

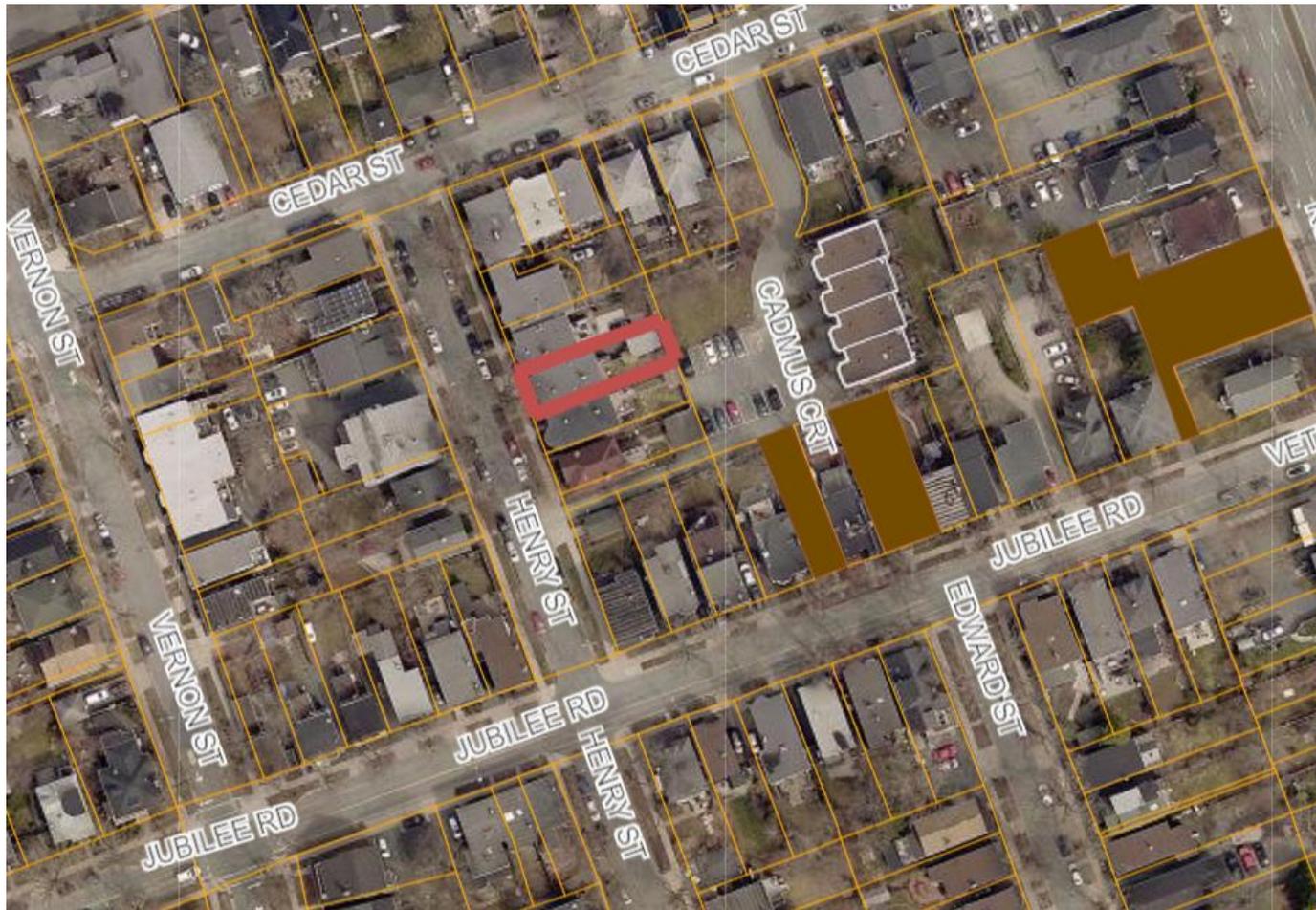
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H00565 – 1745 Henry Street

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

Heritage Advisory Committee
23 August 2023

Location



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Registration Evaluation Criteria

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

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1. Age

Henry St. No. APPLICATION FOR NEW BUILDING. No. 5885
To the Inspector of Buildings, Halifax, N. S., 25 day of June 1917

Sir:—The undersigned hereby applies for a permit to build according to the following specifications and in accordance with the detailed plans and specifications submitted.

