



P.O. Box 1749
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Item No. 12.1
Halifax Regional Council
September 27, 2022

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed

SUBMITTED BY:

For Patrick Connor, Chair, Heritage Advisory Committee

DATE: July 19, 2022

SUBJECT: **Case H00539: Request to Include 1245 Edward Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

July 12, 2022 Halifax Regional Council meeting, Item 18.2

July 15, 2022 special meeting of the Heritage Advisory Committee, Item 4.

LEGISLATIVE AUTHORITY

Heritage Property Act

s. 14(1) A heritage advisory committee may recommend to the municipality that a building, public building interior, streetscape, cultural landscape or area be registered as a municipal heritage property in the municipal registry of heritage property.

HRM By-law No. H-200 - Heritage Property By-law

4. The [Heritage Advisory] Committee shall, within the time limits prescribed by Council or the [Heritage Property] Act, advise the Region respecting:
 - (a) the inclusion of buildings, public building interiors, streetscapes, cultural landscapes or areas in the Registry.

RECOMMENDATION

It is recommended that Halifax Regional Council approve the request to include 1245 Edward 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*.

BACKGROUND

At the July 12, 2022 Halifax Regional Council meeting a motion was passed waiving the requirement for notice of motion under Administrative Order One, section 49 (1); and conditional on the Heritage Advisory Committee making a recommendation on 1245 Edward Street, pursuant to the *Heritage Property Act*, Council directed the Office of the Municipal Clerk to schedule a heritage hearing within the statutory notice period as provided by the *Act*, and serve notice on the property owner, as provided by the *Act*.

At the July 15, 2022 special meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated June 24, 2022, and received a staff presentation on Case H00539. Staff noted that should the Committee award the property a total score of fifty (50) points or more for the identified property, out of a possible one-hundred (100), then the staff recommendation is that the Committee recommend the property for registration by Halifax Regional Council.

For additional background information on this item, refer to the staff report dated June 24, 2022 (Attachment 1).

DISCUSSION

At the July 15, 2022 special meeting, following the presentation from staff, the Committee evaluated the proposed heritage property using the Evaluation Criteria for Registration of Heritage Buildings in HRM. The Committee applied the following scores:

Criterion	Score Awarded
1. Age	13
2B. Historical Importance-Architectural Style	13
3. Significance of Architect/Builder	1
4A. Architectural Merit: Construction Type	5
4B. Architectural Merit: Style	9
5. Architectural Integrity	14
6. Relationship to Surrounding Area	9
Total	64

Based on this evaluation, the Committee approved a motion recommending that Halifax Regional Council schedule a heritage hearing for the matter, and to approve the registration to Registry of Heritage Property for the Halifax Regional Municipality.

For further discussion on the heritage registration evaluation criteria as it relates to this application, refer to the staff report dated June 24, 2022 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached staff report dated June 24, 2022.

RISK CONSIDERATION

Risk consideration is outlined in the attached staff report dated June 24, 2022.

COMMUNITY ENGAGEMENT

The Heritage Advisory Committee is comprised of ten citizen members and two Councillors. Meetings are live webcast on Halifax.ca. The agenda, reports, video and minutes of the Committee are posted on Halifax.ca.

For further information on Community Engagement refer to the attached staff report dated June 24, 2022.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the attached staff report dated June 24, 2022.

ALTERNATIVES

Heritage Advisory Committee did not provide alternatives.

Alternatives are outlined in the attached staff report dated June 24, 2022.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated June 24, 2022

Attachment 2 – Scoring Summary for Heritage Buildings.

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Jill McGillicuddy, Legislative Assistant, Municipal Clerk's Office 902.483.2810

HALIFAX

P.O. Box 1749
Halifax, Nova Scotia
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Attachment 1
Heritage Advisory Committee
July 15, 2022

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY:



Original Signed

Jacques Dubé, Chief Administrative Officer

DATE: June 24, 2022

SUBJECT: **Case H00539: Request to Include 1245 Edward Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by a third party, Peggy and Shimon Walt, on behalf of a group of local residents.

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

Should 1245 Edward 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 1245 Edward 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*.

BACKGROUND

Peggy and Shimon Walt, on behalf of a group of local residents, have applied to include the property located at 1245 Edward Street, Halifax in the registry of heritage property for the Halifax Regional Municipality. The subject property is located on the east side of Edward Street in the middle of the block between University Avenue and South Street, near the southern limit of Edward Street (Map 1). The property contains a 2.5-storey dwelling which was constructed in 1897. The property is surrounded by other residential properties and large institutional properties, including Dalhousie University and the IWK Health Centre.

The current application to include the subject property in the registry of heritage property for the Halifax Regional Municipality is considered in accordance with Sections 14 (Recommendation as municipal heritage property) and 15 (Registration as municipal heritage property) of the *Heritage Property Act*. The application is evaluated based on the property's heritage value and the criteria established through HRM's Heritage Property Program. HRM staff have notified the owner, Dalhousie University, of the heritage registration which was made by a group of concerned local residents who oppose the pending demolition of the building. Dalhousie has applied for a demolition permit for the building, but as of the date of this report has not yet been granted approval to demolish.

HRM's Heritage Property Program

The purpose of the HRM Heritage Property Program is to help protect and conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage found in local communities throughout HRM. One of the principal aims of the Heritage Property Program is to recognize significant heritage resources through the inclusion of properties into the Municipal Registry of Heritage Property.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the Heritage Advisory Committee using "The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality" (Attachment A).

The Evaluation Criteria for scoring a property and building are broken down into six categories as follows:

Criterion	Highest Possible Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect or Builder	10
4. Architectural Merit: Construction type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

Should the Heritage Advisory Committee score a property with 50 or more points, a positive recommendation will be forwarded to Regional Council. If the property scores less than 50 points, the report will not be forwarded to Regional Council.

Nova Scotia Heritage Property Act

HRM's Heritage Property Program receives its authority from the *Heritage Property Act* which seeks:

"to provide for the identification, designation, preservation, conservation, protection and rehabilitation of buildings, public-building interiors, structures, streetscapes, cultural landscapes, areas and districts of historic, architectural or cultural value, in both urban and rural areas, and to encourage their continued use".

The application has been submitted by a third party applicant. In HRM, heritage registration applications are typically submitted by the owners of heritage properties. However, the *Heritage Property Act* does not limit who may apply to register a property. Sections 14(2) and 15(1) under the *Heritage Property Act* require that notice of recommendation is given to the property owner at least thirty (30) days prior to any Council decision to include the property in the Registry of Heritage Property for the Halifax Regional Municipality. The property owner is also given an opportunity to address Council before they make a decision on the registration request. Should a positive recommendation be forwarded to Council, heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

DISCUSSION

Heritage registration applications are evaluated by the Heritage Advisory Committee relative to six evaluation criteria as outlined previously, and described in greater detail in Attachment A. To assist the committee in their evaluation and scoring, staff offer the following comments based on a historical research report (Attachment B).

1. Age:

This property was originally part of the lands of Edward Shields, superintendent of the Halifax Poor Asylum. Upon Shield's death, his executors subdivided his lands into smaller parcels suitable for housebuilding to accommodate the city's growing middle class. The city directories show no home existing in 1896, but a pair of homes existing unoccupied in 1897. The directories show this home as occupied by William McCulloch Boak in 1898.

Based on this evidence, it is reasonable to suggest the home was built from 1897-1898. As such, staff recommend a score of 13 points for age.

2. Historical OR Architectural Importance:

Relationship to Important Occasions, Institutions, Personages or Groups

The dwelling at 1245 Edward Street has historical associations with prominent Halifax families of the late 19th and early 20th centuries, namely the Boak family and the Hobrecker family. More specifically, this house has been home to prominent businessmen William McCulloch Boak and Rudolph Alexander Hobrecker and their families. The house has also been home to a small number of individuals/families who are less well-documented in history. The lot itself has an association with Edward Shields, superintendent of the Halifax Poor Asylum, and whose executors were responsible for the subdivision of the lands which comprise this property and its immediate surroundings.

Edward Shields served as the superintendent of the nearby Poor House/Poor Asylum for 40 years. The Poor House in its several iterations through the decades served to house Halifax's destitute, disorderly, and mentally or physically ill. Shields's lands were subdivided by his executors, after his death, into small lots suitable for the construction of new houses. William McCullough Boak was one of numerous merchants in



Figure 1: 1245 Edward Street (June 2022)

the prominent Boak family of Halifax. Boak ran a commission merchant's and wholesale grocery business out of a building on the western side of Lower Water Street, near Salter Street. He purchased lots in the Edward Shields subdivision in 1897 and commissioned the construction of the house on the subject property that same year. He became its first inhabitant in 1898 and resided there with his wife and son until 1903, when they sold it to the accountant James Frederick Barry.

