



P.O. Box 1749  
Halifax, Nova Scotia  
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**Item No. 12.1**  
**Halifax Regional Council**  
**April 4, 2023**  
**May 23, 2023**

**TO:** Mayor Savage and Members of Halifax Regional Council

**SUBMITTED BY:** Original Signed  
For Brian MacDonald, Chair, Heritage Advisory

**DATE:** March 22, 2023

**SUBJECT:** **Case H00549: Request to Include 2096 Creighton Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

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**ORIGIN**

March 22, 2023 meeting of Heritage Advisory Committee, Item 9.1.2.

**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**

The Heritage Advisory Committee recommends 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 2096 Creighton Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the staff report dated March 17, 2023, as a municipal heritage property under the Heritage Property Act.

## **BACKGROUND**

At the March 22, 2023 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated March 17, 2023 and received a staff presentation on Case H00549. 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 March 17, 2023 (Attachment 1).

## **DISCUSSION**

At the March 22, 2023 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:

<b>Criterion</b>	<b>Score Awarded</b>
1. Age	16
2A. Historical Importance	10
3. Significance of Architect/ Builder	3
4A. Architectural Merit: Construction Type	10
4B. Architectural Merit: Style	6
5. Architectural Integrity	13
6. Relationship to Surrounding Area	9
<b>Total</b>	<b>67</b>

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 March 17, 2023 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

## **FINANCIAL IMPLICATIONS**

Financial implications are outlined in the attached staff report dated March 17, 2023.

## **RISK CONSIDERATION**

Risk consideration is outlined in the attached staff report dated March 17, 2023.

## **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 March 17, 2023.

**ENVIRONMENTAL IMPLICATIONS**

Environmental implications are outlined in the staff report dated March 17, 2023.

**ALTERNATIVES**

Alternatives are outlined in the attached staff report dated March 17, 2023.

**ATTACHMENTS**

Attachment 1 – Staff recommendation report dated March 17, 2023.  
Attachment 2 – Scoring Summary for Heritage Buildings

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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Dorothy Maponga, Legislative Assistant, Municipal Clerk's Office 902.478.2408

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

**Item No. 9.1.2**  
**Heritage Advisory Committee**  
**March 22, 2023**

**TO:** Chair and Members of the Heritage Advisory Committee

Original Signed

**SUBMITTED BY:**

\_\_\_\_\_  
Cathie O'Toole, Chief Administrative Officer

**DATE:** March 17, 2023

**SUBJECT:** **Case H00549: Request to Include 2096 Creighton Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

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#### **ORIGIN**

Application by the property owners; Corry Fitzgerald and Duncan Cody.

#### **LEGISLATIVE AUTHORITY**

*The Heritage Property Act*

#### **RECOMMENDATION**

Should 2096 Creighton Street, Halifax score 50 or more points on evaluation as a heritage property under the HRM Heritage Property Program, the Heritage Advisory Committee (HAC) 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 2096 Creighton 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**

In July 2022, the property owners Corry Fitzgerald and Duncan Cody applied to include their 2096 Creighton Street property in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is located on the western side of Creighton Street in Halifax, on the block bound by Cornwallis Street (to be renamed Nora Bernard Street) to the North and Falkland Street to the south (Map 1). The property contains a 1.5-storey dwelling which was built by William John Robertson circa 1849.

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:

<b>Criterion</b>	<b>Highest Possible Score</b>
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
<b>Total</b>	<b>100</b>

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 they make a decision on the registration request. Should a positive recommendation be forwarded to Council, 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 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).

### **1. Age:**

The property at 2096 Creighton Street [formerly 36 Creighton Street] was once part of Lot #2 of the Creighton's Field subdivision. The subject dwelling is one of two homes built by William John Robertson on Lot #2, the other being the former 38 Creighton Street which has since been demolished and replaced with 2098 Creighton Street. The history of mortgages taken out by Mr. Robertson and his wife suggest that the first dwelling was constructed in 1849 and the second dwelling in 1862. Historic maps show that the former 38 Creighton Street dwelling was the larger of the two residences and city directories show it being the primary residence of the Robertsons for many years. Thus, it is reasonable to suggest that the 1862 mortgage of £250 was used to construct 38 Creighton Street, while the 1849 mortgage of only £100 was used to construct the more modest 36 Creighton Street, placing the most likely construction date for 36 Creighton Street [now 2096 Creighton Street] at c.1849. This is consistent with the architectural style employed for the subject dwelling.



**Figure 1: 2096 Creighton Street (Feb. 15, 2023)**

Research suggests that this building was constructed c.1849, and as such, staff recommend a score of 16 points.

### **2. Historical OR Architectural Importance:**

#### **Relationship to Important Occasions, Institutions, Personages or Groups**

William John Robertson was born in Nova Scotia in 1816. He married Elizabeth Sarah Street and together they had six sons and two daughters. Throughout his life, William J. Robertson worked as a carpenter, housebuilder, and architect. He designed and built the subject property 36 [2096] Creighton Street in 1849 and a neighbouring home, the former 38 Creighton Street in 1862, the latter having since been demolished and replaced. It is likely that he built homes for other property owners in the surrounding area, though his work is mostly undocumented, as it predates historic building permits. William and his wife Eliza were commemorated in an 1885 newspaper article for their golden [50<sup>th</sup>] wedding anniversary, a rare occurrence for the time, which they celebrated in lavish fashion with family, friends, and many gold gifts. City directories show either William J. Robertson or his son William H. Robertson residing at 36 Creighton Street from 1872-1873, and it is likely that William J. Robertson and his family resided at 36 Creighton Street from 1849-1862 prior to the construction of their newer, larger home at 38 Creighton Street, though this predates the publication of city directories and therefore cannot be definitively proven.

For most of William J. Robertson's ownership, the subject property was operated as a rental property, providing a home to various middle and working-class tenants, including carpenters, marine engineers, plumbers, and so on. William J. Robertson died in 1890 and willed his real estate holdings, including the subject property to his children. 36 Creighton Street continued to be rented to various tenants by his children, including shoemakers, tinsmiths, and a Sergeant Major for the Royal Canadian Ordnance Corps, among others.

One of the earliest and most notable tenants was Thomas Edward Everett. Thomas was born in Saint John, N.B. in 1832. He moved to Halifax and in 1865 he married Sarah E. Thompson. City directories show Thomas E. Everett residing at the subject dwelling as early as 1868, though he may have resided there earlier still. In any case, he remained there until 1871. Thomas was one of the founders of Everett Bros. Hats, Caps, and Furs, a firm which imported hats of various materials and styles, and manufactured silk hats on-site. The firm was co-founded by Thomas's brother, Henry L. Everett and was originally located on Hollis Street opposite the Province Building, before it relocated to 100 Granville Street in 1867. By 1878, Henry had left the business and moved to Saint John, N.B., and the company was renamed T. E. Everett & Co. Thomas E. Everett left 36 Creighton Street for his newly built home at 5 Bauer Street [now 2013 Bauer Street] in 1872. Thomas E. Elliot and his wife Sarah had one son together and Thomas died in 1919.



**Figure 2: 1871 photo of Everett Bros. Hats, Caps and Furs, at their 100 Granville Street location.**

Louis Francis Hopper was born in Halifax in 1898. He rented the subject property from Mary Eliza Austen in the 1930s and from her son Arthur S. Austen in the 1940s before buying the property from Arthur in 1948. He worked as a clerk at Eaton's on Barrington Street and then as a storekeeper for Arthur & Conn, an electrical contracting firm. He joined active service in WWII and upon his return in 1945 gradually worked up to the position of office manager. He married Margaret Estella Connors and together they had 12 children, some of whom worked as electricians or as an electrician's assistant at Arthur & Conn with their father. Louis F. Hopper resided at 36 Creighton Street until his death in 1970, at which point the home was conveyed to his son Kenneth Anthony Hopper.

