

Re: Item No. 12.2

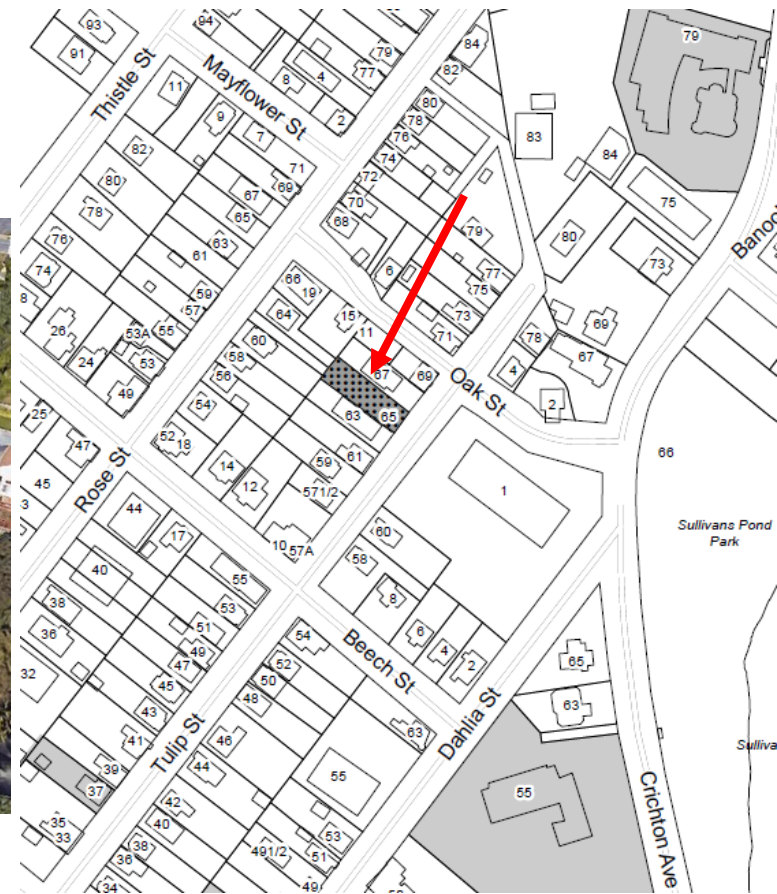
HALIFAX

H00529 – 65 Tulip Street

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

Regional Council
October 18, 2022

Location



Registration Evaluation Criteria

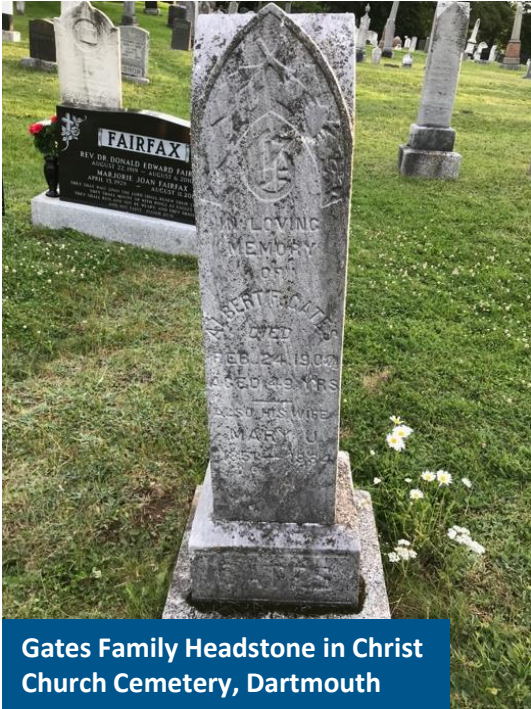
Criterion	Maximum Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect / Builder	10
4. Architectural Merit: Construction Type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

1. Age



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

2. Historical Importance



Gates Family Headstone in Christ Church Cemetery, Dartmouth

Working Class Dartmouth

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

2. Historical Importance



Interior craftsmanship in 65 Tulip Street (submitted by applicant)

- Gates family contributed to the design and construction of several Dartmouth houses
- Skill and craftsmanship of the family is well-documented in the interiors of 65 Tulip St
- Many of the existing streetscapes in downtown Dartmouth were built during this period

3. Significance of Architect / Builder

- Designed by Archibald Gesshun Gaetz (often referred to as A.G. Gates)
- Credited for designing and building several Dartmouth houses including 11, 12, and 13 Tulip Street



4a. Architectural Merit (*Construction Type*)



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

4b. Architectural Merit *(Style)*



4b. Architectural Merit *(Style)*



4b. Architectural Merit *(Style)*

Character-defining elements of 65 Tulip Street include:

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



5. Architectural Integrity



- Original one-and-a-half storey cottage form and front façade intact
- Modest modifications during the 1950s and 60s, including modification of the five-sided Scottish dormer into a three-sided gable roof dormer

6. Relationship to Surrounding Area



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

Registration Evaluation Criteria

Criterion	Score Awarded
1. Age	13
2. Historical or Architectural Importance	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

Recommendation

That Halifax Regional Council 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 27, 2022 report, as a municipal heritage property under the Heritage Property Act.

HALIFAX

Thank You

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