Rudolph Alexander Hobrecker purchased the subject property from Arthur J. Dove and Emily J. Dove in 1912. Rudolph Hobrecker was the eldest son of prominent and wealthy German immigrant couple F. H. Alexander Hobrecker and his wife Charlotte Luise Clemen. The elder Hobrecker owned and operated A. Hobrecker Wholesale Tobbaconist's, out of the Prince of Wales Building, which still stands at 1858 Granville Street. He was very successful and a member of the Halifax Club. Together with a group of Halifax investors, Hobrecker established the Bras d'Or Marble Company, which in 1885 purchased Marble Mountain in Cape Breton. It's from this quarry that Hobrecker sourced the white marble for the construction of the Alexander Hobrecker Mansion [now known as the Oland Mansion] at what is now 930 Young Ave. Rudolph Alexander Hobrecker worked for his father at the Granville Street tobacconist shop and would later strike out on his own, working as a commission merchant and eventually managing Kelly's Ltd. a leather goods company. Rudolph and his wife Elizabeth "Bessie" raised two boys and two girls at this house and eventually sold the property in 1957.

The property at 1245 Edward Street is intimately related with important personages of local importance, including William McCullough Boak and Rudolph Alexander Hobrecker. Staff recommend a score between 11 and 15 points for historical importance.

3. Significance of Architect or Builder:

William McCulloch Boak commissioned the construction of the building. However, staff have been unable to ascertain the architect or builder responsible for the design or construction of 1245 Edward Street. Staff recommend a score between 1 and 3 points.

4. Architectural Merit:

Construction type or building technology

The dwelling at 1245 Edward Street is a 2.5-storey building of light, balloon frame construction with a roughly rectangular plan. It is built atop a masonry foundation of coursed rubble and stretcher bond brick. The brick portions of the foundation are primarily surrounding the basement windows. The outside walls are clad in a combination of wooden shingles and clapboard and the roof is clad in asphalt shingles.

This construction type was common during the 1890s. Staff recommend a score between 4 and 6 points.

Style

The residential building at 1245 Edward Street (1897) exhibits a mix of styles consistent with the transitional period between the stylistic periods know as Second Empire (1860-1880) and Queen Anne Revival (1885-1900/1910). The Second Empire style is defined by the mansard roof and ornamentation. The Queen Anne Revival style is defined by the asymmetrical façade, irregular rooflines, overhanging eaves, corner turret, unusual windows, and veranda.

Character Defining Elements of 1245 Edward Street include, but are not limited to:

- Original 2.5-storey Late Victorian transitional building with combined elements of Second Empire and Queen Anne styles;
- Unusual mansard roof with a uniquely moderate pitch;
- Octagonal roof turret interrupted by a front-facing gable with sunburst motif;
- Single gabled dormer with round-headed, single-pane window;
- Bracketed cornice with eave returns;
- Canted two-storey bay window;

- Single-hung, one-over-one front windows with storm sashes and simple mouldings, all front windows being rectangular save for the single-pane round-headed lower right window;
- Prairie-style muntin arrangement in upper right front window;
- Single-leaf, glazed wooden door with lower panelling and rectangular transom;
- Large dual single-hung, one-over-one, north-side windows with storm sashes;
- Combination of rectangular and round headed southern windows;
- Cedar shake siding;
- Front veranda with decorative turned posts with capitals, ball-topped newels, and turned spandrels;
- Dentils spanning the top of the first storey bay window and veranda; and
- Coursed rubble foundations with brick basement window surrounds.

This architectural form is a very rare example of a transition between two popular Victorian styles, Second Empire and Queen Anne Revival. Staff recommend a score between 7 and 10 points for architectural style.

5. Architectural Integrity:

1245 Edward Street exhibits a high level of architectural integrity with respect to layout and additions. The house retains its modified rectangular plan with minimal changes. It exhibits a moderately high level of architectural integrity with respect to condition.

Staff recommend a score between 11 and 15 points.

6. Relationship to Surrounding Area:

1245 Edward Street bears a strong relationship to the surrounding neighbourhood through the neighbourhood's very consistent two to three-storey scale and primarily residential typology. The only exception is the Glengarry Apartments next door, which does respect the three-storey form of the older buildings on the street. These apartments occupy the former large side yard of 1245 Edward Street and were constructed after the Hobrecker family sold the property in 1957.

As one of the older buildings on the street, 1245 Edward Street is considerably grander in style. Its primarily Queen-Anne-Revival style stands out among the Victorian-Plain, "Halifax Box" style houses, with their mostly flat roofs, two-storey bay windows, and varying levels of mass-produced ornamentation from local woodworking factories.

The building is an important architectural asset contributing to the heritage character of the surrounding area. Staff recommend a score between 6 and 10 points.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2022/2023 operating budget for C340 – Heritage and Planning Information Services.

RISK CONSIDERATION

There are no significant risks associated with the recommendations in this Report.

COMMUNITY ENGAGEMENT

The community engagement process for a heritage registration is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public access to the required Heritage Advisory Committee meeting. As a provision of the *Heritage*

Property Act, no registration of a municipal heritage property shall take place until Regional Council has given the owner of the property an opportunity to be heard.

ENVIRONMENTAL IMPLICATIONS

There are no significant environmental implications associated with the recommendations in this Report.

ALTERNATIVE

1. The Heritage Advisory Committee may choose to refuse the application to include 1245 Edward Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality if the property scores less than 50 points based on the evaluation criteria. In doing so, the application will not proceed to Regional Council for evaluation.

ATTACHMENTS

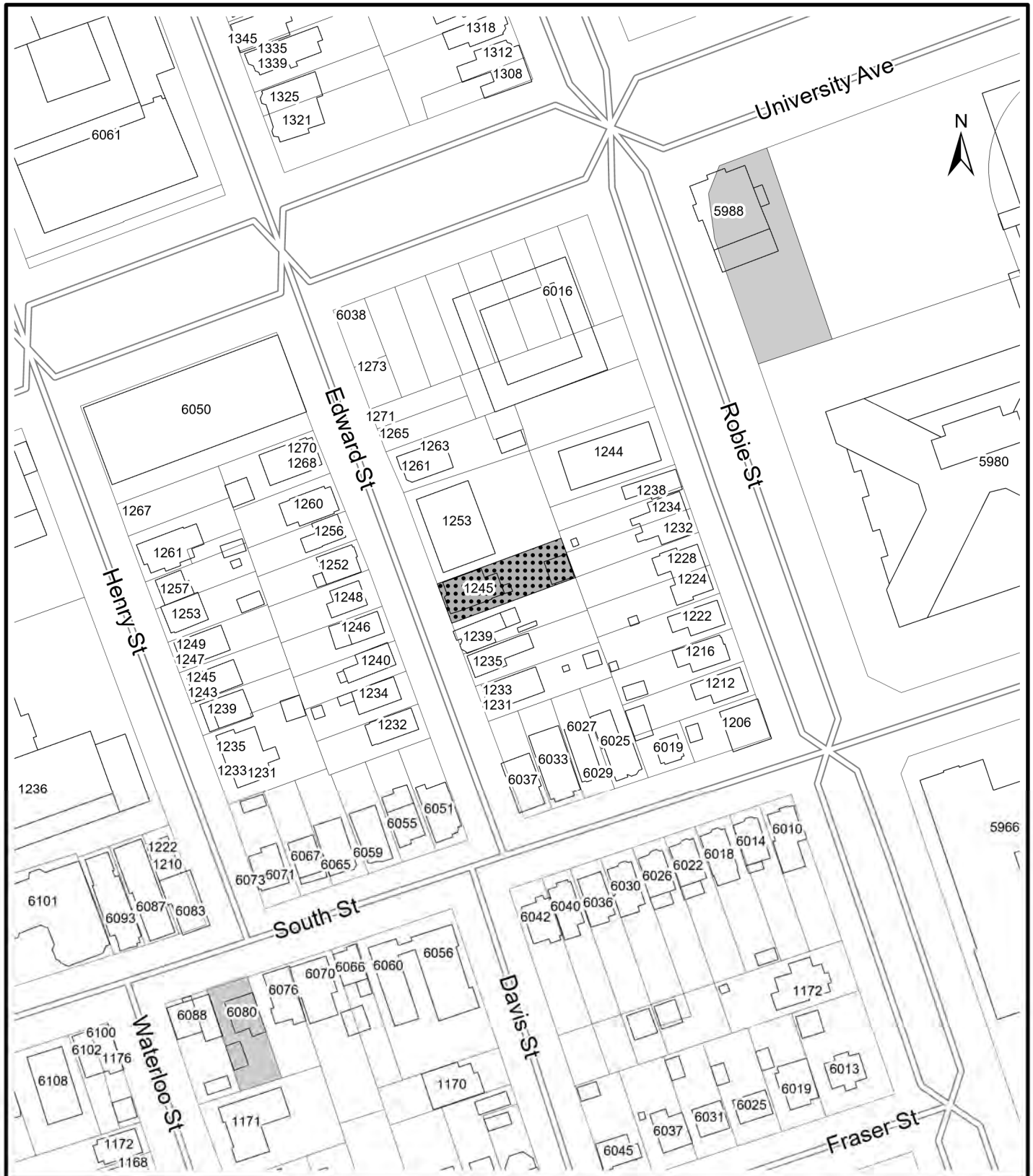
Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Historical Research Report

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Seamus McGreal, Planner III, 902.717.1568



Map 1 - Location Map

1245 Edward Street,
Halifax

- Registered Heritage Property
- Subject Property



HRM does not guarantee the accuracy of any representation on this plan.

