



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 12.2

Halifax Regional Council
August 23, 2022
October 18, 2022

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed
For Patrick Connor, Chair, Heritage Advisory Committee

DATE: July 28, 2022

SUBJECT: **Case H00529: Request to Include 65 Tulip Street, Dartmouth, in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

July 27, 2022 meeting of the Heritage Advisory Committee, Item 9.1.1.

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:

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 of the July 4, 2022 report, as a municipal heritage property under the Heritage Property Act.

BACKGROUND

At the July 27, 2022 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated July 4, 2022 and received a staff presentation on Case H00529. 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 July 4, 2022 (Attachment 1).

DISCUSSION

At the July 27, 2022 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
2A. Relationship to Important Occasions, Institutions, Personages or Groups	13
3. Significance of Architect/Builder	3
4A. Architectural Merit: Construction Type	2
4B. Architectural Merit: Style	9
5. Architectural Integrity	9
6. Relationship to Surrounding Area	9
Total	58

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 July 4, 2022 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached staff report dated July 4, 2022.

RISK CONSIDERATION

Risk consideration is outlined in the attached staff report dated July 4, 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 July 4, 2022.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the attached staff report dated July 4, 2022.

ALTERNATIVES

The Heritage Advisory Committee did not provide alternatives.

Alternatives are outlined in the attached staff report dated July 4, 2022.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated July 4, 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: Simon Ross-Siegel, Legislative Assistant, Municipal Clerk's Office 902.292.3962



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Attachment 1

Item No. 9.1.1
Heritage Advisory Committee
July 27, 2022

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY:  (Original Signed)

Jacques Dubé, Chief Administrative Officer

DATE: July 4, 2022

SUBJECT: Case H00529: Request to Include 65 Tulip Street, Dartmouth, in the Registry of Heritage Property for the Halifax Regional Municipality

ORIGIN

Application by the property owner to include 65 Tulip Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality.

LEGISLATIVE AUTHORITY

The *Heritage Property Act* for the Province of Nova Scotia.

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.

BACKGROUND

In January 2022, the property owner applied to include their property at 65 Tulip Street, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality. The property is located in the ‘Flower Street’ neighbourhood of Downtown Dartmouth, near the intersection of Tulip and Oak Streets and close to Crichton Avenue and Sullivan’s Pond Park (Map 1). The subject site contains a vernacular style workers cottage constructed c. 1878 in the Austenville area, which was developed throughout the mid-to-late 19th century. It is one of few remaining original Austenville dwellings in Dartmouth.

This application is being considered in accordance with Sections 14 (Recommendation as municipal heritage property) and 15 (Registration as municipal heritage property) of the *Heritage Property Act*.

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 (HAC) 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 HAC 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”.

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 a decision is made on the registration request. Should a positive recommendation be forwarded to Council, heritage staff will ensure that the required notices are sent to the owners and deposited at the Registry of Deeds.

DISCUSSION

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



Figure 1: 65 Tulip Street (Source: Property Owner)

1. Age:

The lands now identified as 65 Tulip Street in Dartmouth are identified as Lot 20 on the Thomas Boggs division and Lot 30 of the lands once known as Austenville, stemming from the mid-19th century. The residential development of the Austenville area began in the latter half of the 19th century when James Austen sold lots for \$100 to carpenters and tradesmen in Dartmouth. A structure at 65 Tulip Street is visible on the Hopkin's 1878 Map of the Town of Dartmouth, and it is therefore likely that the home was built in or shortly before 1878.

Research indicates that the building was constructed circa 1878 and as such, **staff recommend a score of 13 points for age.**

2. Historical OR Architectural Importance:

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

The house at 65 Tulip Street is intimately related to working class residential growth and industrial development in Dartmouth in the mid-to-late 19th century. Members of the Gates family (also known as Gaetz or Götz) immigrated to Nova Scotia in 1751 and a descendant, John Gates (1817-?) married Maryanne and later had five children. The male children went on to work as painters and/or carpenters and lived throughout Dartmouth towards the end of the 19th century.

One of the children, Archibald Gesshun Gaetz, was the designer and builder of 65 Tulip Street, and another, Albert Gates, resided in the house. Descendants of Albert Gates owned the house 81 years following its construction. It is likely that the Gates family contributed to the design and construction of several Dartmouth houses from this era and, while the family is not well-known or documented, they likely contributed significantly to the streetscapes still found around Downtown Dartmouth both in the 'Flower Street' neighbourhoods and other neighbourhoods nearby. The skill and craftsmanship of the builders in the family is well-documented in the interior detailing at 65 Tulip Street, which includes decorative fireplaces, a piano window, decorative trim on the stairs with a hand-hewn railing, and wide baseboards.

The Gates family, who built and owned several homes around Downtown Dartmouth in the late 19th and early 20th centuries, have strong associations with Dartmouth's working class, who worked in the local industry during this time (e.g., steel workers, skate fitters, carpenters, painters). Though little documented, individuals such as Albert Gates made noticeable contributions to the construction of 19th century neighbourhoods in Dartmouth.

Staff suggest that the property be scored for its Relationship to local Important Occasions, Institutions, Personages or Groups and recommend a score of 11-15 points.

3. Significance of Architect or Builder:

The house at 65 Tulip Street was designed and built by Archibald Gesshun Gaetz (1841-1931, commonly referred to as A.G. Gates), who was a well-known local builder of the time. He is credited for building numerous houses throughout Dartmouth, including 11 and 13 Tulip Street, and his own home at 12 Tulip Street. He also designed public buildings, such as the town of Dartmouth's first municipal ferry terminal. He has been referred to as one of the best-known builders in Dartmouth in the late 19th century. His son, Herbert Elliot Gates, became a well-known local architect during the early 20th century.

