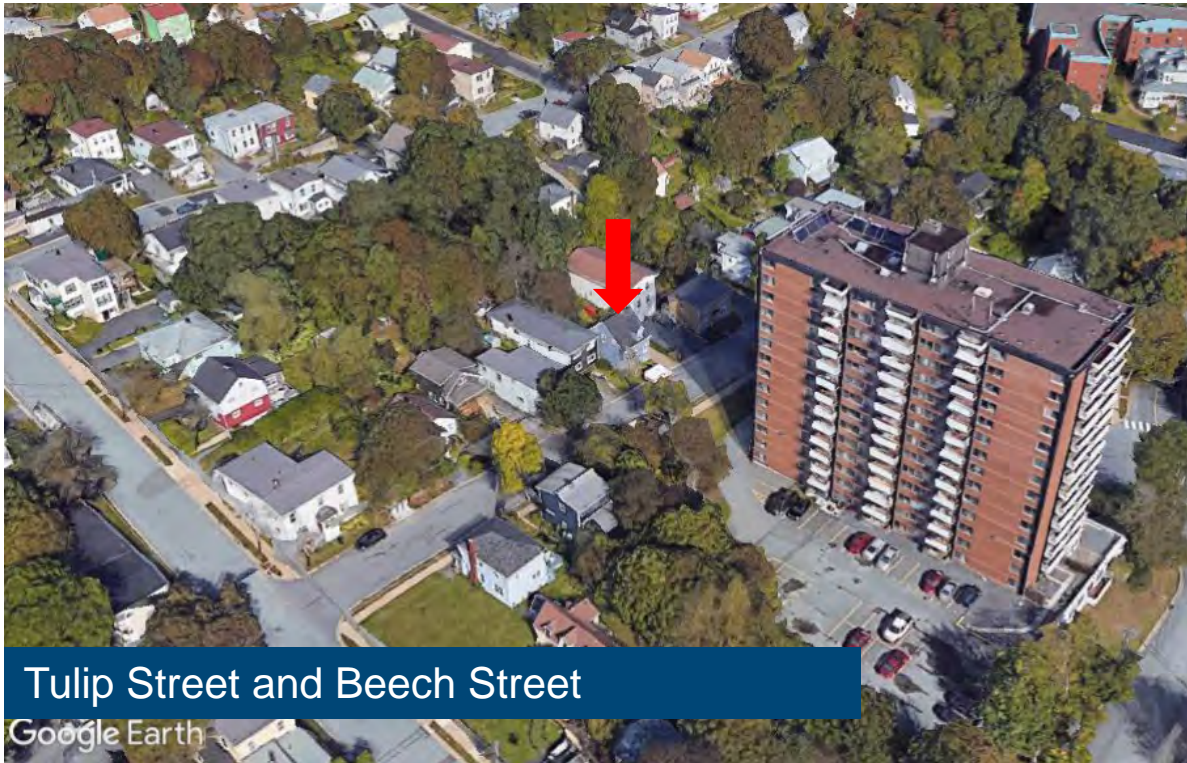
5. Architectural Integrity



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

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6. Relationship To Surrounding Area



- Only example of an Austenville-style vernacular workers cottage in the immediate area
- Intimately linked with the development of workers housing and industrial growth in 19th century Dartmouth
- An important feature in an otherwise mid-to-late 20th century streetscape

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.

Recommendation

Should 65 Tulip Street, 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 65 Tulip Street, 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.

The logo for Halifax, featuring the word "HALIFAX" in a bold, blue, sans-serif font. The letters are spaced out, and the "A" and "I" are slightly taller than the other letters.

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Thank You