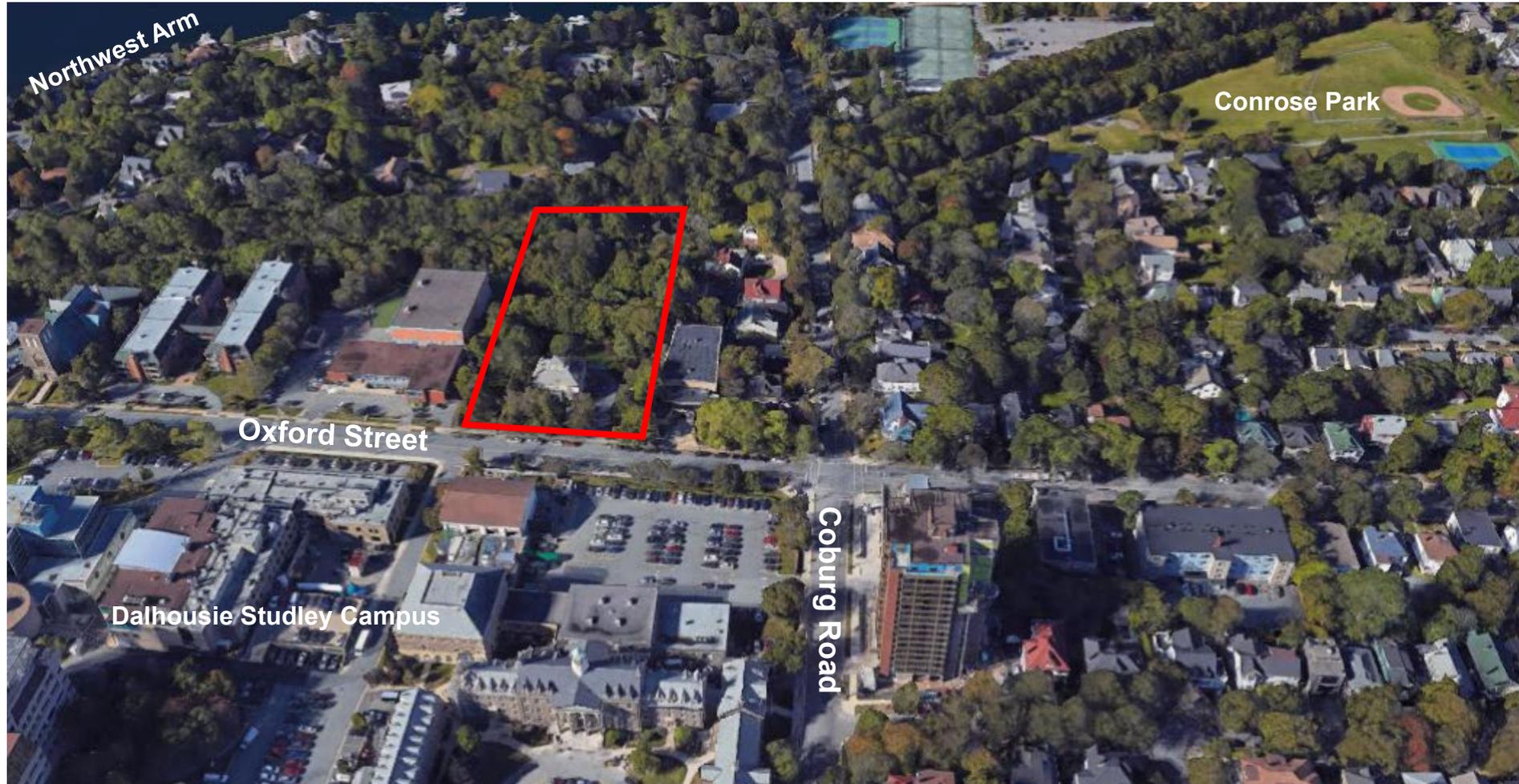


H00525 – 1460 Oxford Street

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

Heritage Advisory Committee
October 26, 2022

Location



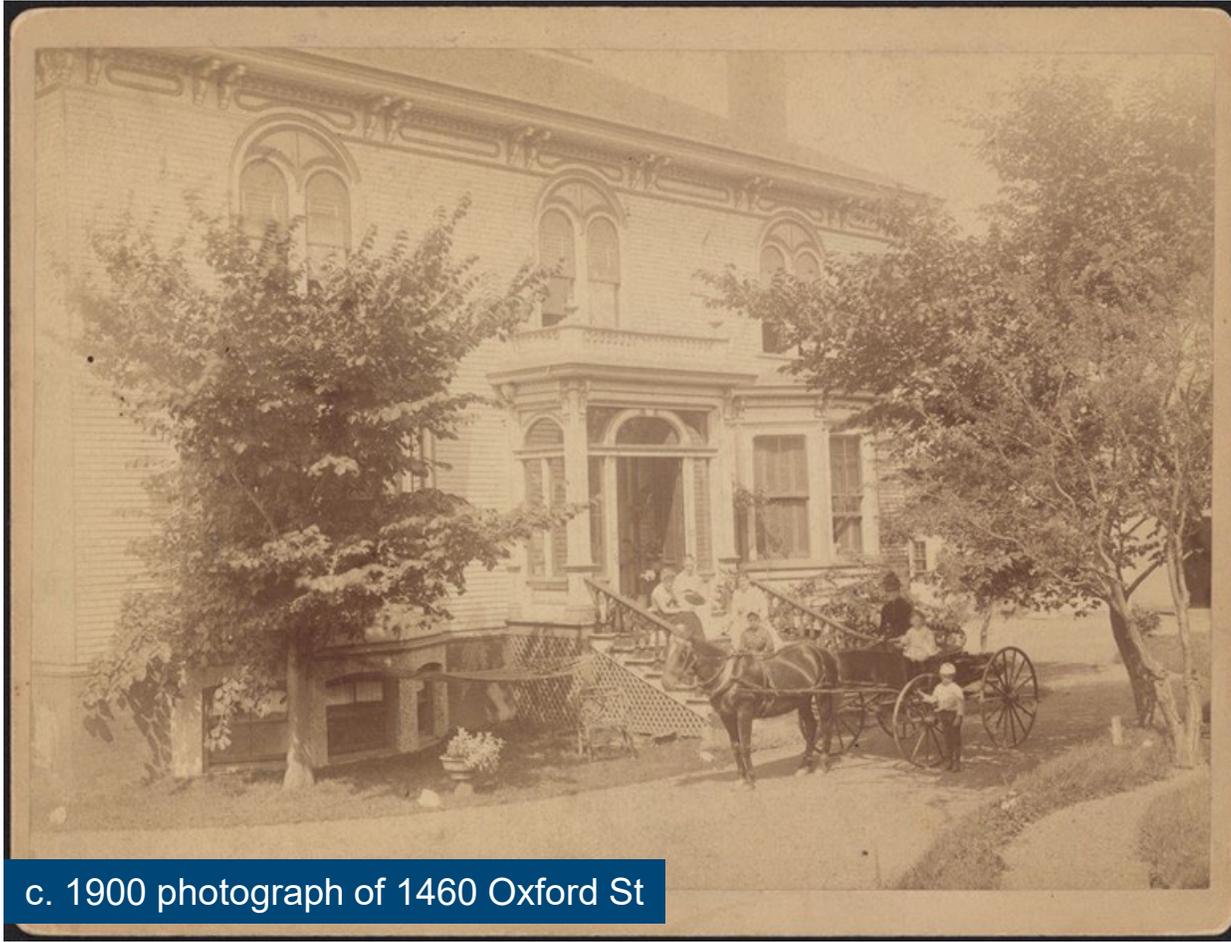
Location



1460 Oxford Street in 2022

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1. Age



c. 1900 photograph of 1460 Oxford St

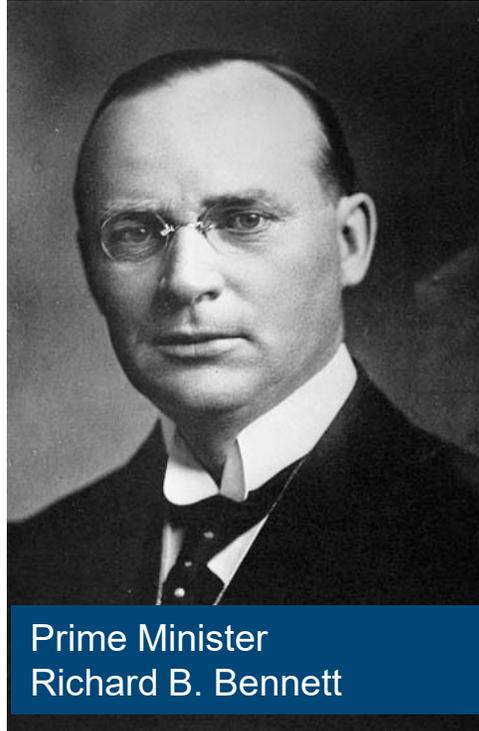
- Property was known as “Oakville” when it was built
- Construction began in 1867 and was completed in 1868

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1. Age

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 - 1830	20	Boom period following construction of Shubenacadie Canal
1831 - 1867	16	From Boom to Confederation
1868 - 1899	13	Confederation to the end of the 19 th century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War

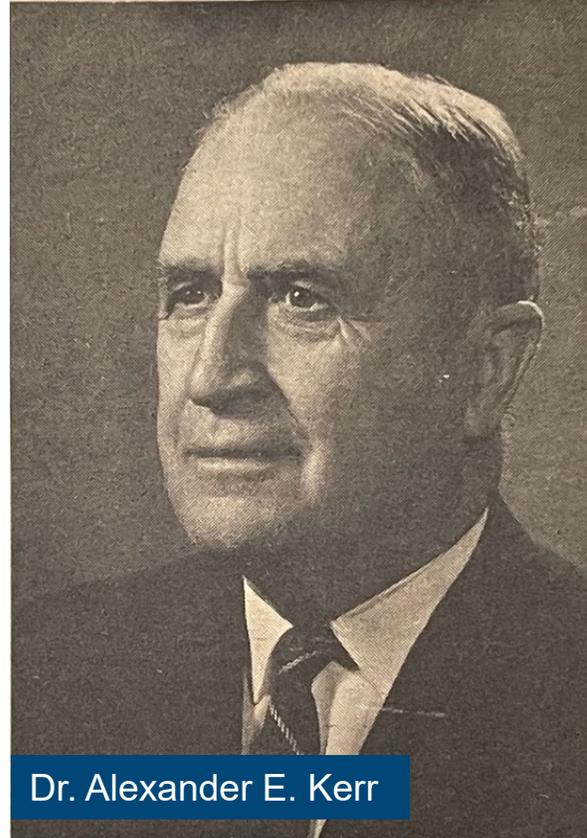
2. Historical Importance *(Historical Relationships)*



- Levi Hart
- Prime Minister Richard B. Bennett

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2b. Historical Importance *(Historical Relationships)*