Based on A.G. Gates' renown as a designer and builder during the late 19th century in Dartmouth, **staff recommend a score between 1-3 points.**

4. Architectural Merit:

Construction type or building technology

The house at 65 Tulip Street is built of wood-framed construction, which is a common residential construction type throughout Halifax and Dartmouth. The beams and joists are made of milled lumber and wrought cut nails with rectangular heads have been found throughout the house, which were in common use prior to the 1880s when wire nails became more common.

Based on the wood-framed construction of this building with materials more commonly found pre-1880, making this somewhat rare **staff recommend a score of 1-3 for construction type.**

Style

The house at 65 Tulip Street can be classified as a vernacular workers cottage which is unique to the Austenville area, and where other similar examples can still be found. This style tended to be relatively unadorned and had a combination of Italianate, Second Empire, Stick, Shingle, and Gothic Revival influences, which created three standard forms for the cottages within Austenville. Other examples include the Municipally Registered Heritage Property at 15 Pine Street and a similar cottage at 43 Dahlia Street.

The house shares many qualities with the Georgian-style cottages throughout the North End suburbs of Halifax, which were also constructed during the mid-to-late 19th century and tended to be designed and built by local tradespeople for working class families.

Character defining elements of 65 Tulip Street include:

- Original one-and-a-half storey vernacular workers cottage;
- 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; and
- Central brick chimney.

The house at 65 Tulip Street is considered a rare example of the vernacular workers cottages found in the former Austenville area in Dartmouth and is one of the few remaining of its kind. As such, **staff recommend a score of 7-10 for style.**

5. Architectural Integrity:

The house at 65 Tulip Street has a very high level of architectural integrity. The building retains its original one-and-a-half storey cottage form, and the front façade remains intact with windows and the entrance in the original locations.

There were some modest modifications made, likely during the 1960s, which include:

- Modification of the dormer from a five-sided Scottish style dormer to a three-sided gable roof dormer;
- Facing of the fieldstone foundation with concrete parging;
- Construction of a small square addition to the rear of the building, confined to only a portion of the first storey.

Despite these modifications, overall changes to the original Austenville vernacular workers cottage remain only modest. **As such, staff recommend a score of 6-10 points for integrity.**

6. Relationship to Surrounding Area:

The house at 65 Tulip Street is one of the few remaining Austenville-style vernacular workers cottages in the surrounding area, and one of even fewer with strong architectural integrity. Several examples of the one-and-a-half storey cottage building form with a central dormer can be found on the 1878 Hopkin's map, but most examples have either been lost or significantly modified over time. Given that this style of housing is highly representative of industrial development and the construction of workers housing in 19th century Dartmouth, the building is considered strongly related to its surrounding area.

In terms of its relationship to the street, 65 Tulip Street shares a block with a late 20th century fifteen-storey tower, several late 20th century low-rise dwellings, and a select number of early 20th century dwellings. As such, the building is an important feature in the immediate streetscape as the only example of the original Austenville development in the immediate vicinity. The building also shares a relationship to the surrounding area based on the architect, A.G. Gates, who designed several other homes on the street, including 11, 12, and 13 Tulip Street.

Based on its important contributions to a largely late 20th century streetscape on this portion of Tulip Street and its uniqueness as one of the few remaining Austenville-style cottages in the area, **staff recommend a score between 6-10 points for the relationship to the surrounding area.**

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2022/2023 operating budget for C340 - Social and Heritage Policy.

RISK CONSIDERATION

No risk considerations were identified as 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 for this application 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

No environmental implications were identified as associated with the recommendations in this Report.

SOCIAL VALUE

No social value was identified.

ALTERNATIVE

The Heritage Advisory Committee could choose to:

1. Refuse the application to include 65 Tulip Street, Dartmouth, 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

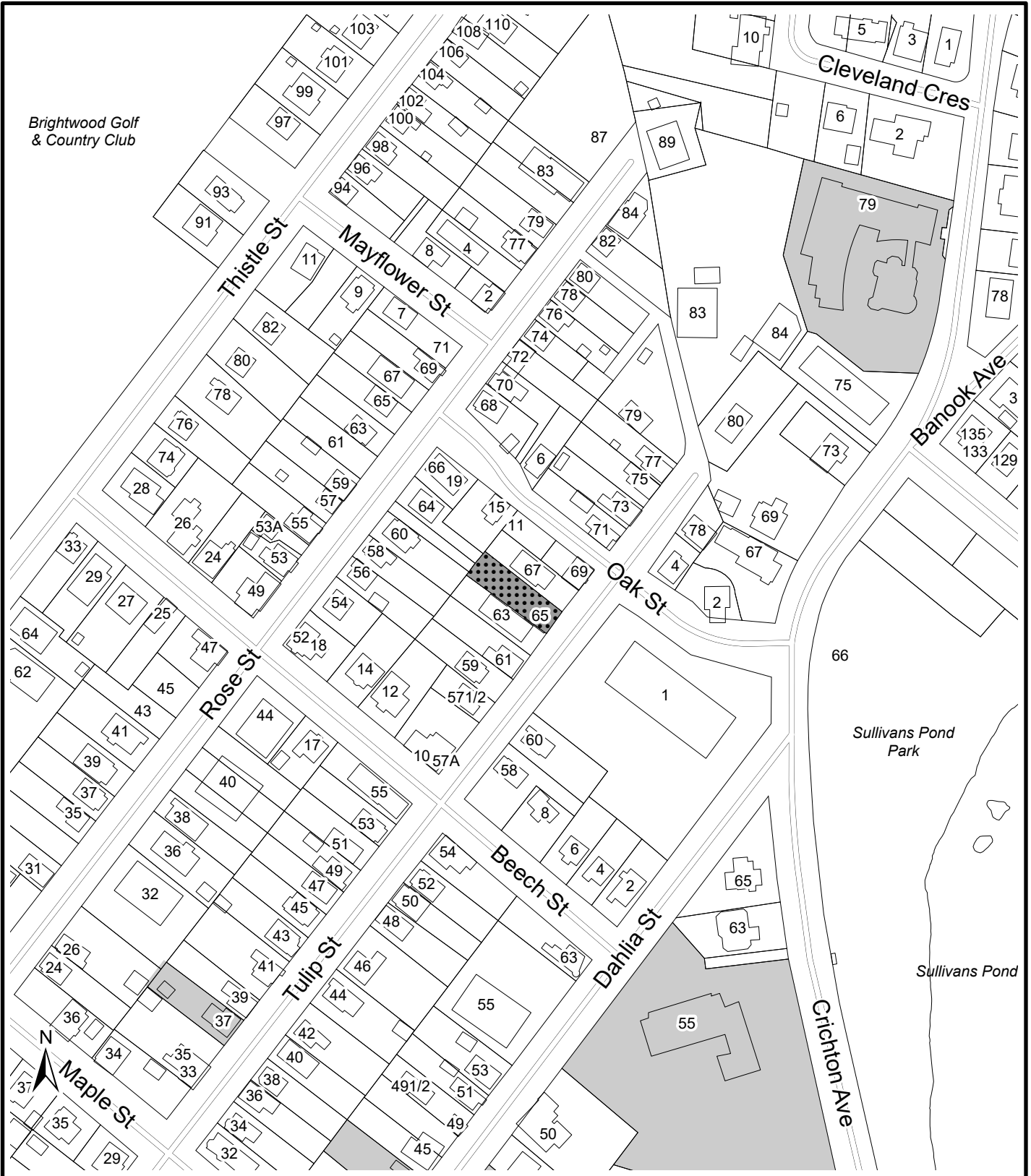
Map 1: Location Map

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.

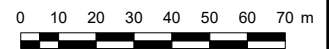
Report Prepared by: Jenny Lugar, Planner II, 902.399.8576



Map 1 - Location Map

65 Tulip St,
Dartmouth

- Registered Heritage Properties
- 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:**

65 TULIP STREET

Dartmouth, Nova Scotia

12 January 2021

HISTORICAL REPORT



Report prepared by Property Owner

INTRODUCTION

The following Historical Report focuses on the property at 65 Tulip Street in Halifax Regional Municipality, Nova Scotia (the ‘property’). The purpose of this report is to: determine the age of the building on the property; identify significant historical associations; assess architectural merit and integrity; and, identify any contextual relationships.

AGE

65 Tulip Street is situated on the block bound by Rose Street to the north, Oak Street to the east, Tulip Street to the south, and Beech Street to the west.

The house at 65 Tulip Street is located on Lot 20 of Thomas Boggs division, and Lot 30 of lands once known as Austenville. The Austenville area began to be developed for residential purposes in the latter half of the 19th century, when James Austen sold single lots for \$100 to carpenters and skilled tradesmen (Dartmouth Heritage Museum 2009). During this time, Dartmouth was experiencing an industry boom and subsequently a construction boom. This attracted labour workers from the agrarian trade and carpenters from the Eastern Shore area (All the King’s Men n.d.). Austenville was conveniently located to both the town and factories where residents worked. Housing was made affordable through the use of raw materials for construction and building on long, narrow lots (All the King’s Men n.d.).

A structure on the property is visible by Hopkin’s 1878 *Map of the Town of Dartmouth* (Figure 1). At this time, the property was owned by James H. Sellars, farmer and later Councillor for Lawrencetown (Halifax Regional Municipality n.d.). Sellars had purchased the property that previous year for \$100 from Daniel Robeson’s executors (Book 210, Page 197). There is no indication through McAlpine’s City Directories that he personally occupied the property. Albert Freeman Gates purchased the property from Sellars two

years later in 1879 for \$600 (Book 224, Page 241). The property value increase in tandem with the visibility on the 1878 map indicates that a building had been built on the property by this time.

Albert Freeman Gates (1851 – 1908; Figure 2) was of German descent and is listed as living on Tulip Street as early as the 1879-80 City Directory, at the time working as a carpenter. He was living with his wife Mary Jane (1851-1934), and son Freeman (1880-1905). The 1884 Directory lists several other Gates family members living in the Dartmouth area, including:

- Andrew Gates, engineer, lived on Water Street;
- Archibald G. Gates, carpenter, lived on Pine Street;
- Edward Gates, painter, lived on Windmill Road;
- Howard Gates, skatepacker, boarded on Shore Road;
- James Gates, carpenter, lived on Shore Road;
- John M. Gates, carpenter, lived in Austenville;
- Lamont Gates, carpenter, lived on Dahlia Street; and,
- William Gates, painter, lived on Tulip Street.

Gates (sometimes spelled Gaetz) is listed as working as a skate packer by the 1891 Directory. The census for that year lists Albert as living with his wife Mary and four children - Freeman G., Alfred M., Lena Mary (1887 - 1960), and Edward Alexander (1889-1971). His occupation is now listed as skate maker. Albert and Mary later had two more children - Hazel (?-1937) and Nellie (unknown). The 1891 Directory also lists that Andrew, Howard, James, William, Archibald, Lamont and John Gates still lived in the Dartmouth area. Albert was working as a 'skate fitter' by the 1893 City Directory, while Archibald and Lamont were house builders (McAlpine 1893:422-423).

Albert died in 1908. Afterwards, his wife Mary retained ownership of the house (Book 490, Page 32 and Book 601, Page 194). Mary died in 1934, leaving the house to her daughter, Lena (Book 719, Page 333). The 1927, 1934 and 1944 Fire Insurance Plans shows minimal changes to the building footprint; however, a garage/shed was constructed to the rear of the house (Figure 4 to Figure 6). The property had also been subdivided so it no longer

went from Tulip Street to Rose Street. The Gates family retained ownership of the property for 81 years, until Lena's death in 1960 (Book 1678, Page 353 and Book 1691, Page 719).

