



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

Item No. 12.2
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 Committee

DATE: March 22, 2023

SUBJECT: **Case H00547: Request to Include 6032-6034 Charles Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality**

ORIGIN

March 22, 2023 meeting of 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

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 6032-6034 Charles 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 H00547. 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:

Criterion	Score Awarded
1. Age	13
2B. Architectural Importance	20
3. Significance of Architect/ Builder	1
4A. Architectural Merit: Construction Type	3
4B. Architectural Merit: Style	3
5. Architectural Integrity	14
6. Relationship to Surrounding Area	9
Total	63

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.

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



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

Item No. 9.1.1
Heritage Advisory Committee
March 22, 2023

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed

Cathie O'Toole, Chief Administrative Officer

DATE: March 17, 2023

SUBJECT: **Case H00547: Request to Include 6032-6034 Charles Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality**

ORIGIN

Application for heritage registration by the property owner.

LEGISLATIVE AUTHORITY

The Heritage Property Act

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 (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 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*.

BACKGROUND

The property owner has applied to include the property located at 6032-6034 Charles Street, Halifax (Map 1) in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is situated on the east side of Charles Street, in the block bounded by Clifton and Robie Streets. The subject property contains a two-storey residential building which was constructed circa 1898.

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 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 the Architect/Builder	10
4. Architectural Merit	10
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

Should the HAC score a property with more than 50 points on evaluation as a heritage property, a positive recommendation will 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, heritage 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 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 staff's research report (Attachment B).

1. Age:

The subject property was originally Lot 6 in the Plan of the Subdivision of the Woodill Field. No structures are depicted on the property in Hopkin's 1878 City Atlas and the block of Charles Street between Clifton and Robie Streets are identified as being vacant in McAlpine's 1897-1898 City Directory.

In a 1911 update to Goad's 1895 Fire Insurance Plan, three structures and an outbuilding had been constructed at the corner of Clifton and Charles Streets, with the subject property identified as number 60. The first identification of 60 Charles Street in McAlpine's City Directories is in 1898-1899, which lists John H. Blakley (sometimes spelled Blakeley), Clerk, as occupying the property. Blakley mortgaged the property in 1897 and lived at the residence until 1902.

Given its circa 1898 construction date, staff recommend a score of 13 points for Age.



*Figure 1: 6032-6034 Charles Street
(Staff photo, February 22, 2023)*

2. Architectural Importance:

The subject property was constructed in the 'Halifax Box' style, characterized by a flat roof, two-storey massing, two-storey bay window on one side with the doorway on the other, and varied decoration and ornament. Design elements tend to borrow from Second Empire, Queen Anne, and Italianate styles. The overall simplicity of the 'Halifax Box' design allowed construction firms to erect this style of building cheaply and quickly. Large employers of building trades craftsmen (often advertising themselves as a sort of all-in-one architects and builders) began buying lots for property development by contract as well as speculation.

Although the Halifax Box style can be found throughout peninsular Halifax, this style of home is representative of turn of the 20th century local vernacular architecture and contributes to the special architectural style of Halifax. As such, the style can be viewed as preserving the cultural identity and special characteristics unique to Halifax.

As a representative example of the Halifax Box style, staff recommend a score of 16 to 20.

3. Significance of Architect/Builder:

The builder/architect of 6032-6034 Charles Street could not be determined during historical research. As a result, staff recommend a score of 0 for the significance of the architect/builder.

4. Architectural Merit

Construction Type/Building Technology

The residence at 6032-6034 Charles Street is a two-storey building likely of balloon construction with a rectangular plan. It stands on a coursed rubblestone foundation mixed with large granite blocks. The foundation has been partially parged with concrete and brick. Balloon framing was the preferred method of construction from the late 19th to early 20th century. The method allowed for buildings to be constructed quickly and used dimensional lumber boards held together by nails. Balloon framing is rarely used today but influenced contemporary platform construction.

Balloon framing, while common for its own time, was replaced by platform framing from the 1930s onwards, and is growing increasingly less common in present-day Halifax. As such, staff recommend a score between 1 and 3 points.

Style

6032-6034 Charles Street provides a somewhat rare example of a Halifax Box style as it has high integrity and an additional two-storey bay window on the east elevation embellished with decorative corbels and brackets consistent with the front elevation.

The character-defining elements of 6032-6034 Charles Street 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.