Attachment A

HALIFAX REGIONAL MUNICIPALITY HERITAGE PROPERTY PROGRAM EVALUATION CRITERIA

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS (Revised 2004)**

1. AGE

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

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

** Maximum score of 25 points in this category*

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for:

- A) Having specific associations with important occasions, institutions, personages and groups,
OR
B) For being architecturally important unique/representative of a particular period.

2A) Relationship to Important Occasions, Institutions, Personages or Groups

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	

** Maximum score of 20 points in this category, scoring from one of the three categories only*

2B) Important/Unique Architectural Style or Highly Representative of an Era

Importance	Points	Comments
Highly important, Unique, or representative of an era	16 - 20	
Moderately important, Unique, or representative of an era	11 - 15	
Somewhat important, or representative of an era	10 - 1	
Not important, Unique, or representative of an era	0	

** Maximum score of 20 points in this category.*

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance?

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

** Maximum score of 10 points in this category.*

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

A) **Construction type/building technology:** which refers to the method by which the structure was built (early or rare uses of materials), and building techniques;

AND

B) **Style:** which refers to the form or appearance of the architecture.

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	

** Maximum score of 10 points for Construction Type, and a maximum score of 10 for Style - a total maximum of 20 points in this category.*

5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

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	

** Maximum score of 15 points in this category.*

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.

** Maximum score of 10 points in this category.*

SCORING SUMMARY

Property	Date Reviewed	Reviewer

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****COMMENTS:**

Attachment B

Research Report

1245 Edward Street, Halifax NS

Prepared by:

HRM Planning & Development
Carter Beaupre-McPhee, Heritage Planning Researcher

June 13, 2022



HALIFAX

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Age

1245 Edward Street, formerly known as 11 Edward Street, is situated on the eastern side of Edward Street between the intersections with South Street and University Ave.

This property was originally part of lands of Edward Shields, superintendent of the Halifax Poor's Asylum [see Figure 2]. Upon Shield's death, his executors subdivided his lands into smaller parcels suitable for housebuilding, to accommodate the city's growing middle class [see Figure 4]. Historic maps show the land where 1245 Edward now stands as empty in 1895 [see Figure 3], but then show the present house existing by 1911 [see Figure 5]. The city directories allow one to determine the houses' age with considerably more precision. These directories show no such home existing in 1896, but a pair of homes existing unoccupied in 1897, and then this particular home [originally with the address 7 Edward Street] is shown as occupied by William McCulloch Boak the following year in 1898.(McAlpine's, 1896, 1897, 1898) It is also worth noting that the deed transfer to William McCulloch Boak for the land upon which the home was built is dated November 22, 1897.(NSPOL, 1897b) Based on this evidence, it is reasonable to suggest the home was **built from 1897-1898**.

The lot on which the building stands has changed multiple times in its history. Parcel descriptions in the deed history for 1245 Edward Street show this property initially consisting of four roughly equivalently sized, sequential lots from Lot 21 through Lot 24 of the original subdivision of the Shields lands [see Figure 1]. Lots 23 & 24 are the most important of these, as Lot 24 is the lot upon which the house has always stood, while Lot 23 contained the Hobreckers' large side garden. The Hobreckers subdivided the lands of Lot 23 & 24 when they sold the property, and in doing so, they took what were originally two roughly equal-width lots and moved the dividing line such that the entirety of the large side garden became Lot A, and Lot B encompassed only the house and driveway [see Figure 6].(Mackenzie, 1957) Lot A would later form part of the Glengarry Apartments lot.

Ownership History

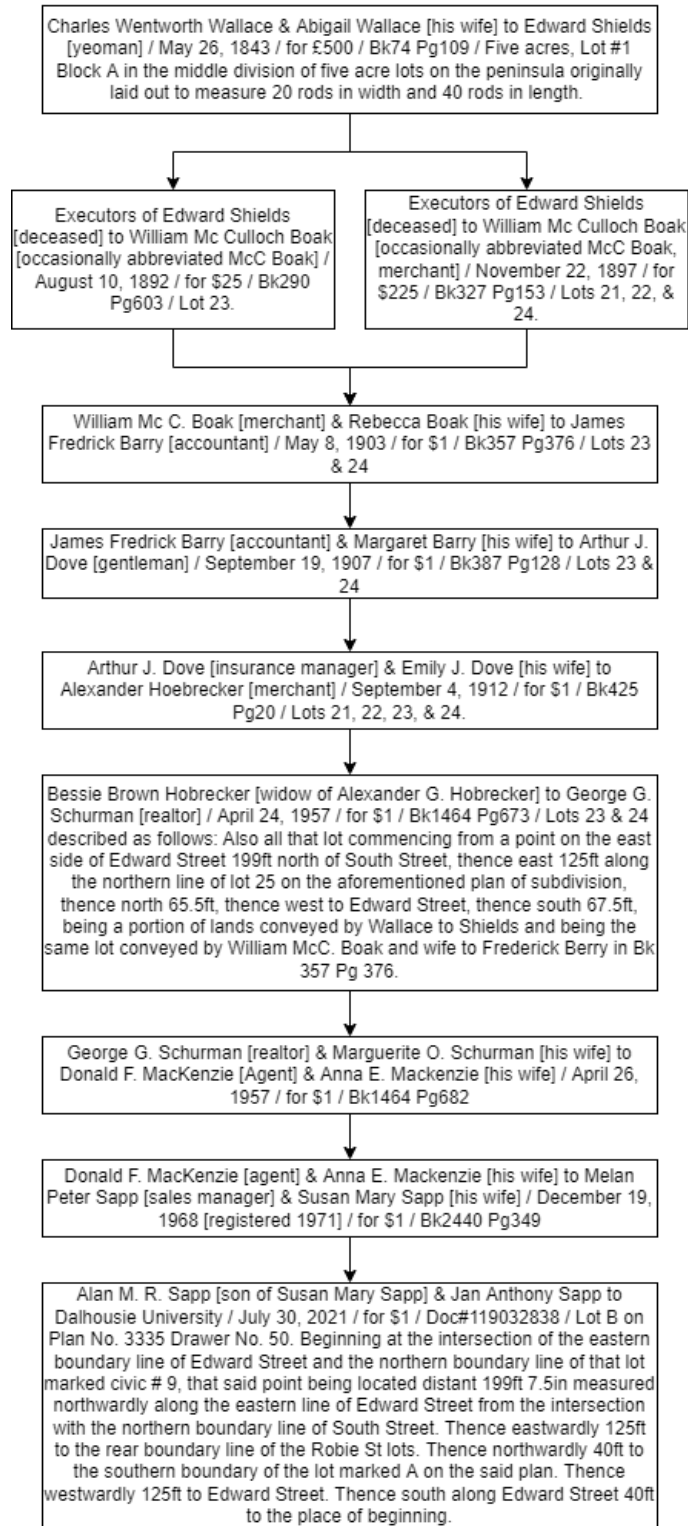


Figure 1: Deed history of 1608 Hammonds Plains



Figure 2: Edward Shields lands at the corner of South and Robie Streets [highlighted by a black arrow], to be subdivided in the 1890s into smaller lots with Edward Street extended to South Street.(Hopkins, 1878)

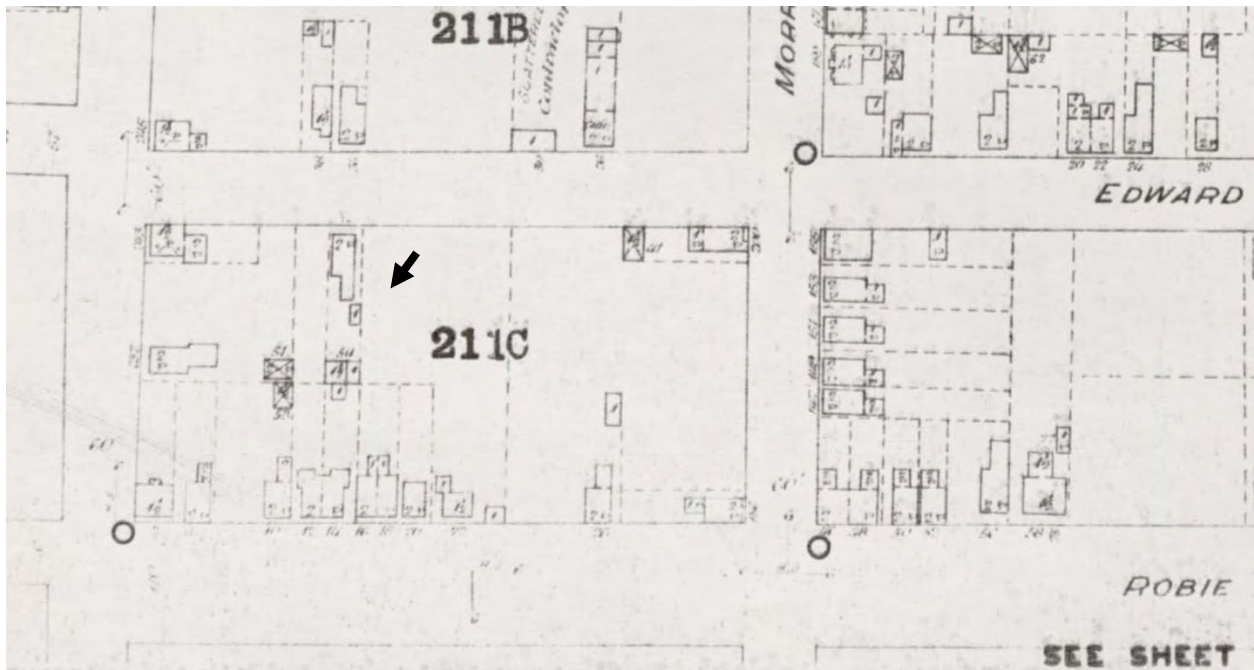


Figure 3: Goad's 1895 Insurance Plan of the City of Halifax, with the future location of the house highlighted by a black arrow.(Goad, 1895)