Based on historical mapping, previous historical research, and property ownership history (Table 1), it can be concluded that the worker's cottage at 65 Tulip Street was built circa 1877 during James H. Sellars tenure on the property. Sellars did not personally occupy the property and although documentation is limited, previous historical research supports that Archibald G. Gates (often referred to as A.G. Gates) was the builder (Attachment A). It is reasonable to conclude that Archibald and his family members, who all worked as carpenters or painters, were contracted to build all the distinctive Austenville style homes during this time.

Archibald's brother, Albert Gates, was also a carpenter and purchased the property in 1879. Albert added exterior and interior architectural features as could be afforded as evident through the high level of craftsmanship found in the woodwork throughout the house. It is possible that the 1877 structure was demolished and Albert subsequently built the current structure on the property; however, there is little documentation to support this and it is unlikely that a one to two year old structure would have been demolished. The Gates family retained ownership of the property for 81 years.

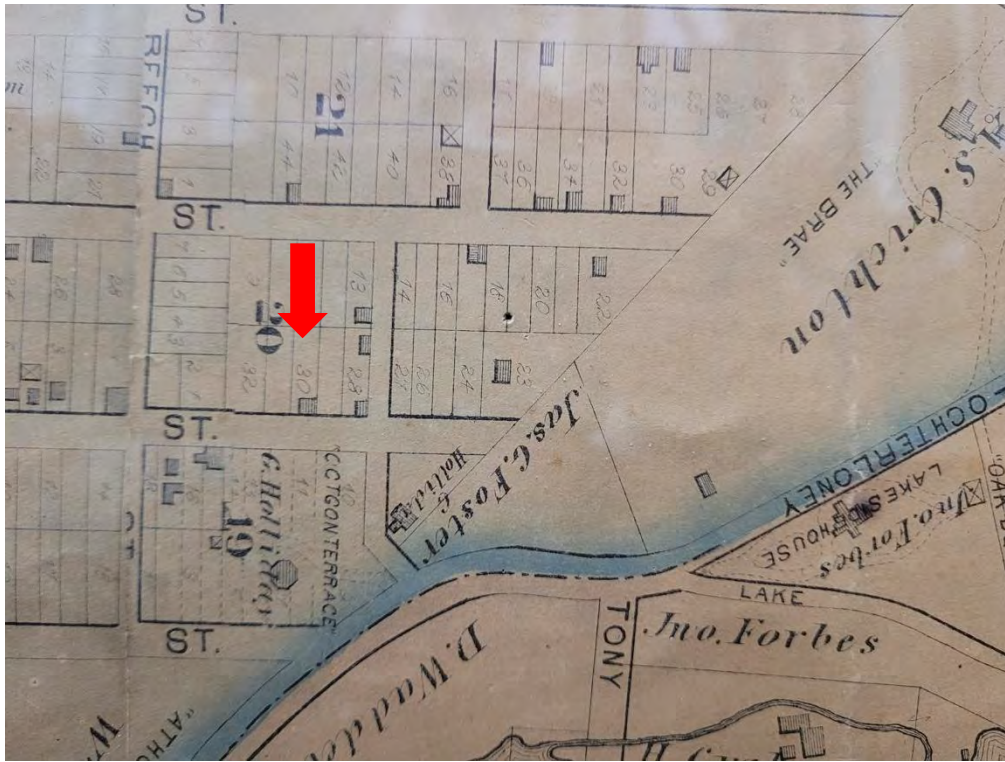


Figure 1: Portion of Hopkin's 1878 Map of the Town of Dartmouth, with the approximate location of present day 65 Tulip Street identified in red (Source: Dartmouth Heritage Museum)



Figure 2: Gates family headstone in Christ Church Cemetery, Dartmouth (25 July 2019)



Figure 3: Hopkin's 1878 (Revised 1925) Map of the Town of Dartmouth, with 65 Tulip Street identified in red (Source: Halifax Municipal Archives)