Figure 2: 6032-6034 Charles Street, showing both the north and east two-storey bay windows (Staff photo, 22 February, 2023)

As a somewhat rare example of the Halifax Box style, staff recommend a score of 1 to 3.

5. Architectural Integrity:

6032-6034 Charles Street has a strong level of architectural integrity. Although no historical photographs were discovered during historical research, some minor modifications are evident. All windows have been replaced. The rubblestone and granite block foundation has been partially faced with either concrete or red stretcher brick. A basement window has been filled in with glass blocks. An addition was constructed in the rear; however, this is not visible from the public realm. The main entrance was modified into two individual entrances when the house was converted into flats.

As mentioned in previous sections, the Halifax Box style can be found throughout peninsular Halifax. However, the level of integrity of the remaining Halifax Box style residential structures, especially around this block of Charles Street, vary significantly. 6032-34 Charles Street provides a strong example of the style with relatively minor modifications.

Overall, the alterations to the exterior of 6032-6034 Charles Street is minimal and as such, staff recommend a score 11 to 15 points for architectural integrity.

6. Relationship to Surrounding Area:

6032-6034 Charles Street is surrounded by other residential houses constructed in the Halifax Box style, with varying levels of architectural integrity. The block of Charles Street between Clifton and Robie Streets is a relatively contiguous stretch of houses of the same style and age. 6032-6034 Charles Street has visual and historical connections to the neighbouring properties at 6038 and 6040 Charles Street which were built around the same time. 6032-6034 and 6038 Charles Street have particularly strong historical connections as the structures were built around the same time and 6038 Charles Street was occupied by Blakley's business partner, James Ross. Both structures display the same style and near identical woodwork detailing.

6032-6034 Charles Street is within 250m of two recently registered Halifax Box houses. 5812-5814 North Street, and 2539 Agricola Street are both similar in architectural style and age, but do not contain the high level of architectural integrity shown by the subject property.

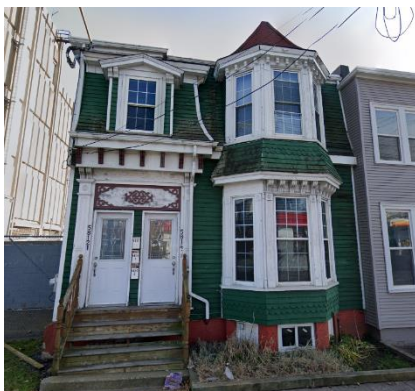


Figure 4: 5812-5814 North Street



Figure 3: 2539 Agricola Street

For its visual and historical relationship with the neighbouring late 19th to early 20th century residential buildings, which are of a similar style, especially 6038 Charles Street, staff recommend a score of 6 to 10 points.



Figure 5: View of 6032-6034, 6038 and 6040 Charles Street from the west side of Charles Street (Staff photo, February 22, 2023)

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2023/2024 operating budget for C340 – Heritage and Planning Information Services.

COMMUNITY ENGAGEMENT

The community engagement process for heritage registrations 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 6032-6034 Charles 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