Hal B. Forbes was born in Summerside, P.E.I. in 1955. A costume studies major at Dalhousie who graduated in 1982, he progressed up the ranks behind the scenes at the Neptune Theatre. He got his start in home renovation when he purchased his first home, 2031 Creighton Street, in 1984. In 1990, he purchased 2096 Creighton Street [the subject property], renovating it and later selling it in 2008. Forbes bought and restored homes throughout Halifax's North End and established a heritage carpentry shop on Gottingen Street, where he and his team produced all manner of decorative architectural elements (West, 1999). Forbes also notably spent four years working and travelling as Canadian singer Rita MacNeil's costume designer and personal assistant (West, 1999). His prolific restoration and heritage carpentry work has made a very significant and lasting impact on the visual identity and regeneration of Halifax's North End. Hal Forbes passed away on August 24, 2018 and is remembered as a figure of Halifax's LGBTQ+ heritage for his artistic talent and numerous contributions to the built environment.

Due to the property's connections with locally significant persons such as William J. Robertson, Thomas E. Everett and Hal B. Forbes, and its very long history as prototypical working-class housing characteristic of the Creighton's Fields subdivision, staff recommend a score between 6 and 10 points for historical importance.

### **3. Significance of Architect or Builder:**

As previously mentioned, the architect and builder responsible for the construction of the subject dwelling is its original owner, William John Robertson. William J. Robertson was born in Nova Scotia in 1816 and worked as a carpenter, housebuilder, and architect in Halifax. He is responsible for both the subject dwelling and for a second dwelling known as 38 Creighton Street which has since been demolished. Mortgage records suggest that he may have also built a home on a plot of land he owned known as Lot #5 Letter C in the North Suburb which has since been demolished to make way for the Harbourview Apartments. It is very likely that he also designed and built homes commissioned by other property owners, and he may have had a hand in the design and construction of several other homes in the Creighton's Field subdivision and the surrounding neighbourhood.

It is also worth noting that the subject property was restored, as previously mentioned, sometime between 1990 and 2008 by the heritage carpenter Hal B. Forbes, whose prolific restoration work can be found throughout Halifax's North End and has contributed substantially to the neighbourhood's revitalization and character.

The architect/builder William John Robertson and carpenter Hal B. Forbes are of local significance and as such, staff recommend a score between 1 and 3 points.

#### 4. Architectural Merit:

##### Construction type or building technology

2096 Creighton Street is a one-and-a-half storey building of timber-frame, wooden construction with a rectangular plan. Timber frame construction predates dimensional lumber and employs wooden joinery techniques such as mortise and tenon to secure large [greater than 6in x 6in] timbers rather than using nails or other metal hardware. The property owner has provided evidence [see Figure 3] of this traditional timber frame construction. Given the construction date of 1849, the house is almost certainly built atop a coursed rubblestone foundation, which has since been parged with cement. The outside walls are clad in wooden shingle siding, as would have originally been used, and the roof is clad in asphalt shingles.



**Figure 3: Photo showing the subject dwelling's timber frame construction with a mortise and tenon joint.**

This timber-frame construction technology is consistent with the building's age and is now rare. As such, staff recommend a score between 7 and 10 points.

##### Style

2096 Creighton Street is an example of the Scottish vernacular style, a variant of the broader Nova Scotian vernacular style [sometimes called neoclassical or colonial]. The basic form of the home, 1.5 storeys tall with a steeply pitched gable roof and asymmetrical façade is characteristic of a small form of Nova Scotian vernacular home known as a "half-house". The subject dwelling is a particularly well-ornamented example of this generally modest form and style, boasting cornice returns on the side of the home, a grand front entrance with pilasters and entablature framing a transom and sidelights, and oversized front windows with bracketed hoods. The distinct Scottish influence can be found in the five-sided, hipped-roof dormer, also called a Scottish dormer, which is commonly employed in Nova Scotian vernacular homes.

Character-defining elements of 2096 Creighton Street include, but are not limited to:

- Original 1.5-storey building with a rectangular floor plan;
- Steeply pitched gable roof;
- Single Scottish (5-sided, hipped roof) dormer with six-over-six, single-hung, wood-frame central window and slender, two-over-two, single-hung, wood-frame flanking windows;
- Large shed-dormer in rear;
- Front entrance with transom and sidelights, pilasters, and entablature;
- Pair of six-over-six, single-hung, wood-frame front windows with bracketed hood mouldings;
- Six-over-six, single-hung, wood-frame side and rear windows;
- Four-over-four, single-hung, wood frame, pointed-arch attic window;
- Pair of four-over-four, fixed-sash, wood-frame basement windows (front) and a trio of four-light, fixed-sash, wood frame basement windows (side);
- Simple, box cornice with plain frieze;
- Wooden shingle siding; and,
- Wooden belt-course wrapping around the house, delineating the walls from the foundation.

The subject dwelling, with its half-house form and Scottish vernacular style is moderately rare and staff recommend a score between 4 and 6 points.

### **5. Architectural Integrity:**

2096 Creighton Street exhibits a high level of architectural integrity with respect to layout, additions, and character defining elements. It retains its original rectangular layout with only one modification in the form of a large, rear shed-dormer with three windows. Dating from between 1921 and 1962, this rear shed-dormer employs the same materiality as the original home and remains completely obscured from the front elevation and thus does not detract significantly from the dwelling's heritage integrity.

Furthermore, almost all of the character defining elements of the subject dwelling remain present to this day, including the Scottish dormer, all the wood-frame, true-divided-light windows, and the various mouldings, pilasters, brackets, transom, sidelights, and so on. Notable changes include the parging of the original foundation with cement, and the replacement of the original solid wood front door with a modern door.

The subject dwelling remains largely unchanged, and staff recommend a score between 11 and 15 points.

### **6. Relationship to Surrounding Area:**

In 1844, the block bound by Creighton Street, Falkland Street, Maynard Street, and Cornwallis Street (to be renamed Nora Bernard Street), and neighbouring blocks were formed as part of the subdivision of the lands of George A. S. Creighton [occ. Crichton], known as Creighton's Field. Based on the subject dwelling's date of construction of 1849, this dwelling falls within the oldest cohort of houses remaining in the Creighton's Field subdivision, which was subdivided only five years prior. The subject dwelling also has a long history serving as middle and working-class rental housing and is thus emblematic of the historic character of the neighbourhood.

The subject dwelling's scale is compatible with that of the surrounding neighbourhood and it lies in proximity to a grouping of four other registered heritage properties, namely the Mayflower Factory [1884], Bauer Terrace [1855], Charles Fairbanks House [1850], and Hunter Forbes House [1864]. Its Scottish vernacular style is particularly well-executed and ornate for a house of such modest scale, and it benefits from the added flair of a fully intact, five-sided Scottish dormer. The dwelling also complements the density of contributing [unregistered] heritage buildings along Creighton Street and surrounding streets, while both the design and integrity of this home help it to stand out despite its diminutive stature.

For these reasons, the subject dwelling is an important architectural asset to the heritage character of surrounding neighbourhood and 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 20232/2024 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 2096 Creighton 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