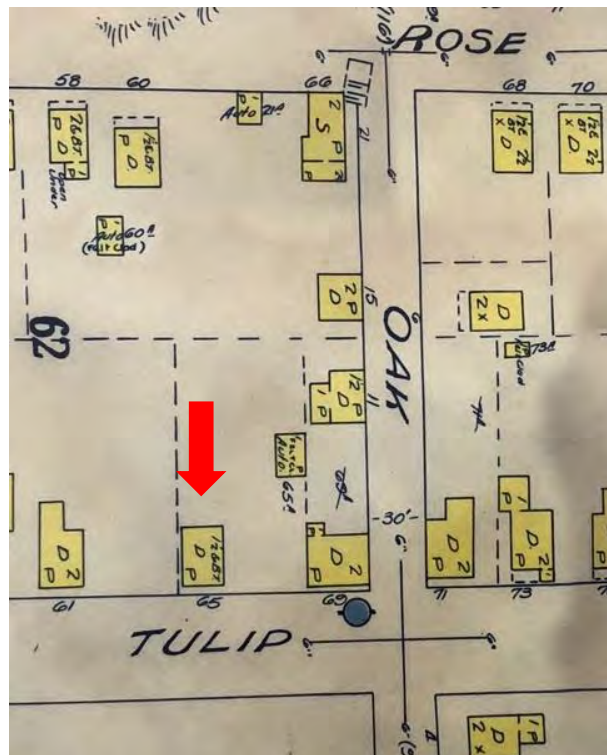


Figure 4: Portion of the 1927 Fire Insurance Plan Map, showing 65 Tulip Street

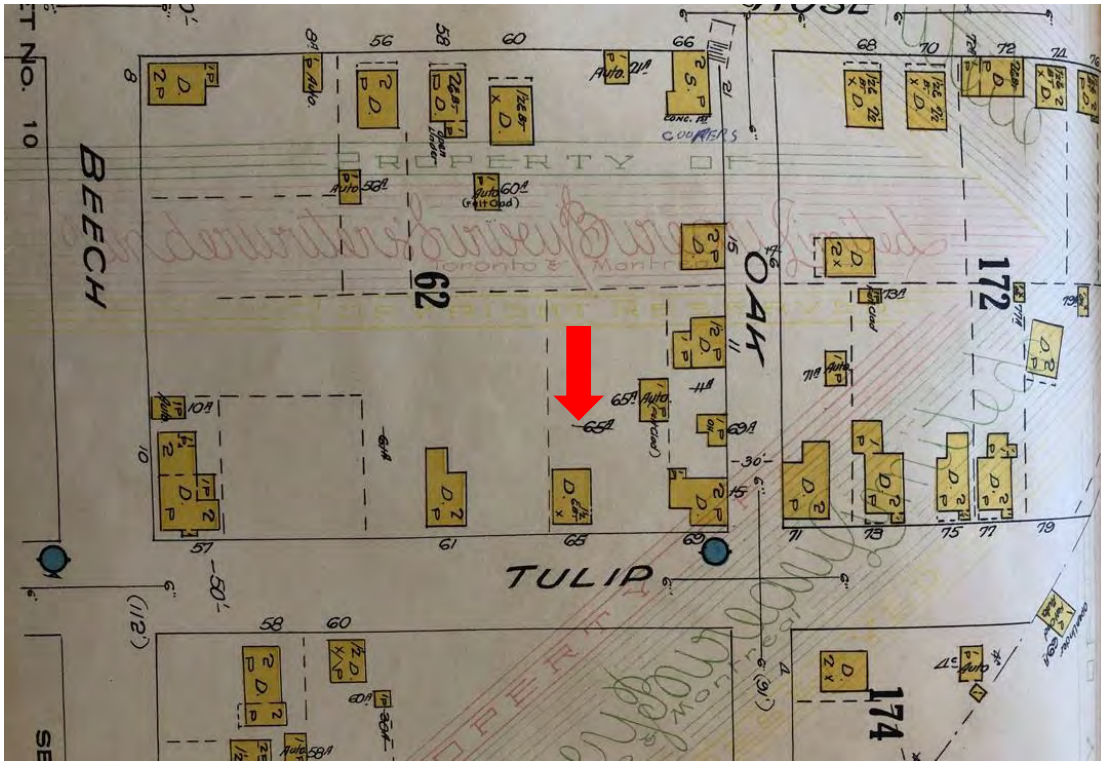


Figure 5: Portion of the 1934 Fire Insurance Plan Map, with 65 Tulip Street identified in red

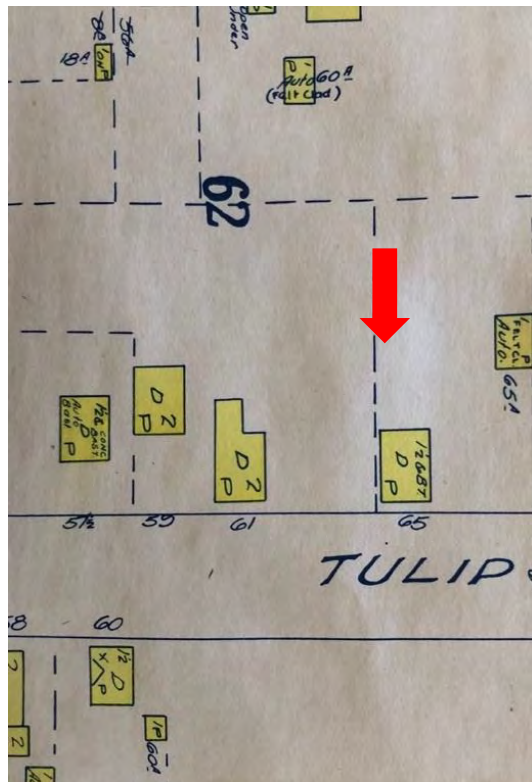


Figure 6: Portion of the 1934 (Revised 1944) Fire Insurance Plan Map, with 65 Tulip Street identified in red

HISTORICAL ASSOCIATIONS

Occupants, Institutions and Occasions

The property at 65 Tulip Street has historical associations with the Gates (Gaetz, Götz) family, and with Dartmouth's industrial past.

The Gates family immigrated to Nova Scotia in 1751 (S. Baxter, email communication, 29 October 2021). John Gates (1817-?) worked as a carpenter and was of German descent. He married Maryanne and together had five children - Archibald, Lamont, Albert, Edward and Cassy (Census of Canada 1871). All of the male children either worked as a painter or carpenter, and lived throughout Dartmouth at the turn of the 19th century.

Albert Gates worked as a carpenter, and subsequently a skate packer with Starr Manufacturing. Although the Gates family and their contributions to Dartmouth are not well known or documented (with the exception of Archibald Gates), it is highly likely that family members contributed to the construction and design of numerous Dartmouth houses. There are elements of the interior of 65 Tulip Street that display high quality craftsmanship, including the fireplaces, piano window, decorative trim on the stairs with hand hewn railing and spun spindles, window casings, and wide baseboards (Figure 7 to Figure 9). The current property owners also found Albert's carpentry axe during backyard renovations (Figure 10). These are all physical remnants of the Gates family building expertise.

The house at 65 Tulip Street is representative of a housing type that was built for people of modest incomes who worked in local industry (e.g. steel workers, skate fitters).