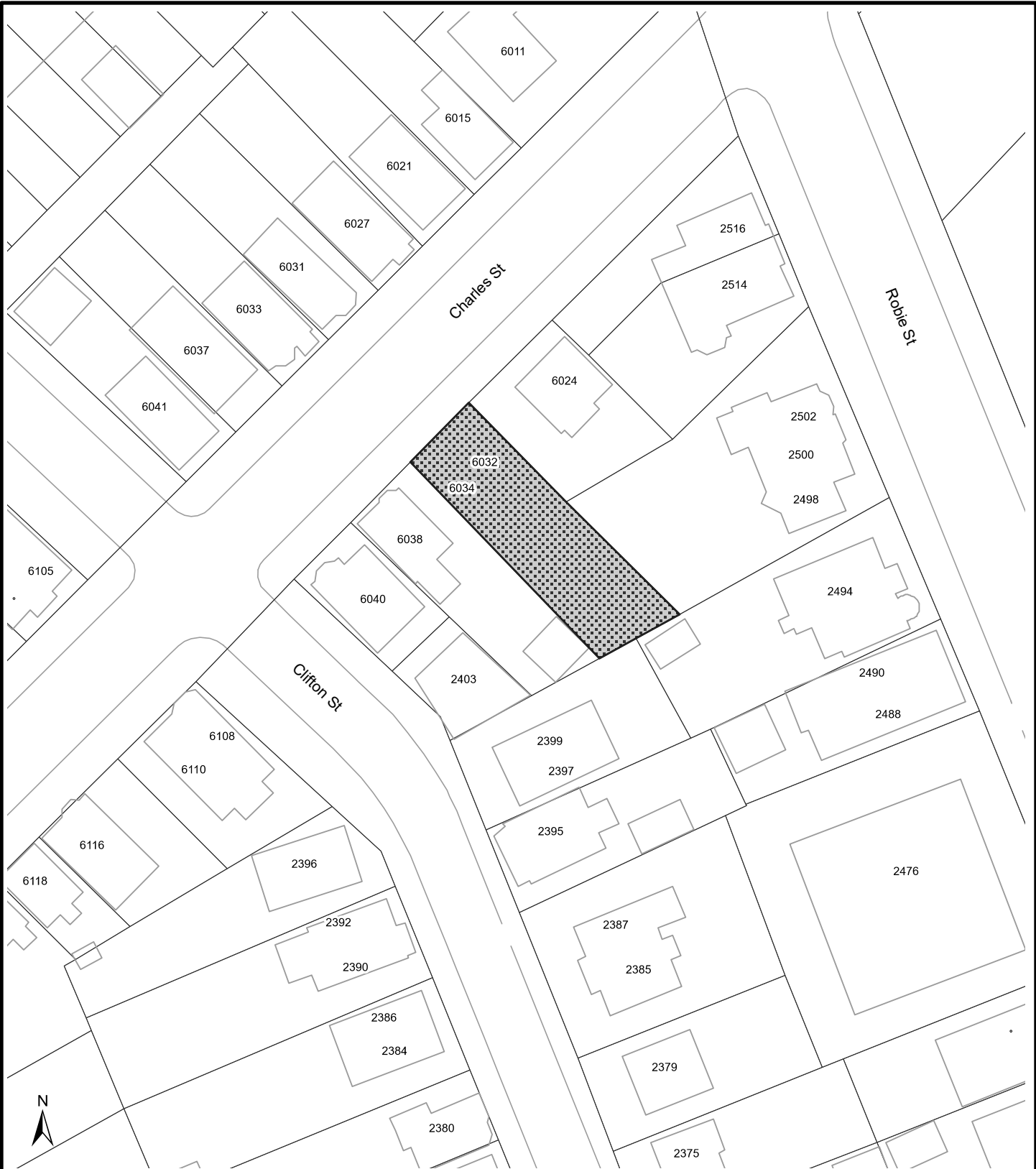
Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Staff Research Report

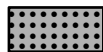
A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Elizabeth Cushing, Planner II – Heritage, 902.478.2586



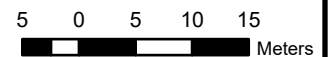
Map 1 - Location

6032 & 6034 Charles Street,
Halifax



Subject 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 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:

Attachment B

Research Report

6032-6034 Charles Street, Halifax

Prepared by:

HRM Planning & Development
Elizabeth Cushing, Planner II - Heritage

03 March 2023



HALIFAX

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Age

6032-6034 Charles Street, Halifax, formerly 60, 6015, 6030 Charles Street, is situated on the south side of Charles Street, in the block bound by Clifton and Robie Streets.

The subject property was originally Lot 6 in the *Plan of the Subdivision of the Woodill Field*. Although the physical plan could not be located, the area was generally bound by North Street to the north, Robie Street to the east, Cunard Street to the south and Windsor Street to the west. No structures are depicted in Hopkin's 1878 City Atlas and Charles Street did not yet extend past Robie Street at that time (Figure 1). The street was extended around 1897 (Plan #M-1-842). The block of Charles Street between Clifton and Robie Streets are identified as being vacant in McAlpine's 1897-98 City Directory.

By Goad's 1911 (IS 1895) Fire Insurance Plan, three structures and an outbuilding had been constructed at the corner of Clifton and Charles Streets, with the subject property identified as number 60 (Figure 2). The first identification of 60 Charles Street in McAlpine's City Directory is in 1898-1899, which lists John H. Blakley (sometimes spelled Blakeley), Clerk, as occupying the property. Blakley lived at the residence until 1902.