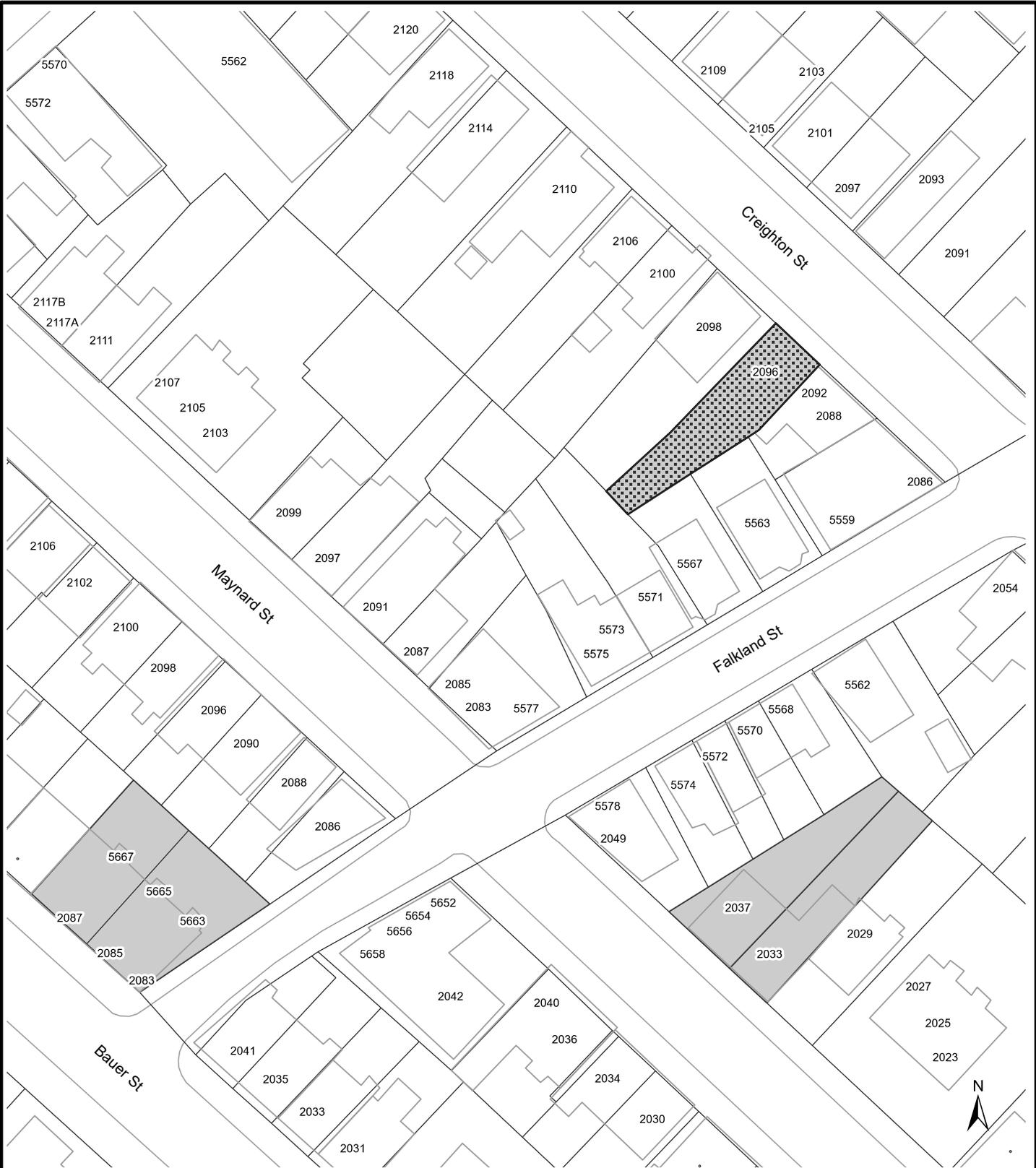
Attachment B: Historical Research Report

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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

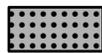
Report Prepared by: Carter Beaupre-McPhee, Heritage Planning Researcher, 902.719.9604

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**Map 1 - Location**

2096 Creighton Street,  
Halifax

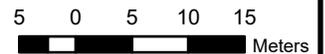


Subject Property



Registered Heritage Property

**HALIFAX**



The accuracy of any representation on this plan is not guaranteed.

# **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 <sup>th</sup> 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.

<b>Construction Type/Building Technology</b>		
<b>A) Construction type</b>	<b>Points</b>	<b>Comments</b>
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
<b>B) Style</b>	<b>Points</b>	<b>Comments</b>
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.

<b>Architecture</b>	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
<b>Exterior</b>	<b>Points</b>	<b>Comments</b>
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**

<b>Points</b>	<b>Comments</b>
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.*



## Attachment B

# Research Report

2096 Creighton Street, Halifax

**Prepared by:**

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

February 27, 2023



**HALIFAX**

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## Age

2096 Creighton Street, Halifax, formerly known as 36 Creighton Street, is situated on the western side of Creighton Street between the intersections with Falkland Street and Cornwallis Street (to be renamed Nora Bernard Street).

The subject dwelling was one of two dwellings built on a lot formerly known as Lot 2, Letter B in the subdivision of Creighton's Field (McKenzie, 1881; NSPOL, 1848). These two dwellings, known in their time as 36 Creighton Street [the subject property] and 38 Creighton Street were built by William John Robertson, the carpenter, housebuilder, and architect, who owned Lot #2 of Creighton's Fields from 1848 until his death in 1890.(FamilySearch, 2023d; NSPOL, 1848)

Historic maps and a series of mortgages [provided below] taken out by William J. Robertson and his wife Eliza suggest that he built the first of the two homes in 1849 and the second in 1862. Neither the 1848 nor the 1849 mortgages make mention of any existing dwellings on Lot #2 to serve as collateral, while the 1862 mortgage specifically indicates the existence of a single dwelling on Lot #2, and another mortgage in 1863 indicates the presence of two dwellings on Lot #2.

The dwelling formerly known as 38 Creighton Street has since been demolished and replaced with the present 2098 Creighton Street, while the original 36 Creighton Street [the subject property, 2096 Creighton Street] remains. In determining which of the two dwellings, 36 and 38 Creighton Street was constructed first; one may consider that the tenancy history and historic maps show that 38 Creighton Street was substantially larger than 36 Creighton Street [see Figure 4], and so it is reasonable to suggest that the greater 250 pound mortgage from 1862 was used to fund the construction of 38 Creighton Street, and the lesser 100 pound mortgage from 1849 was used to construct 36 Creighton Street. **It is therefore reasonable to suggest that 2096 Creighton Street was constructed by William John Robertson circa 1849.**

Mortgages taken out by William J. Robertson & Eliza Robertson include:

- Nov. 22, 1848, Lot 2 Block B of Creighton's Field, mortgage of £29 and 10 shillings (Bk91/Pg172);
- Feb. 1, 1849, Lot 2 Block B of Creighton's Field, mortgage of 100 pounds (Bk93/Pg241);
- Mar. 1, 1862, All that certain messuage, dwelling house, and lot of land in Creighton's Field being Lot 2 Block B, mortgage of £250 (Bk135/362);
- May 4, 1863, All that certain messuages, dwelling houses, and lot of land lying on the West Side of Creighton St being part of Creighton's Field and marked Lot 2 Block B, mortgage of £250 (Bk140/Pg539); and,
- June 14, 1871, All that certain lot of land being part of Lot 5 Letter C in the north suburb of Halifax, bounded on the north by land belonging to William Wells, on the south by lands formerly belonging to John Robie, on the west by land of James Reiss Cain, and on the east by Water Street, measuring in front 52ft and in depth 141ft, mortgage of \$2000 (Bk171/Pg516).