Figure 7: Decorative trim on the main floor fireplace mantle



Figure 8: Decorative trim on the upstairs fireplace mantle



Figure 9: Decorative trim on the stairs and spun spindles



Figure 10: Albert's carpentry axe discovered in the backyard of 65 Tulip Street

Important / Unique Architectural Style or Highly Representative of an Era

65 Tulip Street is a representative example of a vernacular worker's cottage unique to the Austenville area. Builders in Austenville constructed homes similar to the Halifax Box style which they adapted from Halifax (All the King's Men, n.d.). These houses were less ornate versions, with a combination of Italianate, Second Empire, Stick, Shingle and Gothic Revival details that created three standard forms. Austenville homes had some aesthetic features; however, these were modest to ensure the homes remained affordable (All the King's Men, n.d.).

The vernacular workers' cottages are similar in design to the Georgian-style cottages found throughout Halifax, especially in the north suburbs. The cottages can be defined as a one-and-a-half storey, wood-framed house with a side hall plan, Scottish dormer, six-over-six windows, returned eaves, central chimney and a storm porch. There are several remaining examples of the style throughout the area; however, the remaining houses have varying degrees of integrity. The more intact examples other than 65 Tulip Street include the municipally registered house at 15 Pine Street, and 43 Dahlia Street (Figure 11 and Figure 12).



Figure 11: Municipally Registered Property at 15 Pine Street (23 February 2021)



Figure 12: 43 Dahlia Street (23 February 2021)

SIGNIFICANCE OF ARCHITECT

The house at 65 Tulip Street was built by Archibald Gesshun Gaetz, a well-known local builder (1841-1931; commonly referred to as A.G. Gates). Archibald is credited for building numerous houses throughout Dartmouth, including 11 and 13 Tulip Street and his own house at 12 Tulip Street (Figure 13 to Figure 15). He is also known for designing the Town of Dartmouth's first municipal ferry terminal (All the King's Men n.d.). Along with being a builder, Archibald served as one of the Town's Assessors in the early 20th century (Halifax Regional Municipality 1911). Archibald has been referred to as one of the best-known builders in late nineteenth century Dartmouth (Canada's Historic Places n.d.).

Archibald married Mary Ellen Elliot and together they had two children, Ralph and Herbert (Census of Canada 1881). Herbert Elliot Gates was also a well-known local architect, who designed notable buildings such as the St. James Presbyterian Church, Masonic Hall and Nova Scotia Hospital (Biographical Dictionary of Architects Canada n.d.).



Figure 13: 11 Tulip Street (06 November 2021)

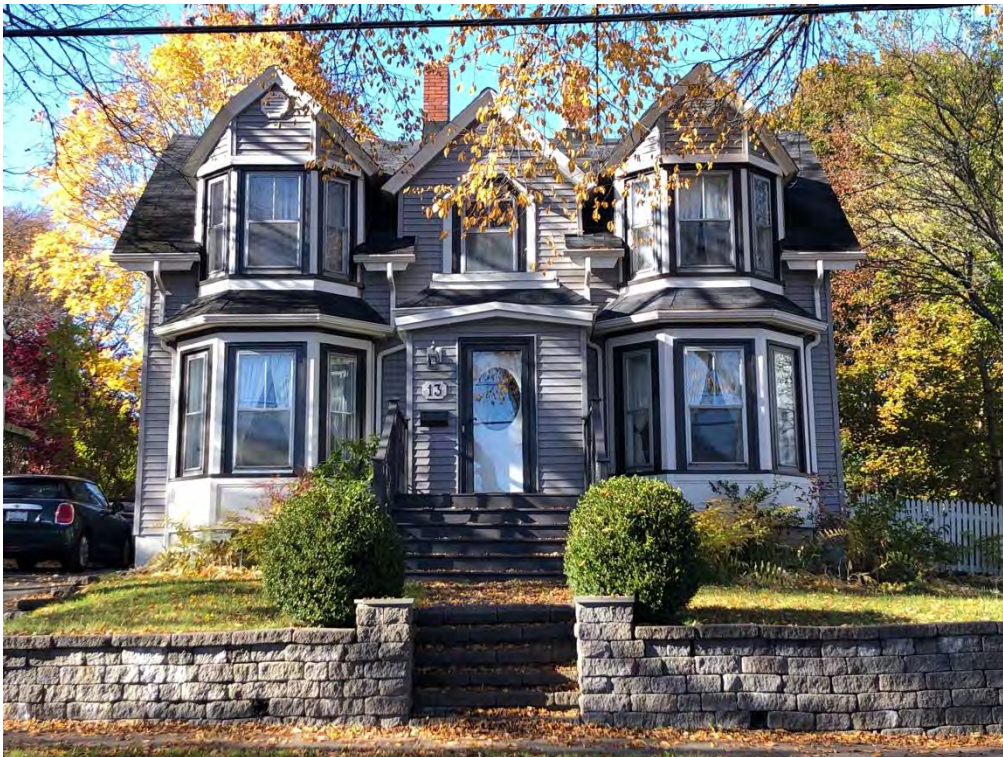


Figure 14: 13 Tulip Street (06 November 2021)



Figure 15: Archibald Gate's house at 12 Tulip Street (06 November 2021)

ARCHITECTURAL MERIT

Construction Type or Building Material

The house at 65 Tulip Street is wood-framed construction, which is common throughout Dartmouth and Halifax. The beams and joists are made of milled lumber which is consistent with a mid to late 19th century construction date (Figure 16). Wrought cut nails with a rectangular head have been found throughout the house which supports a mid-19th century construction date, as opposed to wire nails which became more common starting in the 1880s (Nelson 1968; Melchert n.d.; Figure 17). It is possible that these nails were produced by Starr Manufacturing, where Albert worked, as the company initially produced wire products and cut nails (Downtown Dartmouth Business Commission 2006). Interior elements of the house depict a high level of craftsmanship, as noted in previous sections.