Location Henry St. No. Side E between Jubilee St. and Cedar
Owner Edward Maxwell Architect Builder E. Maxwell. Estimated cost \$8000.00
Class Material Conc. Blocks Purpose of Building Double House (Dwelling)
Size of main building 50 Ft. front 44 Ft. deep Ft. in height 27 No. of Stories Nearest part to street line Ft.
Size of Extension " " " " "
Foundation wall, material Conc. Thickness 12" Chimney, how constructed Concrete.
Style of roof and material Flat. No. of elevators and for what purpose
What kind of fire stop is to be used Date permit from Health Board
Permission is also applied for, to enclose that portion of the street in front of the proposed building extending into the street ft.
The undersigned hereby agrees that all work on the said building shall be done in strict accordance with the laws and ordinances relating to the erection of buildings within the City of Halifax, and with the conditions printed on the back of the permit, and that every obstacle will be removed from the street on or before the 1st day of Nov 1917 on which date this permit expires.

Solid Blocks 6" 2" Air 4" inside

 Applicant.

1917 Building Permit by Edward Maxwell for 1741-1743 and 1745 Henry Street

- Area largely undeveloped until late 1800s with increased demand for middle-class housing
- Building permit for concrete block double house submitted by Edward Maxwell in June 1917
- Property depicted as vacant in maps until 1918 Assessment Map
- 173 Henry Street first identified in McAlpine's 1918-1919 Directory, with George D. Gabriel occupying the residence

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1. Age

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

2b. Architectural Importance



1745 Henry Street
(May 2023)

- Edwardian Classicism style residence constructed of concrete block
- Popular from 1900 to 1930
- Emphasizes Classical elements, balanced facades, smooth surfaces and generous fenestration, stone lintels, and extended roof eaves with brackets

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2b. Architectural Importance

Importance	Points	Comments
Highly important, Unique, or representative of an era	16 - 20	
Moderately important, Unique, or representative of an era	11 - 15	
Somewhat important, or representative of an era	10 - 1	
Not important, Unique, or representative of an era	0	

3. Significance of Architect/Builder

- Built by Edward Maxwell, local mason and contractor
- Born in Hants, NS to Edward Maxwell Sr. and Elizabeth (née Forbes)
- Maxwell Jr. specialized in brick and masonry
- Partnered with S.P. Dumaresq on Infant's Home on Tower Road and residence at present day 1735 Henry Street
- Most structures Maxwell is known to have constructed are no longer extant