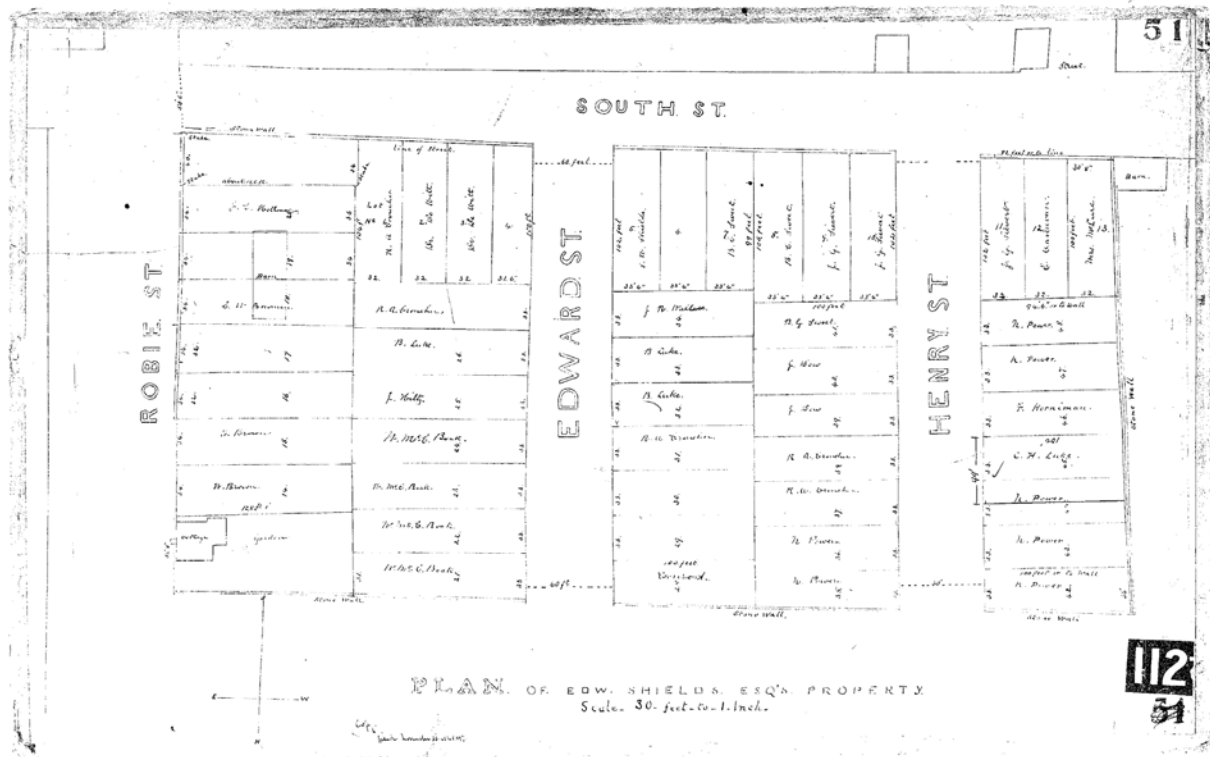


Figure 4: 1897 Subdivision plan of the Edward Shields Property. (Unnamed surveyor, 1897)

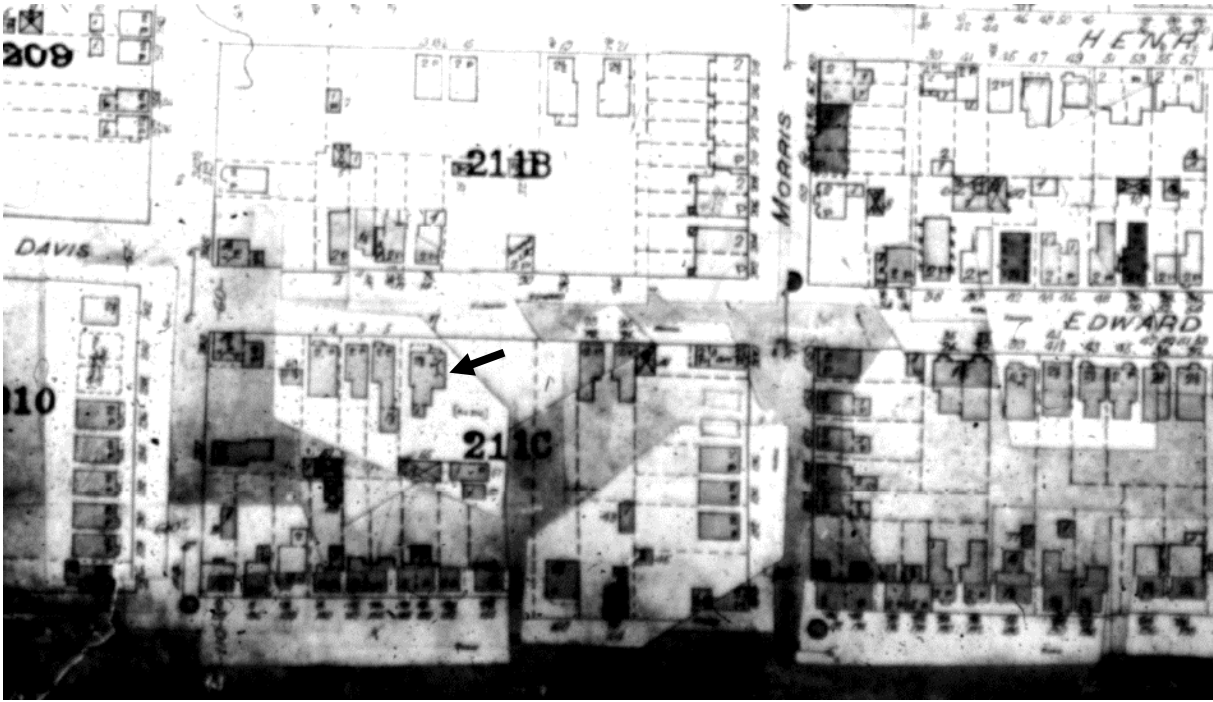


Figure 5: Goad's 1895 Insurance Plan revised to 1911, with 1245 Edward Street [11 Edward Street] highlighted by a black arrow. Note the footprint of the house is the same today as it was in 1911. (Goad, 1911)