Figure 16: Milled lumber in basement of 65 Tulip Street



Figure 17: Wrought cut nails found in the interior of 65 Tulip Street

Style

65 Tulip Street is a one-and-a-half storey, single detached residence clad in wood shingles. It stands on a masonry foundation that has been faced with concrete. The gable roof has returned eaves on the south elevation. There is a central gable dormer clad in cedar shakes, scalloped shingles and returned eaves. A small shed addition, also clad in wood shingles, is located to the rear of the structure.

Most windows are vinyl and one-over-one; however, there are two-over-one wood windows on the east and north elevations, a piano wood window and single pane vinyl window on the west elevation, and a wood six-over-six window in the dormer. A small set of wood stairs with railing lead to a single-leaf glazed entrance. A single-leaf entrance is located on the east elevation of the small shed addition.

The style can be classified as a vernacular worker's cottage unique to Austenville. It shares similarities to the Georgian-style cottages found throughout the North Suburbs of Halifax; however, as noted in previous sections, Austenville homes were less ornate versions of Halifax homes and often were a combination of various architectural styles.

Character defining elements include:

- One-and-a-half storey massing;
- Wood cladding;
- Gable roof and dormer with returned eaves;
- Six-over-six windows; and,
- Central brick chimney.



Figure 18: South and east elevation of 65 Tulip Street (05 October 2021)



Figure 19: North elevation of 65 Tulip Street (05 October 2021)



Figure 20: West and south elevations of 65 Tulip Street (05 October 2021)

ARCHITECTURAL INTEGRITY

The house at 65 Tulip Street has a good level of integrity. There have been some modifications which likely took place during Town and Country Ltd. ownership of the property in the 1960s. This includes:

- the alteration of the dormer from Scottish style to gable roof (Figure 21);
- facing the fieldstone foundation with concrete; and,
- construction of a small shed addition to the rear of the building (Figure 22 to Figure 24).

It is possible that a storm porch was also removed; however, no photographic or physical evidence have been found to date to confirm this. Most of the windows have been modified to vinyl one-over-one; however, this has begun to be reversed by the current property owners. It is intended that all windows will be replaced to be six-over-six or three-over-six, which it would have been originally (Figure 25). The dormer was reclad in September 2021 which exposed physical evidence that there was originally a Scottish dormer. Budgetary restraints and interior modifications made by past owners made restoring the Scottish dormer unfeasible at this time.



Figure 21: Evidence of Scottish dormer (22 September 2021)

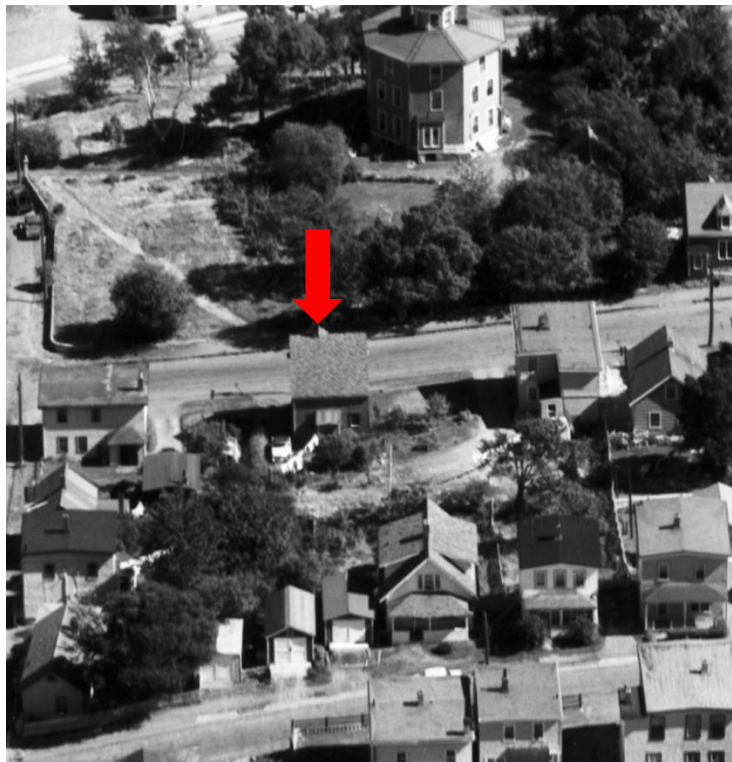


Figure 22: Aerial photo of 65 Tulip Street from 1963 (Source: Halifax Municipal Archives)

