

HALIFAX

H00569 – 6038 Charles 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



- Subject property built by 1899
- The block of Charles Street between Clifton and Robie Streets vacant in 1897
- Three buildings at the corner of Charles and Clifton constructed by 1911 Fire Insurance Plan
- James A. Ross and his mother, Caroline Ross, identified as first occupants of subject property
- Business partner John Blakley constructed nearly identical property at present day 6032-6034 Charles Street the year prior

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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



6038 Charles Street
(June 2023)

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

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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 local contractors, Thomas D. Shand and Frederick C. Campbell
- Shand briefly operated a planing and moulding mill on Edward Street in Halifax



Paper found inside walls of property which identify builders Shand and Campbell

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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

4a. Architectural Merit *[Construction Type]*



6038 Charles Street Foundation
(June 2023)

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

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]*

- Character defining elements include:
 - Two-storey, Halifax Box style house with flat roof;
 - Wood shake cladding;
 - Rubblestone and granite block foundation;
 - Two-storey bay window with panels, piers, and bracket and corbel detailing;
 - Protruding square bay on the second storey with bracket and corbel detailing; and,
 - Main entrance with transom and wood piers.



6038 Charles Street (June 2023)

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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



6038 Charles Street (June 2023)

- Minor modifications
- Foundation has been faced with concrete
- Rear addition (visible in 1911 map)

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5. Architectural Integrity



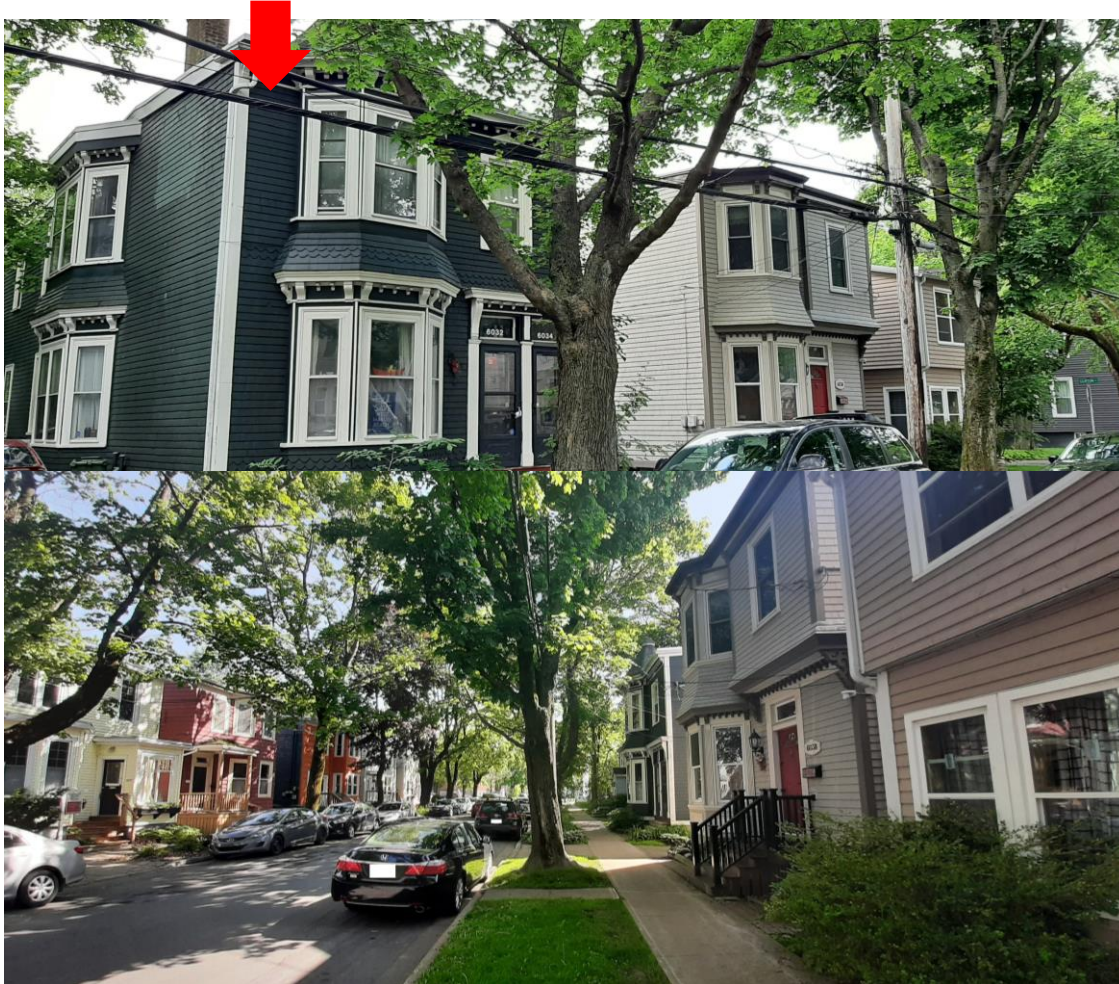
6038 Charles Street
(June 2023)

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

6032-6034 Charles Street



- Relatively contiguous stretch of houses of the same architectural style and age
- Historical, physical and visual connections with recently registered 6032-6034 Charles Street

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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.



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Recommendation

Should 6038 Charles Street, Halifax score 50 or more points on evaluation as a heritage property under the HRM Heritage Property Program, the Heritage Advisory Committee recommends that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 6038 Charles Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property under the Heritage Property Act.

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Thank you