In 1897, John H. Blakley mortgaged Lot 6 of Woodill Field from Walter K. Thomson (Book 323, Page 23). He had already purchased neighbouring lots the year prior (Book 316, Page 696). Blakley and a farmer from the County of Hants, James A. Ross, had a partnership under the firm name Blakley and Ross. In 1898, as a term of their partnership agreement, all their real estate was transferred to the partnership (Book 332, Page 350). That following year, they deeded the neighbouring property to James' mother, Caroline Ross (widow; Book 332, Page 693) and James is listed as occupying a building on this lot (present day 6038 Charles Street) by McAlpine's 1899-1900 City Directory. By the 1900-1901 McAlpine Directory, a structure was also built at the corner of Clifton and Charles Streets (present day 6040 Charles Street).

In 1900, all Blakley's real estate was assigned to Oneida Silverware Manufacturing Company Ltd. for an unpaid debt of \$61.05 (Book 344, Page 259). Through a Sheriff's Deed the property was transferred from Blakley, Ross and Charles Stringer, Receiver of Oneida Silverware Manufacturing Company Limited, to Robert F. Keltie in 1902 (Book 352, Page 384).

During Keltie's ownership of the property from 1903 until 1908, the property was occupied by Reverend H.W.O. Millington (1903-1905) and Reverend A.J. Vincent (1907-1908) of the Tabernacle Baptist Church on Brunswick Street. Keltie sold the property to Caleb F. Hubley in 1908 (Book 387, Page 248). Hubley passed away in 1936, leaving the Charles Street home to his wife Sophia (Book 752, Page 246). The Hubley family retained ownership of the property for nearly 70 years (Book 3472, Page 1140). During the Hubley family's tenure, an addition appears to have been constructed to the rear of the house along with a one-storey outbuilding (Figure 3). A plan of the property from 1948 also identifies that the structure had been converted into flats (Figure 4).

With a construction date of circa 1898, the subject property at the time of writing is 125 years old.

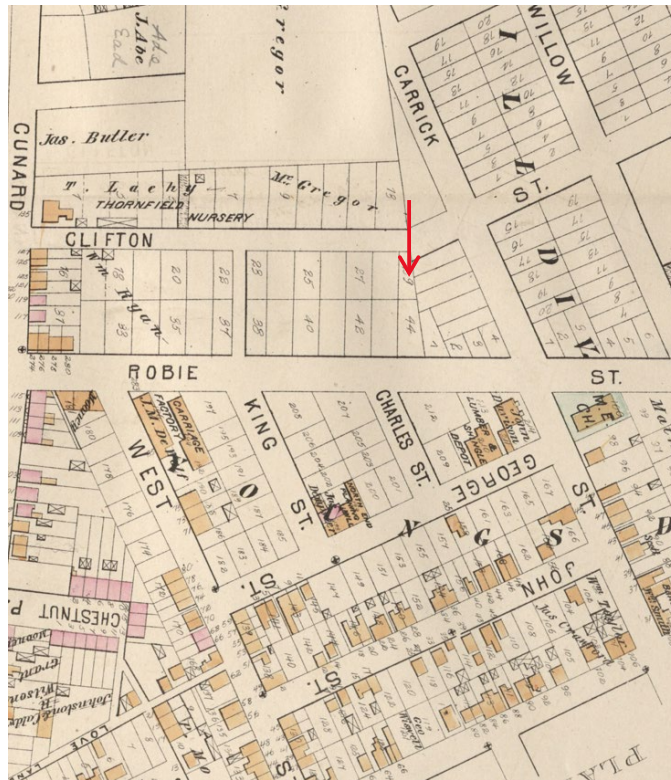


Figure 1: Hopkin's 1878 Fire Insurance Plan with approximate location of subject property identified in red