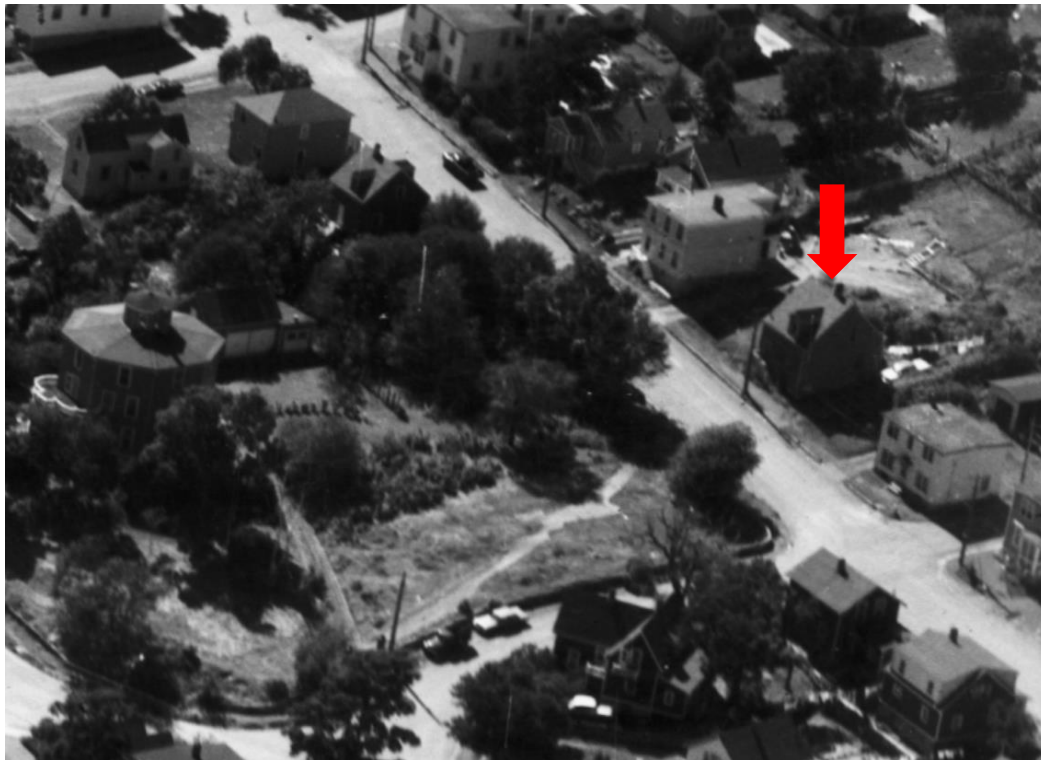


Figure 23: Aerial photo of 65 Tulip Street from 1965 (Source: Halifax Municipal Archives)



Figure 24: Aerial photo of 65 Tulip Street from late 1960s (Source: Halifax Municipal Archives)



Figure 25: 65 Tulip Street circa 1982 (Source: Dartmouth Heritage Museum)

RELATIONSHIP TO SURROUNDING AREA

65 Tulip Street is one of the few remaining Austenville style homes in the flower street area with a good level of integrity.

There is one contiguous stretch of Austenville style homes on Thistle Street; however, most of these homes have been modified (Figure 26 to Figure 27). There are only two other remaining Austenville style homes on the same block of Tulip Street that are also visible in Hopkin's 1878 map; however, they have also been significantly modified (60 and 69 Tulip Street; Figure 28). It is rare for the original Austenville style homes to not be clad in vinyl, have visible additions, still have the dormer, or other significant alterations.

The house also has historical associations with the other Tulip Street homes designed by Archibald G. Gates, including 11, 12 and 13 Tulip Street. There is one municipally registered heritage property located at 37 Tulip Street (James Walker House circa 1873).



Figure 26: Contiguous stretch of Austenville style homes on Thistle Street near Mayflower Street intersection (21 October 2021)



Figure 27: Austenville style homes on Thistle Street (21 October 2021)



Figure 28: Austenville style home at 60 Tulip Street (08 December 2021)

Table 1: Property Ownership History for 65 Tulip Street

YEAR	GRANTEE	GRANTOR	COMMENTS
2019- PRESENT	Stephen Patrick Cushing and Elizabeth Rose Cushing	David Rowe and Barbara Rowe	Document #114213383
	Land Registry records from 2004 to 2019 could not be found		
2004	Matthew Edward Cooper	Carolyn Yorke	Book 7929, Page 170
1997	Carolyn Yorke	Juan Antonio Castro and Rae-Anne Montague	Book 6129, Page 867
1996	Juan Antonio Castro and Rae-Anne Montague	Grace Naugle	Book 5928, Page 605
1986	Grace Naugle	Charles and Christine Dixon	Book 4213, Page 399
1965	Charles and Christine Dixon	Town and Country Ltd.	Book 2028, Page 388
1964	Town and Country Ltd.	Donald and Verna Morrison	Book 1993, Page 235 (foreclosure)
1962	Donald and Verna Morrison	Town and Country Ltd.	Book 819, Page 128
1960	Town and Country Ltd.	Lena Gates	Book 1691, Page 719
1934	Lena Gates	Mary J. Gates	Book 719, Page 333
1918	Mary J. Gates	Alfred Gates et ux	Book 490, Page 32 Book 601, Page 194
1879	Albert Gates	James H. and Ellen Sellars	Book 224, Page 241
1877	James Sellars	Daniel Robson (spelled Robeson), Executors	Book 210, Page 197
1871	Daniel Robson	James Austen	Book 172, Page 720

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Attachment A: Dartmouth Inventory Sheet for 65 Tulip Street (Dartmouth Heritage Museum)



CATEGORY: Historic Buildings/Residence

ADDRESS: 65 Tulip Street

OWNER: Charles D and Christine Dixon

CONSTRUCTION DATE: 1879

NOTE: Built by contractor A.G. Gates

HISTORICAL ASSOCIATIONS:

Originally a part of the land of Thomas Hoops in lot 20 he sold to James H. Austin in 1871 who subdivided the lot into smaller sections. Daniel Robson purchased the property in 1871. His executors sold the property in 1877 to James Sellars who then sold to Albert Gates, scale finisher, in 1879. Mrs. Mary C. Gates, widow of Albert, sold the land in 1918 and passed it through her will to Miss. Vera Gates. Town and Country Ltd. bought the land in 1963 and then sold to Donald and Verne Morrison in 1962. Town and Country acquired the land again in 1964. Charles and Christine Dixon bought the property in 1965.

The contractor A.G. Gates built the house in 1879.

Attachment 2

Scoring for Case H00529: Request to Include 65 Tulip Street, Dartmouth, in the Registry of Heritage Property for the Halifax Regional Municipality

Criterion	Score Awarded
1. Age	13
2A. Relationship to Important Occasions, Institutions, Personages or Groups	13
3. Significance of Architect/Builder	3
4A. Architectural Merit: Construction Type	2
4B. Architectural Merit: Style	9
5. Architectural Integrity	9
6. Relationship to Surrounding Area	9
Total	58