

H00569 – 6038 Charles Street

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

Location

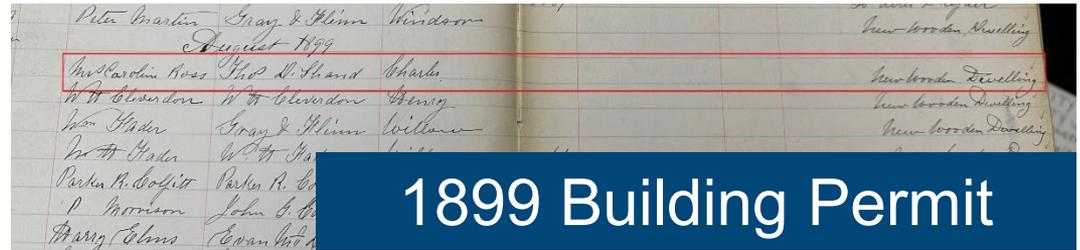


H00569 – 6038 Charles Street

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

1. Age



- 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 in Directories and 1899 building permit
- Business partner John Blakley constructed nearly identical property at present day 6032-6034 Charles Street the year prior

2b. Architectural Importance



- ‘Halifax Box’ style
- Design elements borrow from Second Empire, Queen Anne, and Italianate styles
- The style is representative of early 20th century vernacular architecture

3. Significance of Architect/Builder



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

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

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

4b. Architectural Merit [Style]



6038 Charles Street
(June 2023)

- Character defining elements include:
 - Two-storey, Halifax Box style house with flat roof;
 - 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.

5. Architectural Integrity



6038 Charles Street (June 2023)

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

HALIFAX

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

HAC Evaluation

Criterion	Score awarded by HAC
1. Age	13
2. [a] Historical <u>or</u> [b] Architectural Importance	18
3. Significance of Architect/Builder	1
4. Architectural Merit: Construction Type <u>and</u> Style	2 <u>and</u> 2
5. Architectural Integrity	13
6. Relationship to Surrounding Area	9
TOTAL	58

Recommendation

That Halifax Regional Council approve the request to include 6038 Charles Street in the Registry of Heritage Property for the Halifax Regional Municipality as shown on Map 1 of the July 27, 2023, staff report, as a municipal heritage property under the *Heritage Property Act*.

HALIFAX

Thank you

HALIFAX