## 2096 Creighton Street Ownership History

Formerly 36 Creighton Street

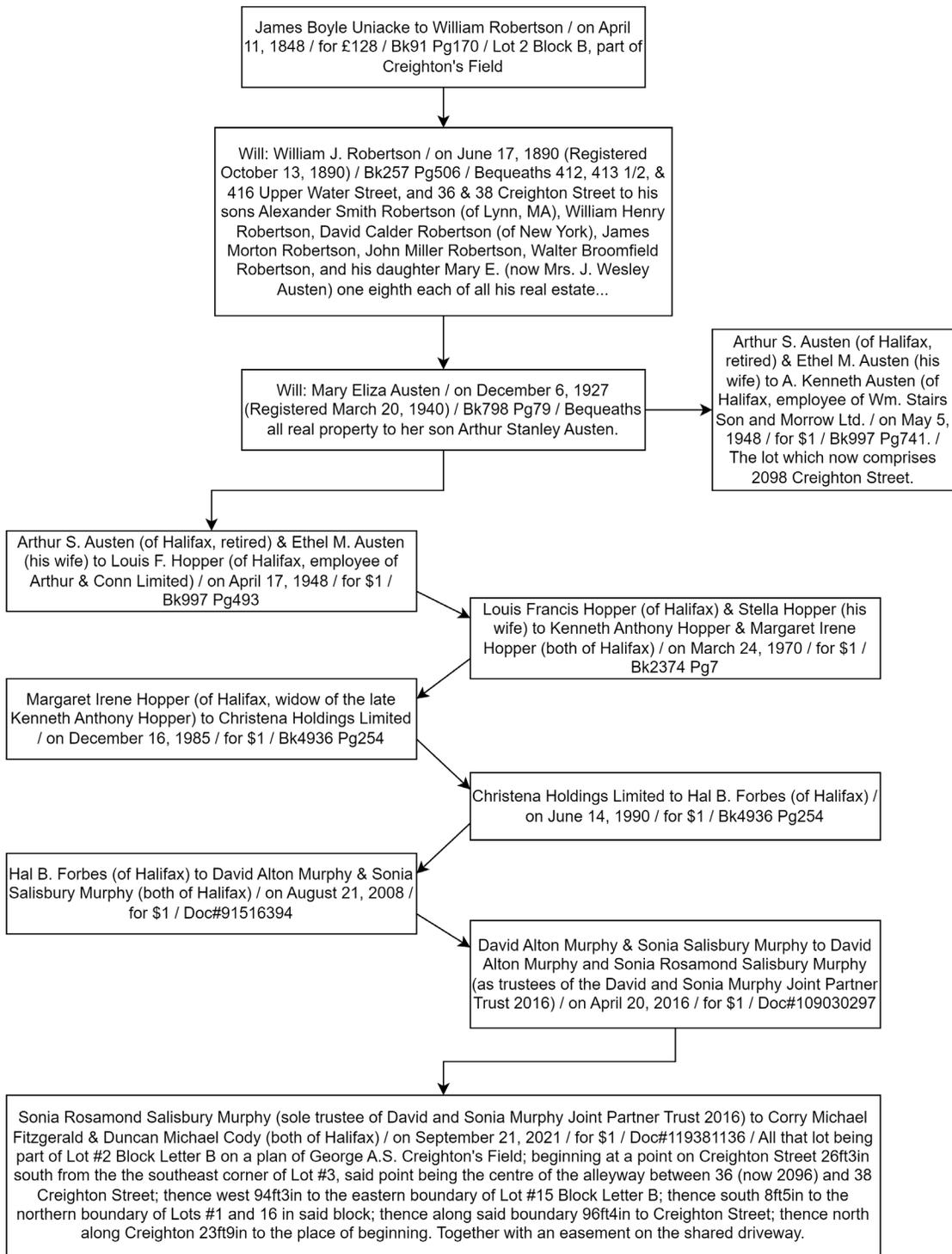


Figure 1: Deed history of 2096 Creighton Street

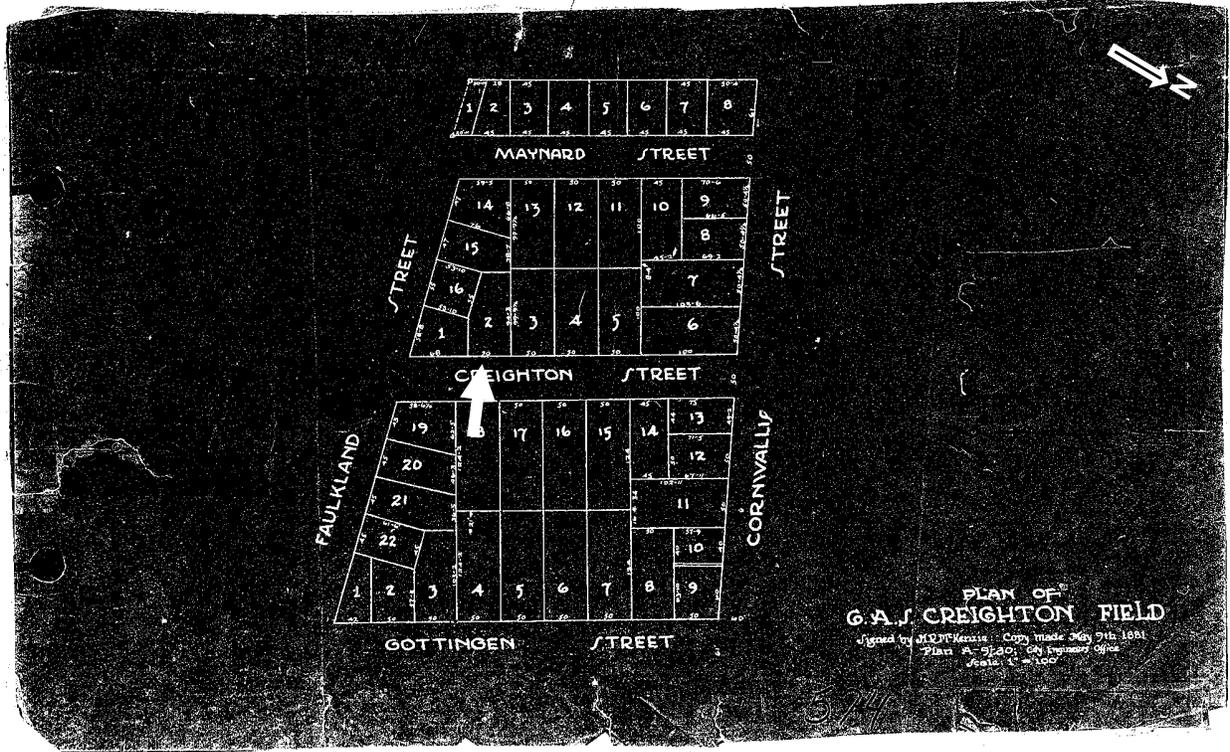


Figure 2: 1881 copy of an 1844 plan of Creighton's Field with the subject property highlighted by an arrow (McKenzie, 1881).



Figure 3: 1865 A.F. Church's Map of Halifax County with the subject property highlighted by an arrow (Church, 1865). This map may not be entirely accurate, as mortgages show that two dwellings existed on Lot #2 by 1862.



Figure 4: 1878 Hopkins Atlas with the subject property highlighted by an arrow (Hopkins, 1878). This map erroneously lists the subject property as 34 Creighton Street when it should correctly be listed as 36 Creighton Street (McAlpine's, 1878).

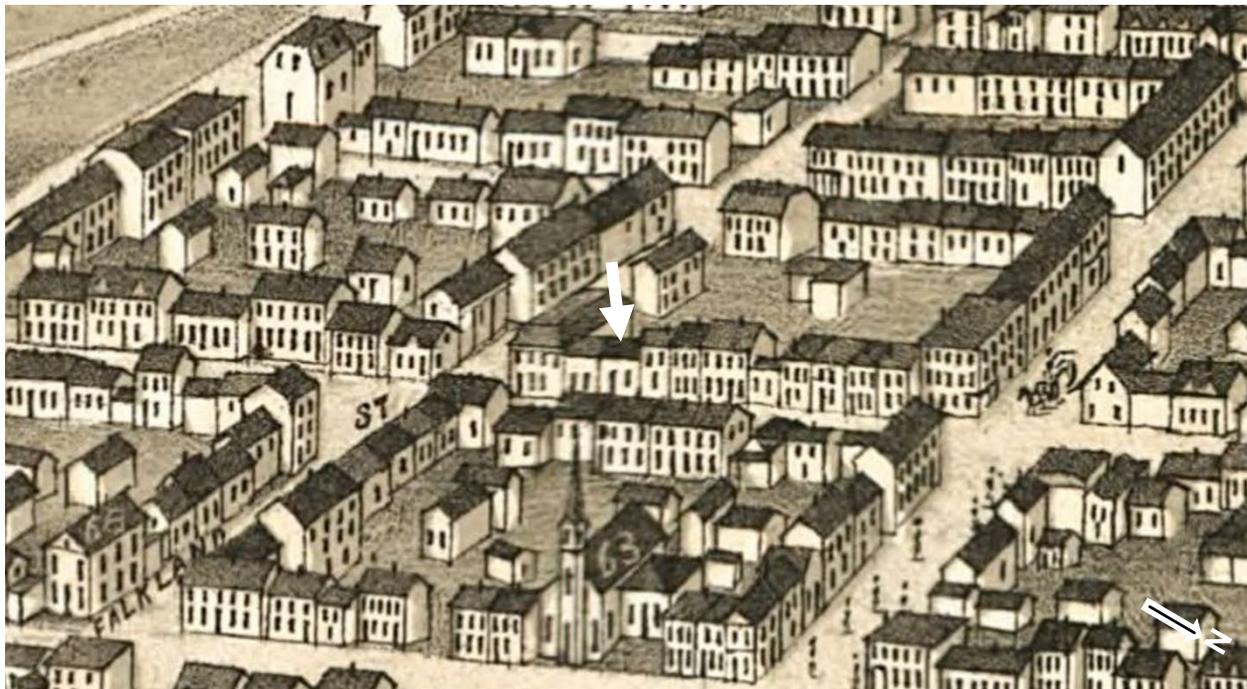


Figure 5: Ruger's 1879 Panoramic Map of Halifax with the subject property highlighted by an arrow. Note that panoramic map depictions aren't fully accurate and details such as dormers are often left out (Ruger, 1879).