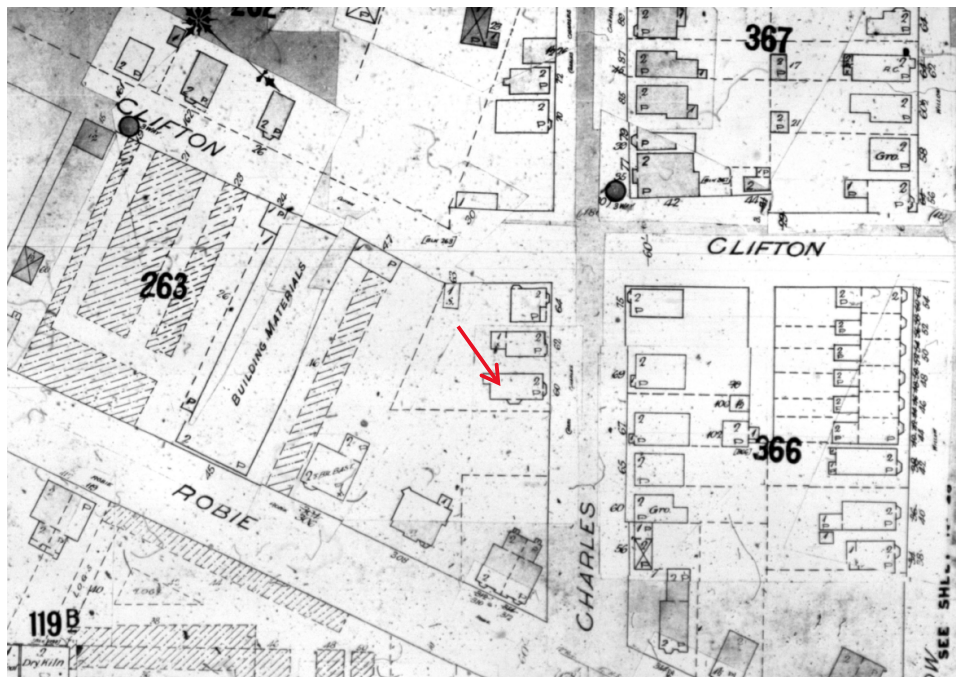


Figure 2: Goad's 1911 (IS 1895) Fire Insurance Plan with the subject property identified in red

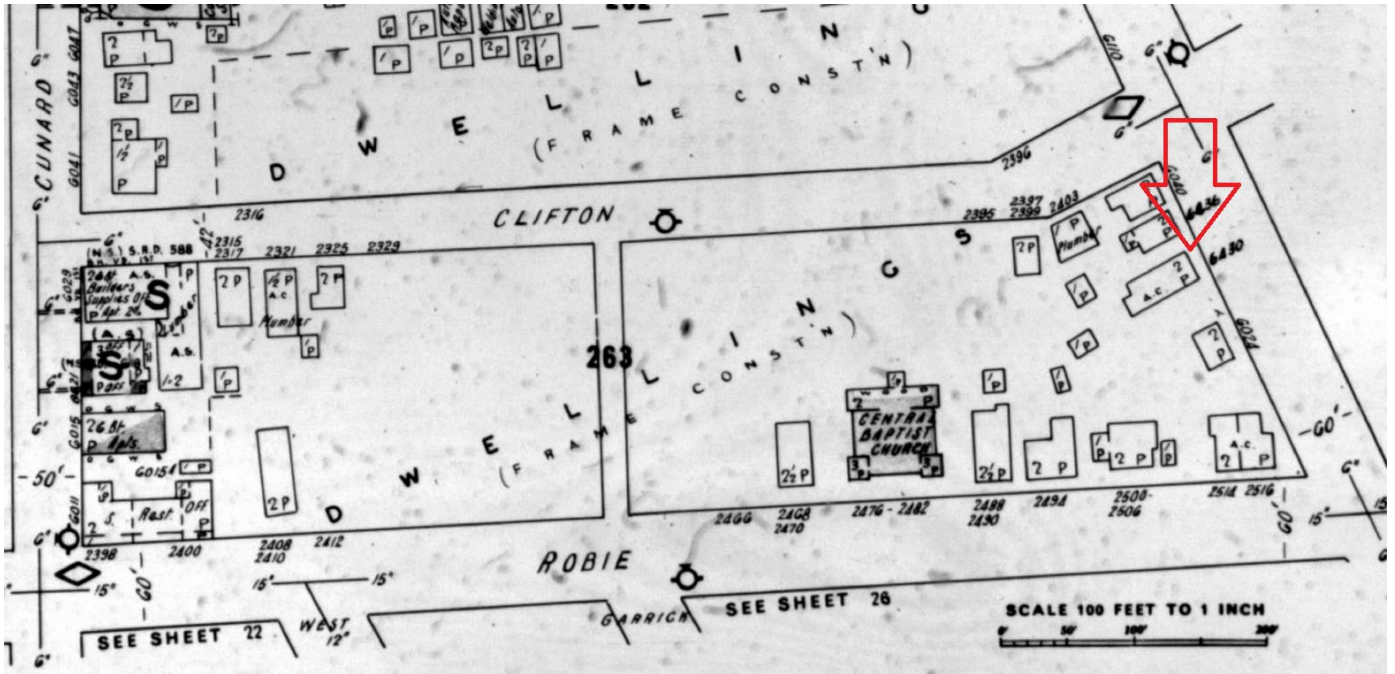


Figure 3: 1952 Underwriter's Insurance Bureau's Fire Insurance Plan with the subject property identified in red