16X

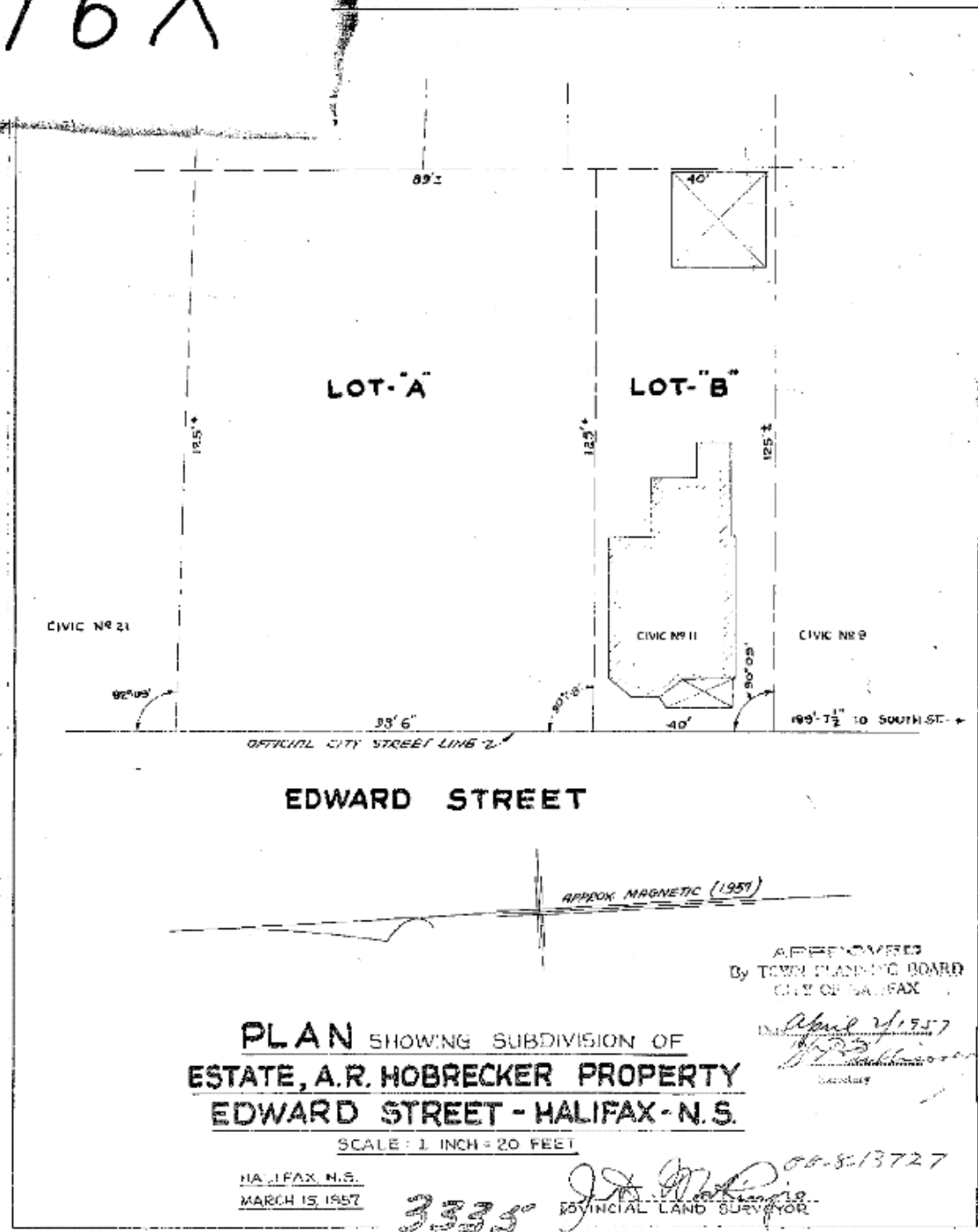


Figure 6: 1957 Subdivision plan of the A.R. Hobrecker Property. (Mackenzie, 1957)

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The dwelling at 1245 Edward Street has historical associations with prominent Halifax families of the late 19th and early 20th centuries, namely the Boak family and the Hobrecker family. More specifically, this house has been home to prominent businessmen William McCulloch Boak and Rudolph Alexander Hobrecker and their wives and children. The house has also been home to a small number of individuals/families who are less well-documented in history. The lot itself has an association with Edward Shields, superintendent of the Halifax Poor's Asylum, and whose executors were responsible for the subdivision of the lands which comprise this property and its immediate surroundings.

Edward Shields [b. unknown, d. 1880](Morton, 1880)

Edward Shields owned and resided on a 5-acre lot of land at the northwest corner of Robie and South Street, which was subdivided after his death to create many small lots including the lots upon which 1245 Edward Street was built. Shields served as the superintendent of the nearby Poor House/Poor's Asylum for 40 years.(Morton, 1880) The Poor House in its several iterations through the decades served to house Halifax's destitute, disorderly, and mentally or physically ill.(Simpson, 2011) Its design and management followed the workhouse model carried over from Victorian Britain.(Simpson, 2011) Residents who were physically able were required to perform hard labour to earn their keep, and disease, overcrowding, and underfunding were chronic issues.(Markan, 2017) Timelines suggest Shields would have served as superintendent over both the Spring Garden Road Poor House and its 1869 replacement, the South Street Poor's Asylum.(Simpson, 2011) Shields died on January 12th, 1880, and two years later, the Poor's Asylum suffered a tragic fire which took the lives of 30 residents [erroneously reported as 31 at the time].(Markan, 2017; Morton, 1880) Shields's lands were subdivided by his executors into small lots suitable for the construction of new houses, as shown in a plan of subdivision from 1897 [see Figure 4].(Unnamed surveyor, 1897) This subdivision created [among others] the lots used for the construction of 1245 Edward Street and its surrounding gardens that same year.(Unnamed surveyor, 1897)

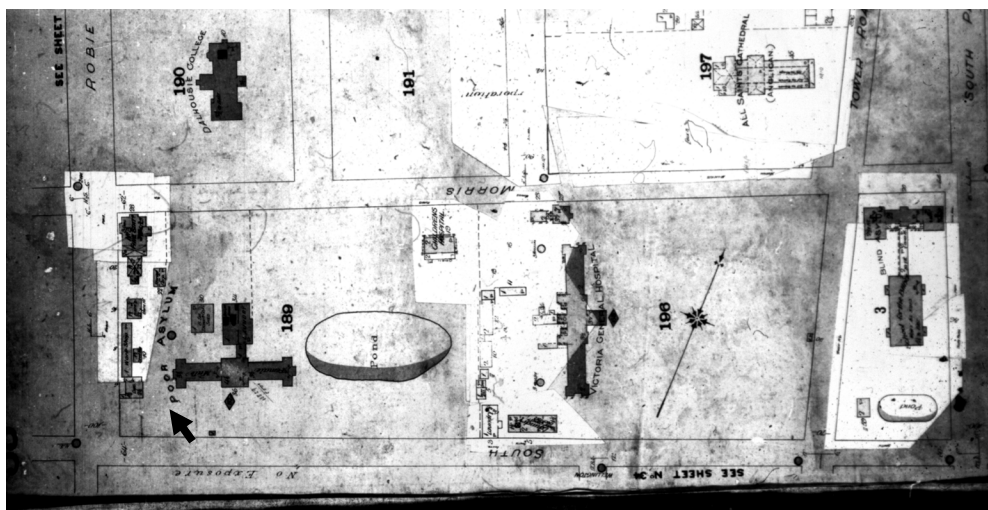


Figure 7: 1895 Insurance map with revisions up to 1911, showing location of the Halifax Poor's Asylum at the intersection of Robie and South Streets [indicated by a black arrow]



Figure 8: Ruins of the original Halifax Poor Asylum after it was destroyed by fire in 1882.(Nova Scotia Bureau of Information, 1890)

[William McCullough Boak \[b. 1849, d.1920\] and the Boak family\(Province of Nova Scotia, 1920\)](#)

William McCullough Boak, more commonly known as William McC. Boak, was one of the numerous merchants in the prominent Boak family of Halifax. William McC. Boak was born in May of 1849 to father William Boak and mother Frances Cleverdon.(Province of Nova Scotia, 1920; Puffinrock, 2022) He ran a commission merchant's and wholesale grocery out of a building on the western side of Lower Water Street near Salter Street.(Goad, 1911; McAlpine's, 1900; Province of Nova Scotia, 1920) His shop sold fine grades of flour, as well as feed and groceries, with a potato cellar below the shop and two floors of warehouses above.(Historical Publishing Company of Canada, 1887) His strategy of buying for cash in whatever market was cheapest at any given time earned him a reputation for fine quality goods at the lowest of prices.(Historical Publishing Company of Canada, 1887)

William purchased lots from the Edward Shields subdivision in 1892 [Lot 23] and 1897 [Lot 21, 22, & 24], after which it appears he commissioned the house's construction that same year and became its first inhabitant in 1898.(McAlpine's, 1896, 1897, 1898; NSPOL, 1892, 1897b) At the time, the home was originally known as 7 Edward Street, becoming 11 Edward Street in 1901 and 1245 Edward Street in the 1950s with the city-wide revised civic addressing scheme.(McAlpine's, 1897) William and his wife and son resided in the house from 1897 to 1903,

when they sold it to the accountant James Frederick Barry.(NSPOL, 1897b, 1903a)