Figure 6: Section of the 1921 Halifax Air Survey with the subject property highlighted by an arrow (Werle, 2015). Note the front entry on the left side of the front façade and the Scottish dormer both of which remain intact.



Figure 7: Section of the 1962 Aerial overview of the north common with an inset showing a close-up of the subject property (Halifax Planning Department, 1962).

# Historical or Architectural Importance

## Relationship to Important Occasions, Institutions, Personages or Groups

The dwelling at 2096 Creighton Street has historical associations with William John Robertson, the carpenter, housebuilder, and architect who constructed the present dwelling; Thomas E. Everett, one half of the Everett Bros. hat manufacturers; Louis Francis Hopper, manager at Arthur and Conn Ltd.; and with Hal B. Forbes, costume designer and heritage carpenter.

[William John Robertson \[b. 1816, d. 1890\] and Family \(FamilySearch, 2023d; NSPOL, 1890\)](#)

William J. Robertson was born in Nova Scotia in 1816 (FamilySearch, 2023d). In 1834, he married Elizabeth Sarah Street, daughter of Samuel Street, and together they had several sons, Alexander Smith, David Calder, William Henry, John Miller, James Morton, and Walter Broomfield Robertson and two daughters, Mary Eliza and Mary Elizabeth Robertson (FamilySearch, 2023d; NSPOL, 1890; Province of Nova Scotia, 1834). Throughout his life, William J. Robertson worked as a carpenter, housebuilder, and architect (Government of Canada, 1871; Hutchinson's, 1866; McAlpine, 1868; Province of Nova Scotia, 1834). Among other works, he constructed two homes on the parcel of land known as Lot 2 of Block B of Creighton's Field, those being 36 and 38 Creighton Street. The former is subject property at 2096 Creighton Street, and the latter has since been demolished and replaced with the present building at 2098 Creighton Street, constructed in 1986.

It is presumed that William J. Robertson and his family resided at 36 Creighton Street from 1849 until the completion of 38 Creighton Street next door in 1862. And either William J. or [more likely] his son William H. is listed as residing at 36 Creighton from 1872 to 1874 (McAlpine's, 1872, 1873). Otherwise, 36 Creighton Street was primarily rented to tenants from 1862 to 1871 and from 1874 onwards (Beaupre-McPhee, 2023).

William J. Robertson and his wife Eliza were commemorated in an 1885 newspaper article celebrating their 50<sup>th</sup> wedding anniversary. This article in the *Acadian Recorder* notes one of their daughters having died in Hong Kong and also notes that they celebrated their golden anniversary lavishly with pairs of "gold spectacles for each, a gold-headed cane, rings, brooches, napkin holders, etc," (*Acadian Recorder*, 1885)

William J. Robertson died in 1890 and willed 36 Creighton Street and his other real estate holdings to his children (NSPOL, 1890). His daughter, Mary Eliza [Robertson] Austen, married John Wesley Austen, a hardware merchant with a shop at 91-93 Gottingen Street, and she continued to rent out the subject property until her death in 1940, at which point it was bequeathed to her son Arthur Stanley Austen (Government of Nova Scotia, 1940; McAlpine's, 1900; NSPOL, 1940). Arthur worked as a clerk and later in the real estate industry (Government of Nova Scotia, 1964; McAlpine's, 1900). He rented out 36 Creighton Street until 1948, when he sold it to Louis Francis Hopper (NSPOL, 1948).



Figure 8: Portrait of Arthur Stanley Austen (Unknown artist, n.d.)

Thomas Edward Everett [b. 1832, d. 1919](Government of Nova Scotia, 1865, 1919)

Thomas E. Everett was born in Saint John, N.B. in 1832 (Government of Nova Scotia, 1865). He later moved to Halifax and, in 1865, married Sarah E. Thompson (Government of Nova Scotia, 1865). Thomas E. Everett was one of the most notable and earliest of 36 Creighton Street's tenants. City directories show him residing at 36 Creighton Street as early as 1868; however, he may have resided there earlier still, and he remained at 36 Creighton Street until 1871 (McAlpine, 1868; McAlpine's, 1871). Thomas was one of the founders of Everett Bros. Hats, Caps, and Furs, in partnership with his brother Henry L. Everett. Their firm imported hats in all manner of materials and styles, and manufactured silk hats on-site. The firm was originally located at 191 Hollis Street, but in 1867 they relocated to 100 Granville Street. Eventually it appears Henry exited the firm and moved to Saint John, N.B., with the firm being renamed T. E. Everett & Co. and Thomas E. relocating to 5 Bauer Street [now 2013 Bauer Street] (FamilySearch, 2023a; McAlpine's, 1878). Together, Thomas and his wife Sarah had one son, Theodore Thomas Everett (FamilySearch, 2023c). Thomas E. Everett died in 1919 (Government of Nova Scotia, 1919).

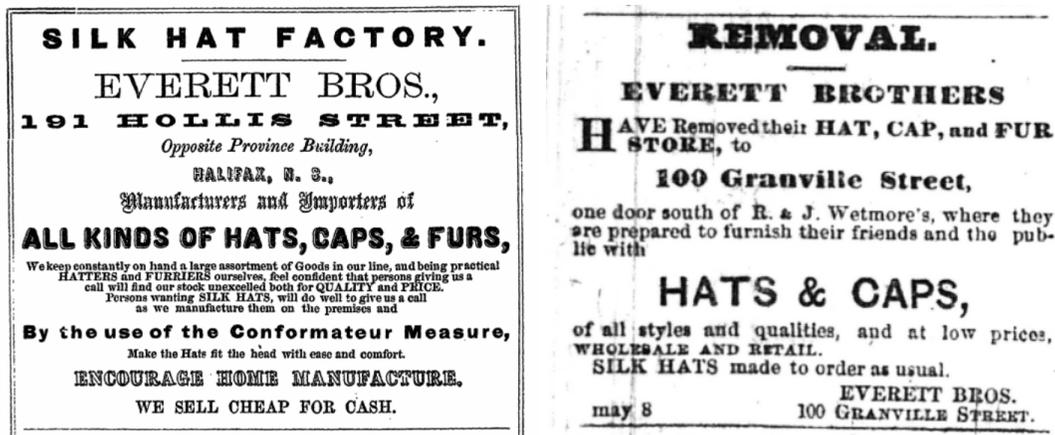


Figure 9: 1864 Everett Bros Silk Hat Factory advertisement [left] and an 1867 notice of relocation to Granville Street [right] (Everett Bros., 1867; Hutchinson, 1864).