- Dalhousie University:
 - Dr. Arthur Stanley Mackenzie
 - Dr. Carleton Stanley
 - Dr. Alexander E. Kerr

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2b. Historical Importance *(Historical Relationships)*

Importance	Points
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

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3. Significance of Architect/Builder

- Historical research was unable to uncover the original architect or builder

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

4a. Architectural Merit (*Construction Type*)

- Light-frame wood construction
- Brick and granite masonry foundation

A) Construction type	Points
Very rare/ early example	7 - 10
Moderately rare/ early	4 - 6
Somewhat rare/ early example	1 - 3
Not rare/ common example	0



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4b. Architectural Merit (*Style*)

- Italianate style mansion, a popular building style between 1850-1890
- Originally one of two “twin” mansions built beside one another, called “Oakville” and “Armbrae”
- Rare example of an Italianate mansion in this neighbourhood



4b. Architectural Merit (*Style*)

- Character-defining elements include:
 - Original 2.5-storey Italianate building;
 - Low-pitched, hipped roof with projecting eaves;
 - Cornice featuring dentils, large decorative brackets arranged in pairs, and decorative frieze;
 - Single-hung, round-headed upper story windows arranged in pairs with crescent transoms and decorative mouldings;
 - Dual window bays, front and back, three-sided, with single-hung two-over-two windows, hipped roofs, dentils, paired brackets, and decorative mouldings;
 - Projecting front porch with brackets, dentils, and balustrade;
 - Front staircase with curved railings, turned balusters, and square newel posts;
 - Rectangular belvedere with paired round-headed windows (east, west) and rectangular windows (north, south), cornice with paired brackets and dentils, and low hipped roof;
 - Four large brick chimneys, one with original decorative clay chimney pots;
 - Widow's walk with turned balusters surrounding the belvedere;
 - Vestibule on southern elevation with cantons, brackets, and balustrade;
 - Small section of verandah on northwest corner;
 - Clapboard siding.