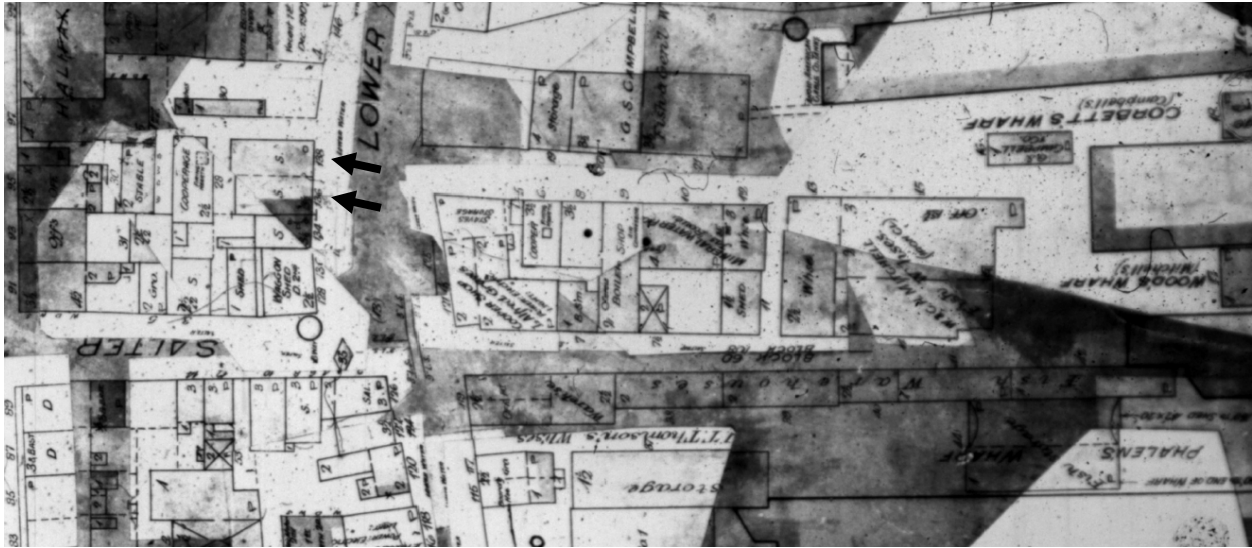


Figure 9: Goad's 1895 Insurance Plan updated to 1911, with 136 & 138 Lower Water Street highlighted by a pair of black arrows, showing the location of William McC. Boak's Grocery.(Goad, 1911)

The most prominent member of the Boak family was most certainly William's uncle, Sir Robert Boak [b.1822, d.1904], President of the Legislative Council of Nova Scotia [1871-1901] and Provincial Treasurer [1877-1878].(Patterson, 1930; Puffinrock, 2022) Sir Robert Boak also served as Treasurer and later President of the Nova Scotia Repeal League [in the company of Joseph Howe and William J. Stairs] and as the Director of the Union Bank of Nova Scotia.(Burke & Burke, 1910; Patterson, 1930) Sir Boak received his knighthood in 1902.(Burke & Burke, 1910).

Other prominent members of the Boak family around this time include Walter C. Boak [b.1853, d.1936], William's youngest brother.(Puffinrock, 2022) Walter was one half of Boak & Bennett, a commission merchants and wholesale dealers of dried and pickled fish, fish oils, fresh fish, and fishing supplies.(Historical Publishing Company of Canada, 1887) He and his business partner William T. Bennett, operated out of offices and warehouses on Lawson's Wharf, exporting substantial quantities of Nova Scotian fish to the United States.(Historical Publishing Company of Canada, 1887) Another prominent Boak is George Esson Boak, cousin of William McC. Boak and founder of Geo. E. Boak & Co., another commission merchants and wholesale dealer in dried and pickled fish & fish oils, but also dealing in salt, coal, and imports of sugar and molasses. George's business was doing trade with both the United States and the West Indies [the Caribbean] from his operation at Halifax's West India Wharf.(Historical Publishing Company of Canada, 1887) Part of these operations included a boneless codfish factory on Stevens Wharf, the first of its kind in Halifax, opened by George in 1883.(Acadian Recorder, 1883)

WALTER C. BOAK.

WILLIAM T. BENNETT.

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

GEO. E. BOAK & CO.

Dry and Pickled Fish,

FISH OILS.

Liverpool and Trapani **SALT** a specialty.

Molasses.

Choice Porto Rico and British Islands always in stock.

Coal Department.



Best Quality Cape Breton New Mine SOFT

AND

American HARD COALS.

WEST INDIA WHARF,
Lower Water Street, - HALIFAX, N. S.

Figure 10: Advertisements from 1898 for Boak & Bennett and Geo. E. Boak & Co.(McAlpine's, 1898)

Alexander R. Hobrecker [b.1876, d. 1956] and the Hobrecker family (Province of Nova Scotia, 1956)

Alexander R. Hobrecker, was born “Rupdolp Alexander Hobrecker” on Dec 18, 1876, the first son to a very prominent and wealthy German immigrant couple [Freidrich Heinrich] Alexander Hobrecker [b.1844, d.1919] and his wife Charlotte Luise Clemen [b.1847, d.1910].(Goet, 2022; Province of Nova Scotia, 1876).

His father, F. H. Alexander Hobrecker, simply known as Alexander Hobrecker, was born in Iserlohn, Germany, orphaned and raised by his grandmother and aunt.(Unnamed author., 1935) He volunteered to fight in the Austro-Prussian War of 1866, and served in the cavalry in the Battle of Königgrätz, for which he received the Prussian Memorial Cross.(Evening Mail, 1898) He immigrated to Nova Scotia in 1870.(Province of Nova Scotia, 1878) In Canada, he married Charlotte Luise Clemen, a fellow German immigrant and the daughter of a station inspector, on September 7, 1871.(Unnamed author., 1935) Hobrecker had come to Canada without any fortune to speak of.(Unnamed author., 1935) He worked hard over decades to achieve a respectable position in Halifax society as the owner of a wholesale business selling Ceylon tea, tobacco in all its forms, pipes, and other smoking accessories.(Historical Publishing Company of Canada, 1887; Unnamed author., 1935) This business, known as A. Hobrecker Wholesale Tobbaconist’s, was highly successful and occupied a prized corner location in the downtown core: the Prince of Wales Building, which still stands at 1858 Granville Street [formerly known as 148 Granville Street] [see Figure X].(Historical Publishing Company of Canada, 1887)

His success saw him join the Halifax Club, where he presumably mingled with other prominent Halifax businessmen, and together with a group of Halifax investors, Hobrecker established the Bras d’Or Marble Company, which in 1885 had purchased Marble Mountain in Cape Breton.(MacPhail, n.d.; Unnamed author., 1935) It’s from this quarry that Hobrecker sourced the white marble for the construction of the much celebrated Alexander Hobrecker Mansion [now known as the Oland Mansion] at what is now 930 Young Ave.(Copp, 2017) This famous home was commissioned by Hobrecker and designed by the firm of Elliot & Hopson in the Richardsonian Romanesque style [see Figure X].(Copp, 2017) His great fortune and his childhood experience as an orphan, led him to give back by caring for other children in addition to his own, and he helped more than four young strangers enter into vocation training.(Unnamed author., 1935) Hobrecker and his wife Charlotte had in total six children of their own, four girls and two boys [see Figure X].(Unnamed author., 1935)

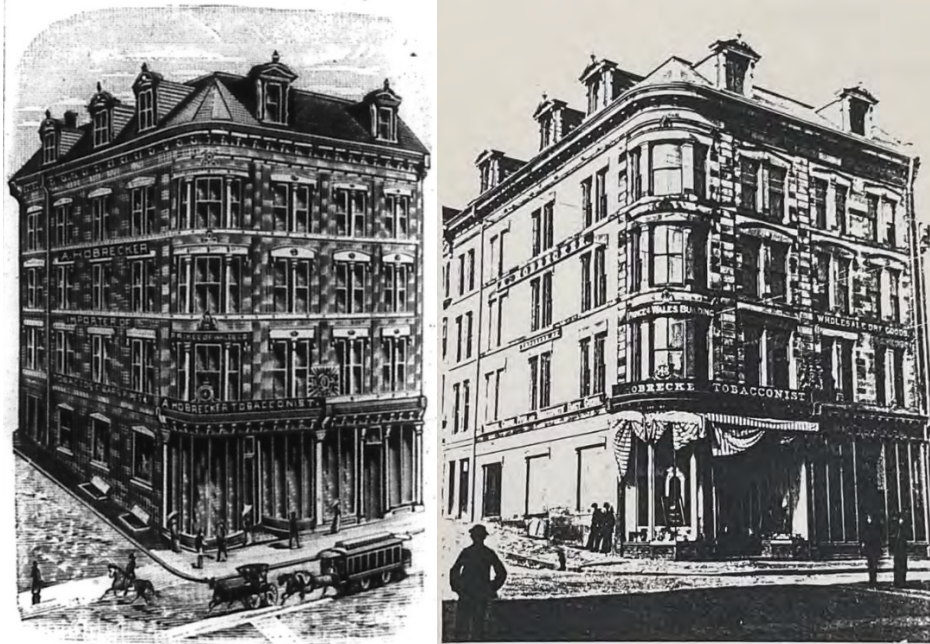


Figure 11: Two depictions of A. Hobrecker Tobbaconist's in the Prince of Wales Building (Historical Publishing Company of Canada, 1887; Unnamed author., 1935)



Figure 12: An 1890 photograph of Granville Street looking north from Duke Street, with A. Hobrecker Tobbaconist's visible on the street corner at left.(Notman Studio, 1890)



Figure 13: The white marble facade of the Alexander Hobrecker Mansion, later known as the Oland Mansion.(Hantsheroes, 2019)



Figure 14: Photo of the Hobrecker family featuring [clockwise from top left] Charlotte "Lottie", F.H. Alexander, Clara, Charlotte Luise Clemen, Otto Wilhelm, Hedwig, Rudolph Alexander, Alma Helena.(Copp, 2017)

Nachkommen des 4. Sohnes von Wilhelm Hobrecker (1770–1853)
und Wilhelmine Hanebeck.