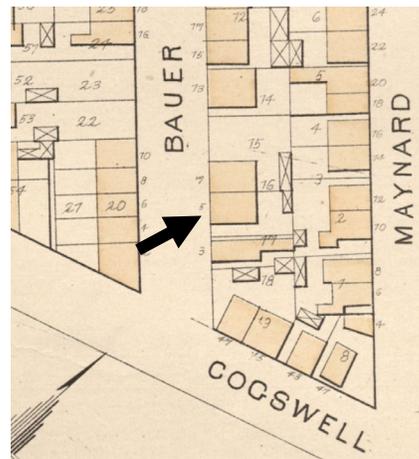
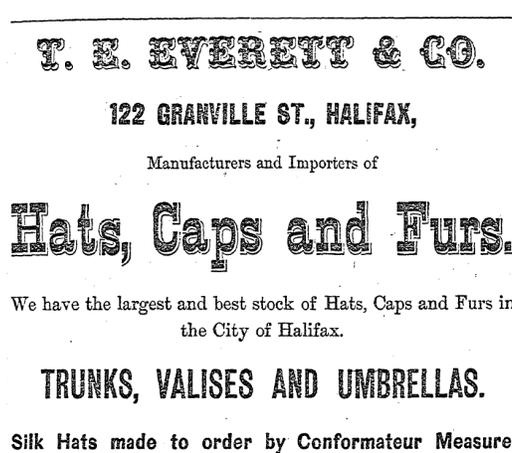


Figure 10: 1878 ad for T.E. Everett & Co [left] and the location of Thomas Edward Everett's home at 5 Bauer Street as shown on the 1878 Hopkins Atlas (Hopkins, 1878; McAlpine's, 1878).

**EVERETT BROTHERS,**  
 MANUFACTURERS & IMPORTERS OF  
**HATS, CAPS,**  
 AND  
**FURS,**  
**TRUNKS, VALISES & HAT CASES,**  
 WHOLESALE & RETAIL,  
**100 Granville Street,**  
**HALIFAX, N. S.**  
 ———  
 SILK HATS made to order by Conformateur Measure.  
 ———  
 AGENTS FOR  
 Paper Collar Manufactory,  
 St. John, N. B.



Figure 11: 1871 Photo showing Everett Brother Hats, Caps, and Furs on Granville Street, with advertisement at left (Rogers, 1871).

[Louis Francis Hopper \[b. 1898, d. 1970\]\(Government of Nova Scotia, 1970\)](#)

Louis F. Hopper was born in Halifax in 1898. He worked initially as a clerk at the Eaton's department store on Barrington Street, then worked as a storekeeper for Arthur & Conn, an electrical contracting firm, until he joined active service in WWII (Might's, 1930, 1933, 1942). Upon his return in 1945, he continued to work for Arthur & Conn, eventually becoming office manager and finally retiring in 1965. Louis F. Hopper married Margaret Estella Connors in 1921 and together they had twelve children, some of whom worked with their father at Arthur & Conn as electricians or as an electrician's assistant (FamilySearch, 2023b; Government of Nova Scotia, 1921; Might's, 1957, 1960). Hopper purchased the subject dwelling in 1948 and he resided there until his death in 1970 (Ancestry.ca, 2023). The subject property was conveyed to Kenneth Anthony Hopper following his father's death (NSPOL, 1970).

[Hal B. Forbes \[b. 1955, d. 2018\]\(Hal Forbes, 2018; West, 1999\)](#)

Hal Forbes was born in Summerside, P.E.I. in 1955 (Hal Forbes, 2018; West, 1999). A costume studies major at Dalhousie, who graduated in 1982, he worked up the ranks behind the scenes at the Neptune Theatre (West, 1999). He got his start in home renovation when he purchased his first home, 2031 Creighton Street, in 1984 (West, 1999). In 1990, he purchased 2096 Creighton Street [the subject property], renovating it and later selling it in 2008 (NSPOL, 1990, 2008). Forbes bought and restored homes throughout Halifax's North End and established a heritage carpentry shop on Gottingen Street, where he and his team produced all manner of decorative architectural elements (West, 1999). Forbes also notably spent four years working and travelling as Canadian

singer Rita MacNeil's costume designer and personal assistant (West, 1999).

Hal Forbes passed away on August 24, 2018, and is survived by his partner David Archibald (Kansas, 2018). Today he is remembered for his contributions to both the built environment of Halifax's North End and to Halifax's LGBTQ+ heritage.



Figure 12: Portrait of Hal B. Forbes in his Gottingen Street workshop.

### Important / Unique Architectural Style or Highly Representative of an Era

Dating from 1849, the dwelling at 2096 Creighton Street is a fine example of a small Scottish vernacular home (Archibald & Stevenson, 2003; Penney, 1989). The Scottish vernacular is a subtype of the Nova Scotian vernacular style [sometimes called neoclassical or colonial]. The Nova Scotian vernacular style, through its numerous variants, was popular from as early as 1749 through to 1860, demonstrating a great longevity to its appeal (Dept. of Culture, Recreation & Fitness Heritage Unit, 1985). For more information, please refer to the architectural merit section of this report.

### Significance of Architect or Builder

The architect/builder responsible for the construction of the subject dwelling is its original owner, William John Robertson. As previously mentioned, William J. Robertson was born in Nova Scotia in 1816 and worked as a carpenter, housebuilder, and architect in Halifax (FamilySearch, 2023d; Government of Canada, 1871; Hutchinson's, 1866; McAlpine, 1868; Province of Nova Scotia, 1834). He is responsible for both the subject dwelling and for a second dwelling known as 38 Creighton Street, which has since been demolished and replaced with the present dwelling at 2098 Creighton Street. Mortgage records suggest that he may have also built a home on a plot of land he owned known as Lot #5 Letter C in the North Suburb [see Figure 13], which has since been lost to make way for the Harbourview Apartments. It is very likely that he also designed and built homes commissioned by other property owners, and he may have had a hand in the construction of several other homes in the Creighton's Field subdivision and the surrounding neighbourhood.

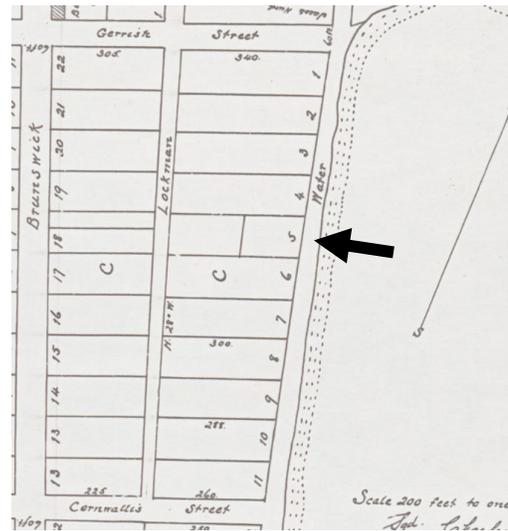


Figure 13: Section of a plan of the North Suburb with Lot 5 Letter C highlighted by an arrow (Morris, n.d.).

It is also of note that the home was restored by the prominent heritage carpenter Hal B. Forbes, who, as previously mentioned, has contributed greatly to the visual identity and revitalization of North End Halifax's built environment through his heritage carpentry work and his numerous restorations throughout the surrounding neighbourhood.

# Architectural Merit

## Construction Type or Building Technology

2096 Creighton Street is a one-and-a-half storey building of timber-frame, wooden construction with a rectangular plan. Timber frame construction predates dimensional lumber and employs wooden joinery techniques such as mortise and tenon to secure large [greater than 6in x 6in] timbers rather than using nails or other metal hardware. The property owner has provided evidence [see Figure 14] of traditional timber frame construction. Given the construction date of 1849, the house is almost certainly built atop a coursed rubblestone foundation, which has since been parged with cement. The outside walls are clad in wooden shingle siding, as would have originally been used, and the roof is clad in asphalt shingles.



Figure 14: Photo by the property owners showing a large timber with a mortise and tenon joint. (February 28, 2022)

## Style

2096 Creighton Street is an example of the Scottish vernacular style, a variant of the broader Nova Scotian vernacular style [sometimes called neoclassical or colonial]. The basic form of the home, 1.5 storeys tall with a steeply pitched gable roof and asymmetrical façade is characteristic of a small form of the Nova Scotian vernacular home known as a “half-house” (Penney, 1989). The subject dwelling is a particularly well-ornamented example of this generally modest form and style, boasting cornice returns on the side of the home, a grand front entrance with pilasters and entablature framing a transom and sidelights, and oversized front windows with bracketed hoods (Penney, 1989). The distinct Scottish influence can be found in the five-sided, hipped-roof dormer, also called a Scottish dormer, which is commonly employed in Nova Scotian vernacular homes.

