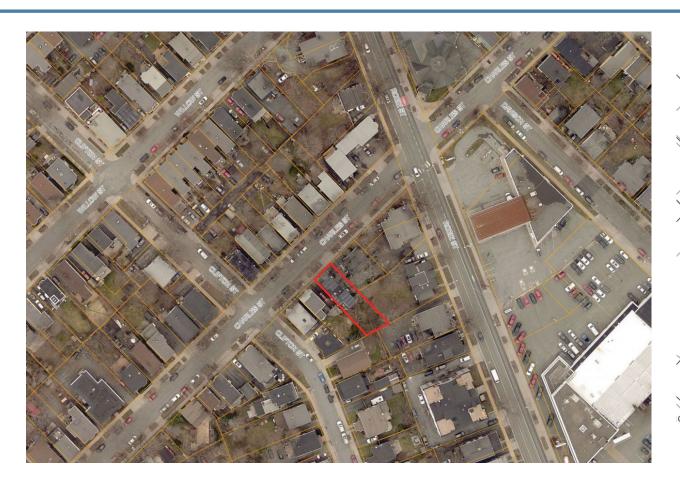
HALIFAX

H00547 - 6032-6034 Charles Street

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

Heritage Advisory Committee 22 March 2023

Location





H\(\text{LIF}\(\text{X}\)

Registration Evaluation Criteria

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

1. Age



- Subject property was built by 1898
- The block of Charles Street between Clifton and Robie Streets vacant in 1897
- Three buildings at the corner of Charles and Clifton constructed by 1911 Fire Insurance Plan
- John H. Blakley, Clerk, identified as first resident of the subject property
- Business partner James Ross constructed nearly identical property at present day 6038
 Charles Street



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



2b. Architectural Importance



- 'Halifax Box' style
- Design elements borrow from Second Empire, Queen Anne, and Italianate styles
- The style is representative of turn of the 20th century vernacular architecture
- Contributes to the special architectural style of Halifax



2b. Architectural Importance

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	



3. Significance of Architect/Builder

Architect or builder unknown

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





4a. Architectural Merit [Construction Type]



- Constructed with balloon framing, popular in late 19th to early 20th century
- Rubblestone and granite block foundation, partially parged with concrete and brick

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



4b. Architectural Merit [Style]



Character defining elements include:

- Two-storey, Halifax Box style house with flat roof, and rubblestone and granite foundation;
- Two-storey bay window with bracket and corbel detailing and conical roof with cresting on the north elevation;
- Two-storey bay window with bracket and corbel detailing and flat roof on the east elevation;
- Wood glazed entrances surrounded by wood piers, brackets and entablature with transom; and,
- Second-storey window with label trim on the north elevation



4b. Architectural Merit [Style]

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



5. Architectural Integrity



- Minor modifications
- Foundation has been partially faced with concrete or brick
- Rear addition
- Main entrance converted into two individual entrances



5. Architectural Integrity



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



6. Relationship to Surrounding Area



- Relatively contiguous stretch of houses of the same architectural style and age
- Historical, physical and visual connections with 6038 Charles Street



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 6032-6034 Charles 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 6032-6034 Charles 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