B) Style	Points
Very rare/ early example	7 - 10
Moderately rare/ early	4 - 6
Somewhat rare/ early example	1 - 3
Not rare/ common example	0

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5. Architectural Integrity



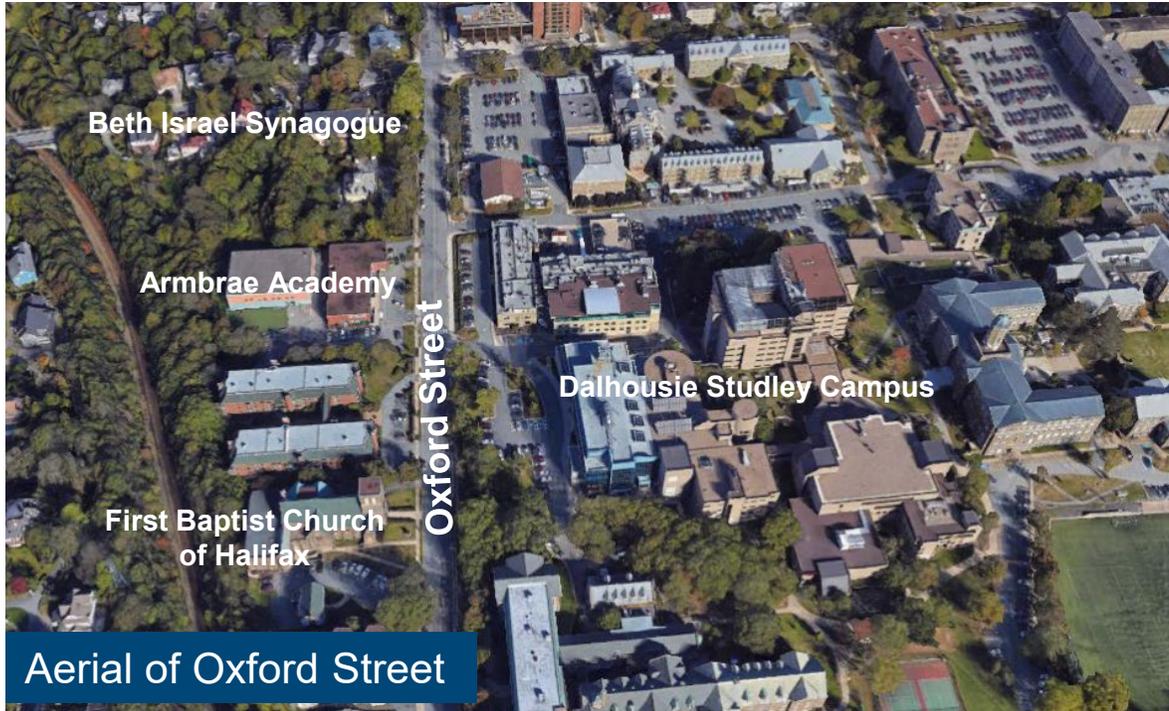
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5. Architectural Integrity

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

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6. Relationship To Surrounding Area



- One of the early rural estates in the “Old West End”, developed on land owned by the Pryor family
- One of several institutional buildings in the area and on this block of Oxford Street
- Originally one of two twin Italianate mansions, “Oakville” and “Armbrae”
- Intimately related to Dalhousie University

6. Relationship To Surrounding Area

Points	Comments
6 - 10	The building is an important architectural asset contributing to the heritage character of the surrounding area.
1 - 5	The Architecture is compatible with the surrounding area and maintains its heritage character.
0	Does not contribute to the character of the surrounding area.

Recommendation

Should 1460 Oxford 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 1460 Oxford 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.

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Thank You