## Character Defining Elements [CDEs]

CDEs of 2096 Creighton Street include, but are not limited to:

- Original 1.5-storey building with a rectangular floor plan;
- Steeply pitched gable roof;
- Single Scottish (5-sided, hipped roof) dormer with six-over-six, single-hung, wood-frame central window and slender, two-over-two, single-hung, wood-frame flanking windows;
- Large shed-dormer in rear;
- Front entrance with transom and sidelights, pilasters, and entablature;
- Pair of six-over-six, single-hung, wood-frame front windows with bracketed hood mouldings;
- Six-over-six, single-hung, wood-frame side and rear windows;
- Four-over-four, single-hung, wood frame, pointed-arch attic window;
- Pair of four-over-four, fixed-sash, wood-frame basement windows (front) and a trio of four-light, fixed-sash, wood frame basement windows (side);
- Simple, box cornice with plain frieze;
- Wooden shingle siding; and,
- Wooden belt-course wrapping around the house, delineating the walls from the foundation.



Figure 15: Eastern elevation (Feb. 15, 2023)



Figure 16: Northeastern elevation (Feb. 15, 2023)



Figure 17: Western elevation (Feb. 15, 2023)

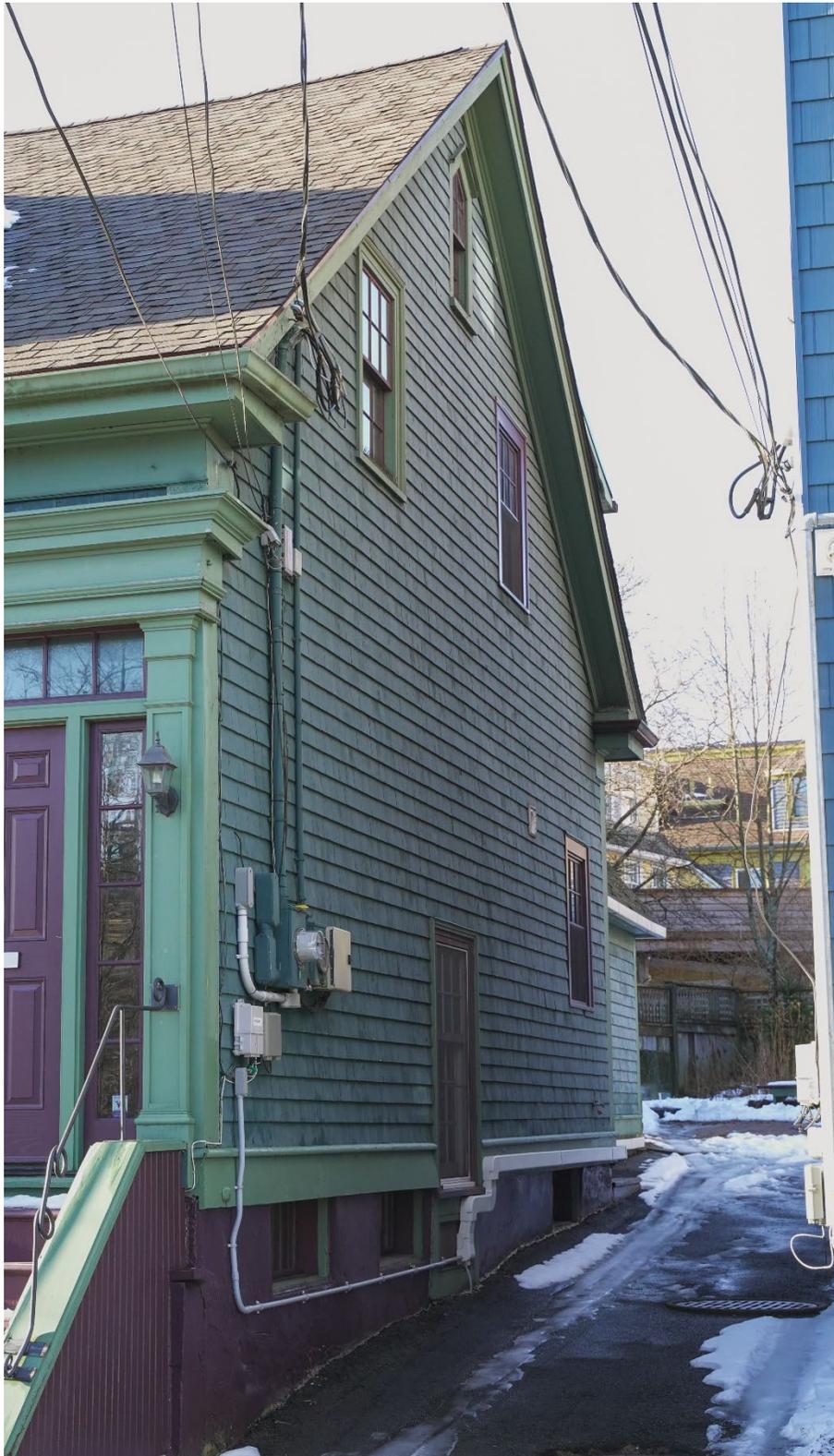


Figure 18: Northern elevation as viewed from the northeast (Feb. 15, 2023)



Figure 19: Detail of Scottish dormer (Feb. 15, 2023)



Figure 20: Detail of side windows (Feb. 15, 2023)



Figure 21: Detail of front entrance (Feb. 15, 2023)



Figure 22: Detail of front window (Feb. 15, 2023)

# Architectural Integrity

## Layout, Additions, and Character Defining Elements

2096 Creighton Street exhibits a high level of architectural integrity with respect to layout, additions, and character defining elements.

### Layout and Additions:

The original layout of this house was a rectangular plan [see Figure 4] (Hopkins, 1878). This layout appears unchanged to this day. The large, rear shed-dormer with its three windows was added sometime between 1921 and 1962, presumably to provide more usable space to the upper storey of the home [compare Figures 6 and 7]. However, it employs the same materiality as the original home and remains completely obscured from the front elevation, thus complementing the original structure and not significantly detracting from the heritage integrity. The small structure to the rear of the dwelling, shown in Figure 17, is not an addition but a shed which does not share any walls with the dwelling, but whose roof extends over the dwelling's rear entrance.

### Character Defining Elements:

Almost all of the character defining elements of the subject dwelling remain present to this day, including the Scottish dormer, all the wood-frame, true-divided-light windows, and the various mouldings, pilasters, brackets, transom, sidelights, and so on. Notable changes include the parging of the original foundation with cement, and the replacement of the original solid wood front door with a modern door.

### Condition

2096 Creighton Street is generally in very good condition. The wooden windows and their bracketed hoods are in very good condition. There are no obvious condition concerns with the foundation. The roof appears to be in good condition. The front entrance, including transom, sidelights, pilasters, and entablature are in very good condition. The wooden shingle siding is in good condition. There is, however, some minor damage to the left side of the front steps.

## Relationship to Surrounding Area

2096 Creighton Street bears a relationship to the surrounding neighbourhood through its association with the development of Creighton's Field, its age and style, as well as its proximity to other registered heritage properties and contributing [unregistered] heritage properties on Creighton Street and in the surrounding area.

### Neighbourhood History and Development Patterns:

In 1844, this block bound by Creighton Street, Falkland Street, Maynard Street, and Nora Bernard Street, and neighbouring blocks were formed as part of the subdivision of the lands of George A. S. Creighton [occ. Crichton], known as Creighton's Field [see Figure 23](D. Mark Laing, 1994; NSPOL, 1844a, 1844b). The neighbouring building, 2098 Creighton Street, was constructed in 1987 and designed by Brian MacKay Lyons, replacing the former 38 Creighton Street which was built by William J. Robertson, the architect and builder of the subject property. It is likely that, given his profession, William J. Robertson may have been commissioned by other property owners to build other houses in this subdivision and the surrounding neighbourhood.