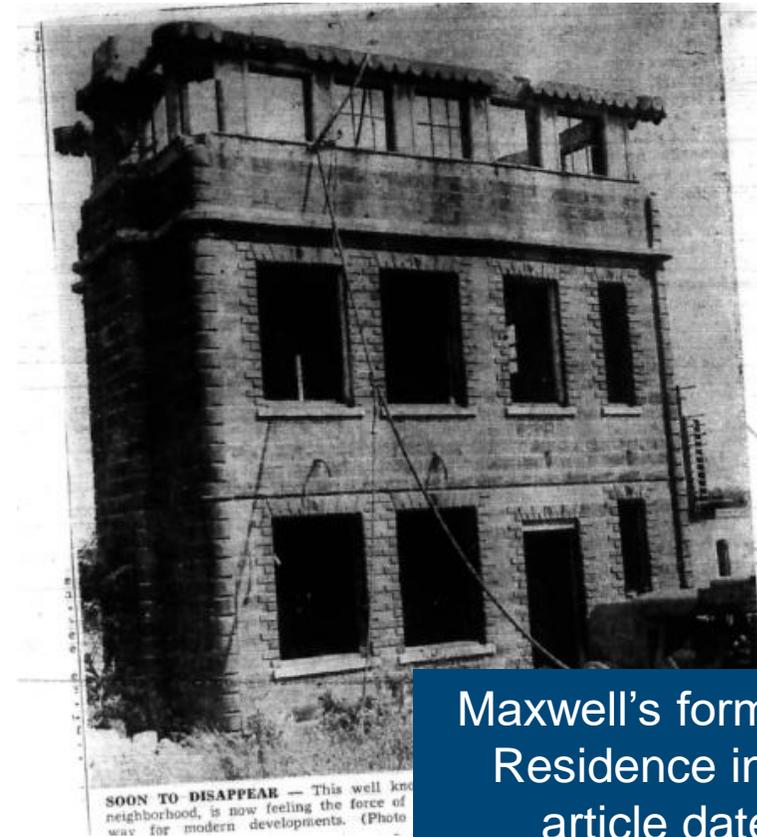


Infant's Home on Tower Road prior to demolition (Ziobrowski)

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3. Significance of Architect/Builder

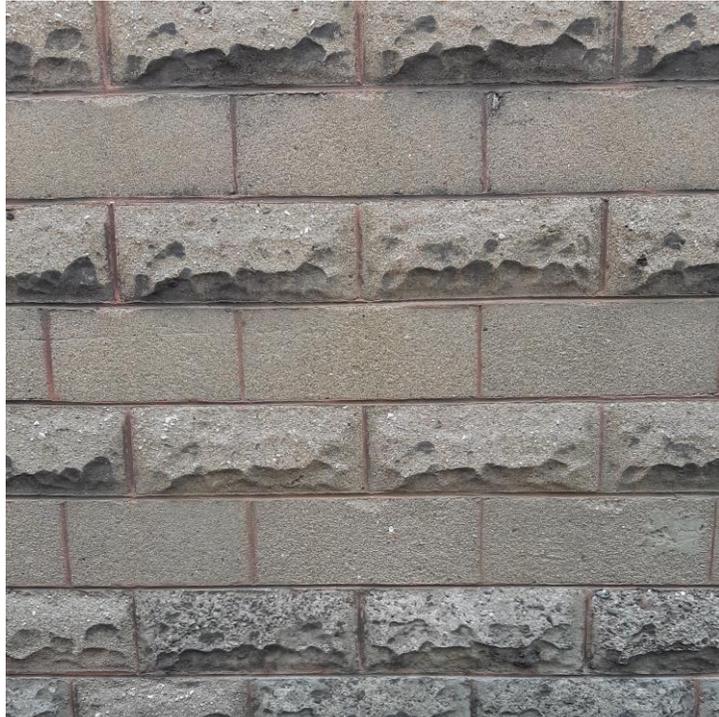
Status	Points
Nationally	7 - 10
Provincially Significant	4 - 6
Locally Significant	1 - 3
Not Significant	0



Maxwell's former Fairview Residence in Mail Star article dated 1956

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4a. Architectural Merit *[Construction Type]*



Concrete block
construction of 1745
Henry Street (May
2023)

- Constructed with rock-faced concrete blocks, popular from 1900 to 1920s
- Block machines involved pouring wet concrete into a mould, viewed to be more efficient than kilns for bricks

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

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4b. Architectural Merit *[Style]*



1741-1743 and 1745 Henry
Street (May 2023)

- Character defining elements include:
 - Two-storey, semi-detached Edwardian Classicism style residence;
 - Two-storey rounded bay on the west elevation;
 - Rock-faced stone cladding laid in even courses;
 - Flat windows with stone lintels and lug sills;
 - Flat roof with bracketed extended cornice;
 - Open porch with simple double colonettes; and,
 - Minimal setback from the street

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4b. Architectural Merit *[Style]*

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

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5. Architectural Integrity



1745 Henry Street
(May 2023)

- Minimal modifications
- Windows and doors have been replaced
- Automobile garages to the rear of the townhomes have been demolished

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5. Architectural Integrity



1745 Henry Street (May 2023)

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

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6. Relationship to Surrounding Area



Jubilee Road and Henry Street rowhouses (May 2023)

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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.



View facing north from 1735 Henry Street (June 2023)

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Recommendation

Should 1745 Henry Street, Halifax score 50 or more points on evaluation as a heritage property under the HRM Heritage Property Program, the Heritage Advisory Committee recommends that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 1745 Henry Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property under the Heritage Property Act.

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Thank you