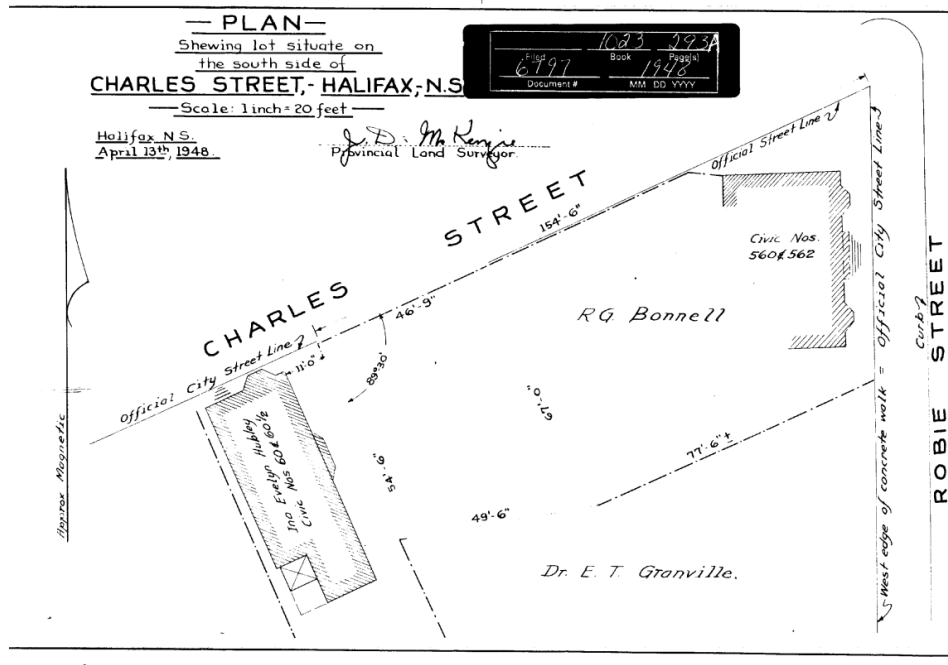


Figure 4: Plan showing lot situate on the south side of Charles Street dated 1948 (Surveyor J.D. McKenzie)

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

John H. Blakley (1858-1930) owned Blakley & Co. (later J.H. Blakley & Co.), a grocers and victuallers shop at 102 Gottingen Street (near intersection with Cornwallis Street; Figure 5 and Figure 6). John Blakley was born in Guysborough County, Nova Scotia, to Andrew Blakley and Sarah Jane (née Storr). He married Matilda Louisa (née Mason) in 1875 and moved to Halifax around 1881. Blakley and Matilda had three children – Harry, Cecil and Hilda. After J.H. Blakley & Co., Blakley worked at E & A Thompson, a butchers and grocers shop on Barrington Street (McAlpine 1901). By the 1903-04 City Directory, Blakley changed occupations to a dockyard customs officer and had moved to Agricola Street. He remained in this role until his death in 1930 at the age of 72 and is buried at Camp Hill Cemetery in Halifax.

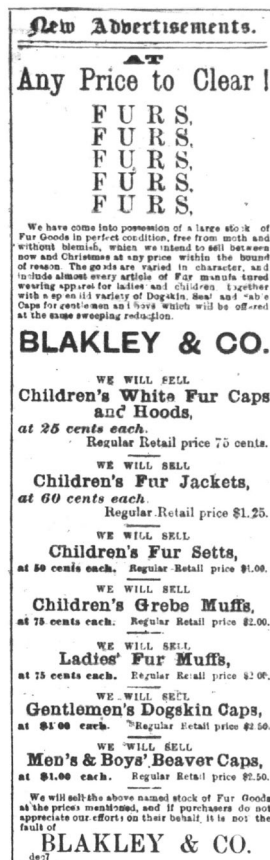


Figure 5: Advertisement for Blakley & Co. from Acadian Recorder newspaper dated 16 December 1882