Based on its date of construction of 1849, the subject dwelling falls within the oldest cohort of houses remaining in the Creighton's Field subdivision, which was subdivided only five years prior. This makes it an especially valuable asset to the historical context of this neighbourhood. Its Scottish vernacular style is particularly well-executed and ornate for a house of such modest scale, and it benefits from the added flair of a fully intact, five-sided Scottish dormer, a perennially popular detail in the Nova Scotian architectural canon. The dwelling complements the density of contributing [unregistered] heritage buildings along Creighton Street and surrounding streets, and both the design and integrity of this home helps it to stand out despite its diminutive stature.

### Neighbourhood Scale and Use:

The immediate surroundings of 2096 Creighton Street consist of predominantly residential use with commercial uses lining Gottingen Street. Most buildings in this area range between one-and-a-half and three storeys with the exception of a few mid-rise apartment and office buildings along Gottingen Street [see Figure 24]. The subject property and the rest of the properties on the same block are zoned ER-1 [Established Residential Zone 1] permitting single family, duplex, and multi-unit dwellings; however, the block is subject to a height limit of 8 metres.

### Surrounding Registered and Contributing Heritage Properties:

2096 Creighton Street sits amidst four other registered heritage properties [see Figure 25]:

- A. The Mayflower Factory [1884]
- B. Bauer Terrace [1855]
- C. Charles Fairbanks House [1850]
- D. Hunter Forbes House [1864]

2096 Creighton Street fits well with the other contributing heritage properties on this section of Creighton Street, many of which exhibit a similar Nova Scotian vernacular style [see Figures 26 through 28], and among them it stands out as the house with the greatest heritage integrity.



Figure 23: Aerial pictometry image looking northwest with 2096 Creighton Street highlighted by an arrow. (April 12, 2022)

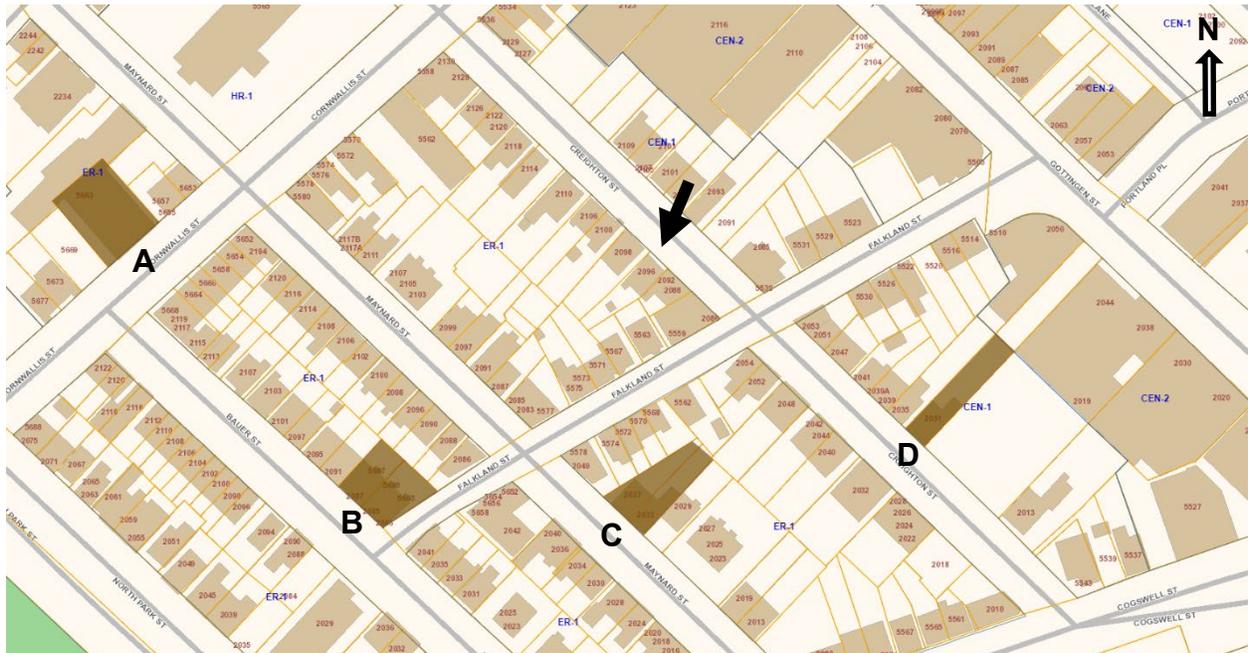


Figure 24: Map showing all currently registered heritage properties in the surrounding area shaded in brown and 2096 Creighton Street highlighted by an arrow.



Figure 25: View looking southwest, with 2096 Creighton Street to the right. (Feb. 15, 2023)

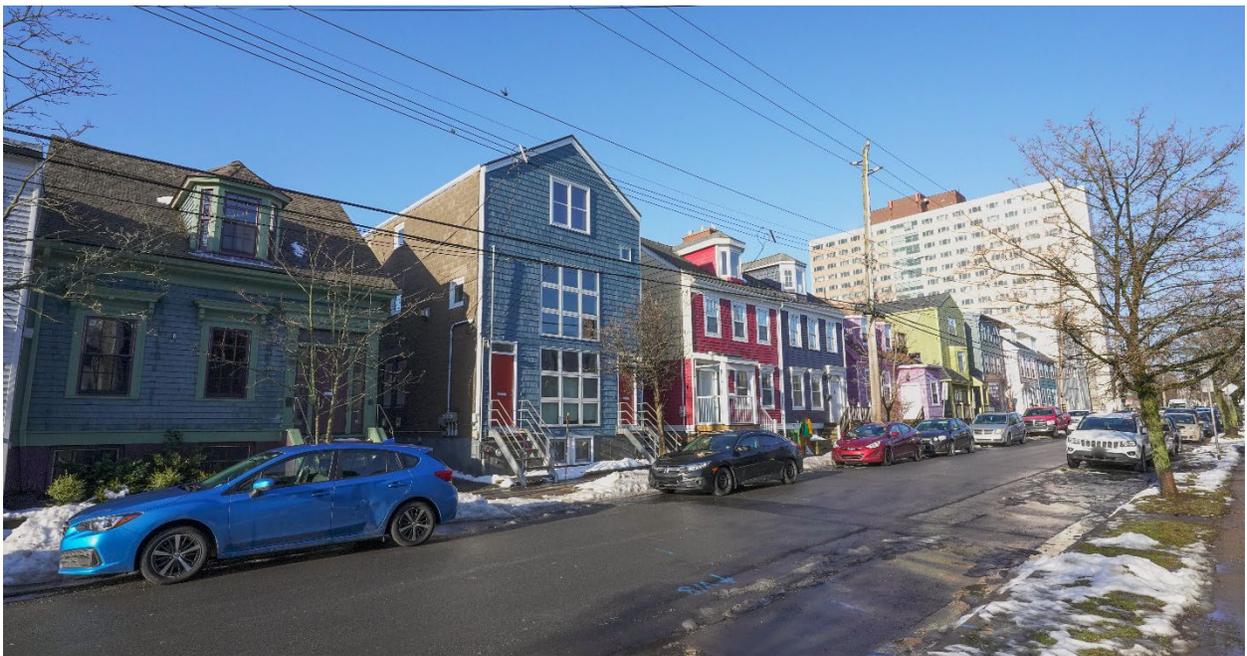


Figure 26: View looking northwest, with 2096 Creighton Street to the left. (Feb. 15, 2023)



Figure 27: View looking directly opposite of 2096 Creighton Street. (Feb. 15, 2023)

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## Attachment 2

### Scoring for Case H00549

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<b>Criterion</b>	<b>Score Awarded</b>
1. Age	16
2A. Historical Importance	10
3. Significance of Architect/ Builder	3
4A. Architectural Merit: Construction Type	10
4B. Architectural Merit: Style	6
5. Architectural Integrity	13
6. Relationship to Surrounding Area	9
<b>Total</b>	<b>67</b>