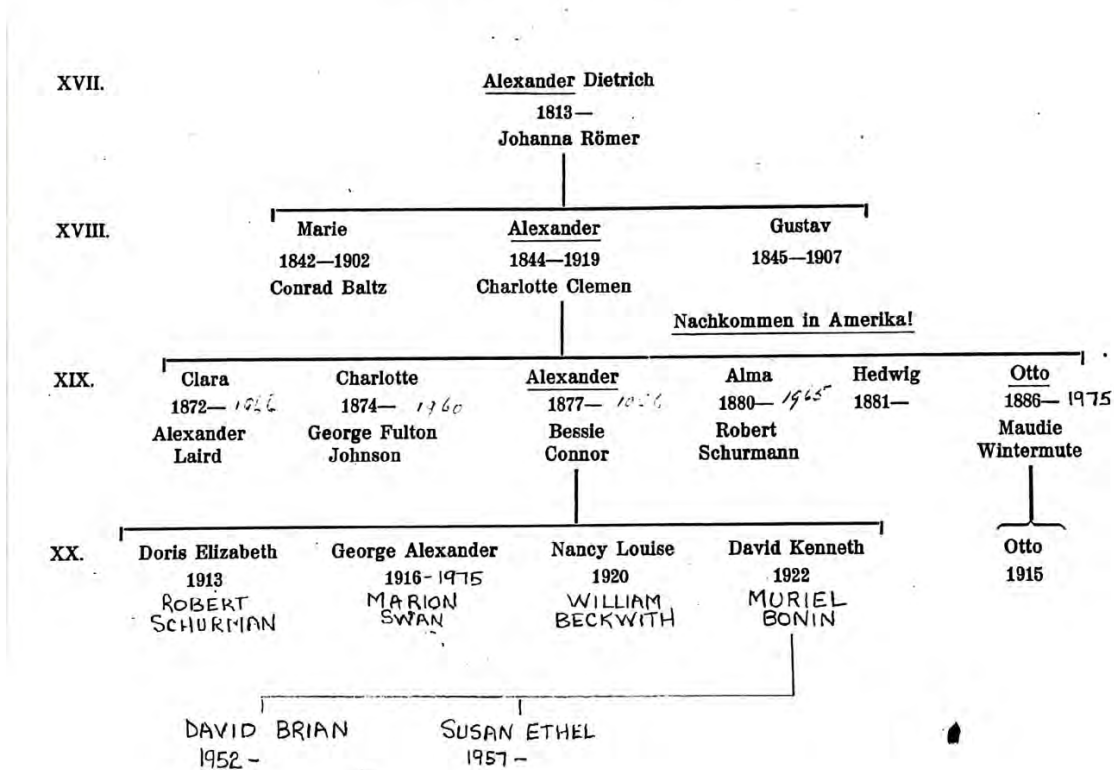


Figure 15: Hobrecker Family Tree, with F. H. Alexander Hobrecker [1844-1919] and Rudolph Alexander Hobrecker [1877-1956].(Unnamed author., 1935)

The Hobreckers' eldest son, the aforementioned Rudolph Alexander Hobrecker, purchased 1245 Edward Street from Arthur J. Dove and Emily J. Dove on September 4th, 1912.(NSPOL, 1912) The house would serve as a home for himself and his wife Elizabeth "Bessie" Brown Hobrecker [née Connor] whom he had married just prior, on August 12th of the same year.(Province of Nova Scotia, 1912) Together the couple would have four children, two boys and two girls.(Unnamed author., 1935) Rudolph Alexander Hobrecker, like his younger brother Otto, initially worked for his father at the Granville Street tobacconist shop [see Figure X].(Isaacs, 1909; Unnamed author., 1935) However, while his younger brother Otto would go on to become president of his father's company, Rudolph would instead strike out on his own, working as a commission merchant and eventually managing Kelly's Ltd. a leather goods company.(Province of Nova Scotia, 1956; Unnamed author., 1935)

Hobrecker Alex, tobacconist, 148 Granville, h 138 Young ave
HOBRECKER, A., Prince of Wales Building.
148 GRANVILLE STREET.

**Direct Importer of Fine Havana Cigars, English and American Cut
 Tobaccos, Pipes and Tobacconists' Goods generally. Fine goods a
 Specialty. Agent for M. Melachrine & Co, Cairo, Egyptian Cigarettes,
 Murattis Celebrated Gold Tip Cigarettes, J. G. Dill Model Tobacco
 Factory, Richmond Virginia; Dill's best cut and plug.**

Hobrecker Alexander R, clerk A Hobrecker, bds 138 Young av

Figure 16: A section of the 1907-08 Halifax City Directory, showing an advertisement for A. Hobrecker Tobacconist's as well as showing the young Alexander R. Hobrecker living at his parents' Young Street mansion and working at his father's Granville Street store.(McAlpine's, 1907)

FORM 8

This form, if placed in an envelope, on which is printed "Dominion Statistics—Free, penalty for improper use 550," and properly addressed will pass through the mail "FREE"

02- 002988

PROVINCE OF NOVA SCOTIA—REGISTRATION OF DEATH

For use of the Department only

1. PLACE OF DEATH County of Halifax Municipality of Halifax
 If in City or Town Halifax Street 11 Edward House No. _____
 (If death occurred in a hospital or institution, give the name instead of street and number)

2. LENGTH OF STAY (in years, months and days)
 (a) In City, Town or Rural Division where death occurred 79 yrs (b) In Province 79 yrs (c) In Canada (if immigrant) 19 yrs

3. PRINT NAME OF DECEASED Surname or Last Name Hobrecker
 All given or Christian Names Alexander

RESIDENCE No. 11 Street Edward City, Town or Rural Division Halifax Province N.S.
 (Residence means usual place of abode. Post Office Address for residents in rural parts not sufficient)

4. Sex male 5. Citizenship (Nationality) Canadian 6. Racial Origin German 7. Single, Married, Widowed or Divorced married
 (write the word)

8. BIRTHPLACE Halifax N.S.
 (Province or Country)

9. DATE OF BIRTH December 18th 1876
 (Month) (Day) (Year)

10. AGE in Years 79 Months 5 Days 5 If less than one day old hrs or min

11. Trade, profession, or kind of work spinner, teamster, office clerk, etc.
 12. Kind of industry or business, as cotton-mill, lumbering, bank, etc. father's goods

13. Date deceased last worked at this occupation 1956 14. Total yrs. spent in this occupation 50 yrs

15. If married give name of wife or husband of deceased Mrs Bessie Hobrecker

16. NAME Alexander Hobrecker

17. BIRTHPLACE Germany
 (Province or Country)

18. MAIDEN NAME Charlotte Clemm

19. BIRTHPLACE Germany
 (Province or Country)

20. Signature of informant Kenneth David Hobrecker
 Address Princes Lodge Halifax N.S.
 Relationship to deceased son

21. Place of burial, cremation or removal St. Andrew's Cem
 Date of burial or removal May 25, 1956

22. UNDERTAKER Snow Road Halifax N.S.
 (Name and address)

MEDICAL CERTIFICATE OF DEATH

23. DATE OF DEATH May 23rd 1956
 (Month) (Day) (Year)

24. I HEREBY CERTIFY that I attended deceased from:
Nova Scotia 1956 to 23 May 79-5-05-09 1956
 and last saw him alive on 23 May 1956

CAUSE OF DEATH

I Disease or condition directly leading to death (This does not mean the mode of dying, e.g., heart failure, asthma, etc. It means the disease, injury, or complication which caused death.)
 (a) Atherosclerosis
 due to (or as a consequence of)

Antecedent cause: Morbid conditions, if any, giving rise to the above cause, stating the underlying condition last.
 (b) _____
 (c) _____

II Other significant conditions contributing to the death, but not related to the disease or condition causing it.
Bronchial Asthma

25. If a woman, was the death associated with pregnancy? Duration _____ weeks. Was there a delivery? 5-23-56

26. Was there a surgical operation? yes Date of operation _____ 1956
 State findings as above Was there an autopsy? no

27. If death was due to external causes (violence) fill in the following:
 Accident, suicide or homicidal _____ (State which) Date of injury _____ 1956
 Manner of injury _____ (How sustained) _____
 Nature of injury _____
 Specify whether injury occurred in industry, in home, or in public place _____

Signed by Kenneth D. Hobrecker M.D.
 Address 142 South West Hill Halifax N.S. Date 23 May 1956

28. Division Registrar's Record Number _____
 29. Filed May 23 1956 (Division Registrar)

SEC. 14.—VITAL STATISTICS ACT MAKES IT THE DUTY OF THE UNDERTAKER OR PERSON ACTING AS UNDERTAKER TO OBTAIN ALL THE PARTICULARS REQUIRED IN THE "REGISTRATION OF DEATH" AND TO FILE THE SAME WITH THE DIVISION REGISTRAR WHO SHALL ISSUE THE BURIAL PERMIT. WRITE PLAINLY WITH UNFADING INK. THIS IS A PERMANENT RECORD. Every item of information should be carefully supplied. (See reverse side for instructions.)