Figure 6: J.H. Blakley & Co. Advertisement (McAlpine 1897:132)

During Robert Keltie's ownership of the property, the house was occupied by Reverends from Tabernacle Baptist Church, Reverend H.W.O. Millington and Reverend A.J. Vincent. The Tabernacle Church was formerly located on Brunswick Street near the intersection with Artz Street. The original Baptist Church was established in 1848 on Cornwallis Street (Sheffield Baptist Church n.d.). In 1866, the congregation grew, and the North Baptist Church near the intersection of Gottingen and Falkland Streets was built. The Tabernacle Baptist Church was built in 1874. Reverend H.W.O. Millington was the pastor at Tabernacle Baptist Church from 1902 until 1904 (Davies 1914). Reverend A.J. Vincent was pastor from 1904 until 1911 and is credited for improving the church building, baptizing 107 members, and purchasing the neighbouring property for the church's use. The Tabernacle Baptist Church was significantly damaged during the Halifax Explosion (Dustan 1918; Sheffield Baptist Church n.d.). A new church was built on Robie Street in the 1920s, uniting both the North Baptist and Tabernacle churches to create Central Baptist Church. The Robie Street Church was sold in 1983 and the congregation moved to Lincoln Cross Drive and operates today under the name Sheffield Baptist Church.

Caleb Freeman Hubley was born in Black Point in 1851 to Ephraim and Amelia Hubley (Figure 7). By the 1891 Census, he was living on Ingram Road with his wife Sophie A. and son Clifford E. and working as a teacher. The 1911 Census lists that they had another son named Carl. They also had a son named Reggie who died in infancy in 1898. Caleb passed away in 1936 and is buried at Black Point Cemetery in Black Point, Nova Scotia, along with Sophie and Reggie. The Hubley family retained ownership of the property until 1977 (Book 3472, Page 1140).



Figure 7: Caleb F. Hubley (Source: Personal Collection, L. Isnor, Ancestry.ca)

Important / Unique Architectural Style or Highly Representative of an Era

The subject property was constructed in the 'Halifax Box' style, characterized by a flat roof, two-storey massing, two-storey bay window on one side with the doorway on the other, and varied decoration and ornament (Archibald and Stevenson 2003). Design elements tend to borrow from Second Empire, Queen Anne, and Italianate architectural styles. The overall simplicity of the 'Halifax Box' design allowed construction firms to erect this style of building cheaply and quickly. These large employers of building trades craftsmen, often advertising themselves as a sort of all-in-one architects and builders, began buying lots for property development by contract as well as speculation (Archibald & Stevenson, 78).

Although the Halifax Box style can be found throughout peninsular Halifax, these style homes are representative of turn of the 20th century local vernacular architecture and contributes to the special architectural style of the city. As such, the style can be viewed as preserving the cultural identity and special characteristics of Halifax (Salman 2018). As Salman (2018:4) states, "regionalism in architecture reflects local features related to place, culture, climate and technology in a certain era; the result a timeless architecture". Further, 6032-6034 Charles Street provides a somewhat rare example of a Halifax Box style as it has high integrity and an additional two-storey bay window on the east elevation.

Significance of Architect or Builder

The architect or builder of 6032-6034 Charles Street was not identified during historical research.

Architectural Merit

Construction Type or Building Technology

The residence at 6032-6034 Charles Street is a two-storey building of balloon construction with a rectangular plan. It stands on a coursed rubblestone foundation mixed with large granite blocks. The foundation has been partially parged with concrete and brick. Balloon framing was the preferred method of construction from the late 19th to early 20th century (Region of Waterloo n.d.). The method allowed for buildings to be constructed quickly and used standard-cut lumber boards held together by nails. Balloon framing is rarely used today but influenced contemporary platform construction.

Style

6032-6034 Charles Street was designed in the Halifax Box style (Figure 8 and Figure 15). The style gained prominence in the latter half of the 19th century as new suburbs developed in Halifax. It can be characterized by a flat roof, two-storey massing, two-storey bay window on one side with the doorway on the other, and varied decoration and ornament (Archibald and Stevenson 2003). See Important / Unique Architectural Style or Highly Representative of an Era for more information.

Character Defining Elements

The character defining elements of 6032-6034 Charles Street include, but are not limited to:

- 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.



Figure 8: North elevation of 6032 Charles Street (Staff photo, 22 February 2023)



Figure 9: West elevation (Staff photo, 22 February 2023)



Figure 10: South elevation (Staff photo, 02 March 2023)



Figure 11: East elevation (Staff photo, 22 February 2023)



Figure 12: Foundation of 6032-6034 Charles Street, with parged concrete to the left, brick in the centre, and rubblestone and granite blocks to the right (Staff photo, 22 February 2023)



Figure 13: Two-storey Bay window with conical roof and crestring on the north elevation (Staff photo, 22 February 2023)



Figure 14: Second storey window with label-like trim (Staff photo, 22 February 2023)



Figure 15: Main entrances to 6032-6034 Charles Street, with wood pilaster, corbels and brackets and transom (Staff photo, 22 February 2023)

Architectural Integrity

The single-detached, two-storey residential building at 6032-6034 Charles Street stands on a rubblestone and granite block foundation which has been partially parged with stretcher brick and concrete. The building has a short rectangular façade and rear addition. The structure is clad in wood siding with scalloped shingle string course on the north elevation between the first and second storeys. There is a single stack brick chimney on the offset left.

The flat roof has wood bracket detailing on the north elevation. There is a two-storey bay window on the north elevation that has bracket and corbel detailing. The bay window is topped by a conical roof that has cresting at the peak. Flat one-over-one windows have moulded trim, except for the second storey north elevation window which has label-like trim. There is also a piano window and tall one-over-one window on the west elevation. Another two-storey bay window is located on the east elevation that has bracket and corbel detailing on the first and second storeys. The rear addition has a tall picture window on the south elevation.

6032-6034 Charles Street has a strong level of architectural integrity. Although no historical photographs were discovered during historical research, some minor modifications are evident. All windows have been replaced. The rubblestone and granite block foundation has been partially faced with either concrete or red stretcher brick. A basement window has been filled in with glass blocks. An addition was constructed in the rear; however, this is not visible from the public realm. The main entrance was modified into two individual entrances when the house was converted into flats.

As mentioned in previous sections, the Halifax Box style can be found throughout peninsular Halifax. However, the level of integrity of the remaining Halifax Box style residential structures, especially around this block of Charles Street, vary significantly (Figure 16 and Figure 17). 6032-6034 Charles Street provides a representative example of the style with minor modifications.



Figure 16: Halifax Box style house at 6111 Charles Street (Staff photo, 22 February 2023)



Figure 17: Halifax Box style homes on Clifton Street near Charles Street intersection (Staff photo, 22 February 2023)

Relationship to Surrounding Area

6032-6034 Charles Street is surrounded by other residential houses constructed in the Halifax Box style, with varying levels of architectural integrity. The block of Charles Street between Clifton and Robie Streets is a relatively contiguous stretch of houses of the same style and age (Figure 18). 6032-6034 Charles Street has visual and historical connections to the immediately neighbouring properties at 6038 and 6040 Charles Street which were built around the same time (Figure 19). 6032-6034 and 6038 Charles Street have particularly strong historical connections as the structures were built around the same time and 6038 Charles Street was occupied by Blakley's business partner, James Ross. Both structures display the same style and near identical woodwork detailing.

Surrounding Registered Heritage Properties:

6032-6034 Charles Street is within 250m of two recently registered Halifax Box houses. 5812-5814 North Street, and 2539 Agricola Street are both similar in architectural style and age, but do not contain the high level of architectural integrity shown by the subject property.

The Princess Place Victorian Streetscape is also 250m to the southeast (Figure 20). These properties are constructed in the Victorian Plain architectural style, which is another term commonly applied to Halifax Box style homes.



Figure 18: Intersection of Charles and Clifton Streets, facing east (Staff photo, 22 February 2023)



Figure 19: 6032-6034, 6038 and 6040 Charles Street (Staff photo, 22 February 2023)



Figure 20: Registered Heritage Buildings on Princess Place (Staff photo, 09 February 2021)

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Attachment 2

Scoring for Case H00547

Criterion	Score Awarded
1. Age	13
2B. Architectural Importance	20
3. Significance of Architect/ Builder	1
4A. Architectural Merit: Construction Type	3
4B. Architectural Merit: Style	3
5. Architectural Integrity	14
6. Relationship to Surrounding Area	9
Total	63