9004-1.2
 22-10-52

Figure 17: Registration of death for Alexander [Rudolph] Hobrecker, indicating his residence as 11 Edward Street [now 1245 Edward Street].(Province of Nova Scotia, 1956)

Important / Unique Architectural Style or Highly Representative of an Era

This building at 1245 Edward Street is representative of a transitional era in Victorian architectural tastes, blending features of the Second Empire and later Queen Anne Revival styles. The Second Empire style was most popular from 1860 to 1880 [though it persisted until 1890] while the Queen Anne Revival style was most popular from 1885 to 1900 [again persisting at least another decade].(Dept. of Culture, Recreation & Fitness Heritage Unit, n.d.; Humphreys & Sykes, 1980) This timeline of styles places the circa 1897 house firmly in the transitional period between these two styles, the resulting home therefore bears influence from both periods. For more information, please refer to the architectural merit section of this report.

Significance of Architect or Builder

HRM staff have been unable to ascertain the architect or builder responsible for the design or construction of 1245 Edward Street.

Architectural Merit

Construction Type or Building Technology

The dwelling at 1245 Edward Street is a 2.5-storey building of light-frame, balloon construction with a roughly rectangular plan. It is built atop a masonry foundation of coursed rubble and stretcher bond brick. The brick portions of the foundation are primarily surrounding the basement windows. The outside walls are clad in a combination of wooden shingles and clapboard and the roof is clad in asphalt shingles.

Style

The residential building at 1245 Edward Street [1897] exhibits a mix of styles consistent with the transitional period between the stylistic periods know as Second Empire [1860-1880] and Queen Anne Revival [1885-1900/1910].(Dept. of Culture, Recreation & Fitness Heritage Unit, n.d.; Humphreys & Sykes, 1980) The Second Empire style draws inspiration from the architecture of Napoleon III's Paris, as conceived by the urban planner Georges E. Haussman.(Canada's Historic Places, n.d.b) Haussman was responsible for creating Paris's famous boulevards, and he ushered in a style of architecture famous for its practical mansard roofs, and impressive use of ornament.(Canada's Historic Places, n.d.b) In 1245 Edward Streets one sees the influence of this style in its use of a mansard roof, which affords more usable space for the uppermost storey. Diverging from convention slightly, this particular mansard roof is unusually shallow in pitch.

The other style which arguably has much greater influence in the design of 1245 Edward Street is that of Queen Anne Revival. This style embraces a wide variety of characteristic design elements which result in eccentric, fanciful, and asymmetrical designs.(Canada's Historic Places, n.d.a) Key elements typical of the Queen Anne Revival style include "asymmetrical facades, steeply-pitched and irregular rooflines, front-facing gables, overhanging eaves, circular or square towers with turrets in corners, unusual windows, wraparound verandas, highly ornamented spindles, fish scale siding, detailed textures and bright colours."(Canada's Historic Places, n.d.a)

This single-detached, 2.5-storey dwelling exhibits many of these features, such as the asymmetrical front façade, the irregular roofline owing to the inclusion of an octagonal roof turret with corner-placement and front-facing gable, the sizeable veranda [admittedly not wrapping around the house as would be more typical of the style], the gabled dormer, the ornamental turned posts supporting the veranda, and the home's bright teal colour.

Character Defining Elements

CDEs of 1245 Edward Street include, but are not limited to:

- Original 2.5-storey Victorian transitional building with combined elements of Second Empire and Queen Anne styles
- Unusual mansard roof with a more moderate pitch than normal
- Octagonal roof turret interrupted by a front-facing gable with sunburst motif
- Single gabled dormer with round-headed, single-pane window
- Bracketed cornice with eave returns
- Canted two-storey bay window
- Single-hung, one-over-one front windows with storm sashes and simple mouldings, all front windows being rectangular save for the single-pane round-headed lower right window
- Prairie-style muntin arrangement in upper right front window
- Single-leaf, glazed wooden door with lower panelling and rectangular transom
- Large dual single-hung, one-over-one, north-side windows with storm sashes
- Combination of rectangular and round headed southern windows
- Cedar shakes siding
- Front veranda with decorative turned posts with capitals, ball-topped newels, turned spandrels
- Dentils spanning the top of the first storey bay window and veranda
- Coursed rubble foundations with brick basement window surrounds



Figure 18: Western elevation as viewed from the southwest (May 30, 2022).



Figure 19: Southern elevation as viewed from the southwest (May 30, 2022).



Figure 20: Northern elevation as viewed from the northwest (May 30, 2022).



Figure 21: Eastern elevation (June 10, 2022).



Figure 22: Detail of the two-story bay window, dentils, bracketed cornice, octagonal roof turret, and sunburst gable (May 30, 2022).



Figure 23: Detail of prairie-style muntins, dormer, bracketed cornice, and spandrels (May 30, 2022).



Figure 24: Detail of bay window, turned veranda post with capital, dentils, and spandrels (May 30, 2022).

Architectural Integrity

Layout and Additions

1245 Edward Street exhibits a high level of architectural integrity with respect to layout and additions. The house retains its modified rectangular plan with minimal changes.

Condition

1245 Edward Street exhibits a moderately high level of architectural integrity with respect to condition. The building has retained its original windows and the storm sashes have helped to preserve them. Major elements such as the mansard roof with octagonal turret, the dormer, the sunburst gable, and the two-storey bay window, remain intact, unmodified, and in very good condition. The cedar shake siding is present on most of the home but has been mostly replaced with clapboard on the southern elevation. The cedar shakes do require repainting and replacing where necessary. For example, a missing section of drainpipe from the eaves has caused accelerated wear on the singles of part of the northern elevation. There are other siding repairs required on the northeast corner of the house, and where the front wall meets the top of the veranda.

The veranda is in fair condition, with potential for restoration. There are certain elements partially missing. For example, the left post has its capital, but the right post does not. The front of the veranda has its spandrels, but the sides do not. The sides of the veranda have their dentils, but the front does not. These all impact the integrity to a degree; however, in each instance, the existing sections can serve as the model for restoring the rest, so these character defining elements are far from being totally lost.

The bracketing on the cornice by contrast is in excellent condition and fully intact. The foundation is in generally acceptable condition, with some maintenance required such as the repointing of certain bricks. There is one large crack in the brick portion of the southwest corner of the foundation which requires more pressing attention. As with many heritage homes, the north side window trims and sills show significant wear due to the moisture and lack of sun exposure on that side. This has caused substantial paint peeling; however, spot checks have revealed the wood underneath remains strong and there were no obvious signs of rot. The same cannot be said of the windows on the southern elevation, which though not within reach to test, show visual signs of potential rot. The front windows are in generally good to very good condition. South side windows are in fair condition with noticeable wear. Staff hold that this building remains in sufficient condition to be a candidate for successful restoration.



Figure 25: Condition concerns with south side windows (May 30, 2022)



Figure 26: Condition concern with foundation (May 30, 2022).

Relationship to Surrounding Area

1245 Edward Street bears a strong relationship to the surrounding neighbourhood through the neighbourhood's very consistent two- to three-storey scale and primarily residential typology. The only exception to the rule is the Glengarry Apartments next door, which itself roughly respects the precedent set by its older counterparts. 1245 Edward Street also bears a relationship with respect to the neighbourhood's development history. Many of the neighbouring homes, like 1245 Edward Street, were the result of the subdivision of the former Edward Shields lands. However, unlike many of these other neighbouring homes, 1245 Edward Street is slightly older and considerably grander in style. Its primarily Queen-Anne-Revival style stands out among the Victorian-Plain, "Halifax Box" style houses, with their mostly flat roofs, two-storey bay windows, and varying levels of mass-produced ornamentation from local woodworking factories.(Archibald & Stevenson, 2003).

During the Hobrecker's ownership, 1245 Edward Street was home to a large side yard with a well-tended garden. This too would come to influence the more modern development of the neighbourhood, as when the Hobreckers sold the property in 1957, they subdivided it, and the side yard went on to form part of the lot for the aforementioned Glengarry Apartments.(Mackenzie, 1957)



Figure 27: A photo of members of the Hobrecker family in their side garden, with the camera looking south.(Schurman, 1930s)



Figure 28: Surrounding area, with 1245 Edward Street at left. (June



Figure 29: Surrounding area with 1245 Edward Street at right, and Glengary Apartments at left (May 30, 2022)



Figure 30: Surrounding area looking northwest from 1245 Edward Street (May 30, 2022)



Figure 31: Surrounding area looking southwest from 1245 Edward Street (May 30, 2022)

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Attachment 2

Scoring for Case H00539: Request to Include 1245 Edward Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality

Criterion	Score Awarded
1. Age	13
2B. Historical Importance-Architectural Style	13
3. Significance of Architect/Builder	1
4A. Architectural Merit: Construction Type	5
4B. Architectural Merit: Style	9
5. Architectural Integrity	14
6. Relationship to Surrounding Area	9
Total	64