

H00568 – 5561 Cogswell Street

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

Location



H00568 – 5561 Cogswell Street

Registration for Evaluation Criteria – Buildings

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

- West portion of Lot 1, Letter E on the plan of division of Maynard's Field
- In 1847, Thomas Wiswell, Carpenter, purchased the property
- Property transferred to John Hull, carpenter, in 1848. Deed references an 'unfinished cottage' on the lot.



1878 Fire Insurance Plan

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

- Originally 1 ½ storey Scottish vernacular house
- Converted to current three-storey, Victorian Plain style structure circa 1914 to accommodate a boarding house
- Unique example of both architectural styles



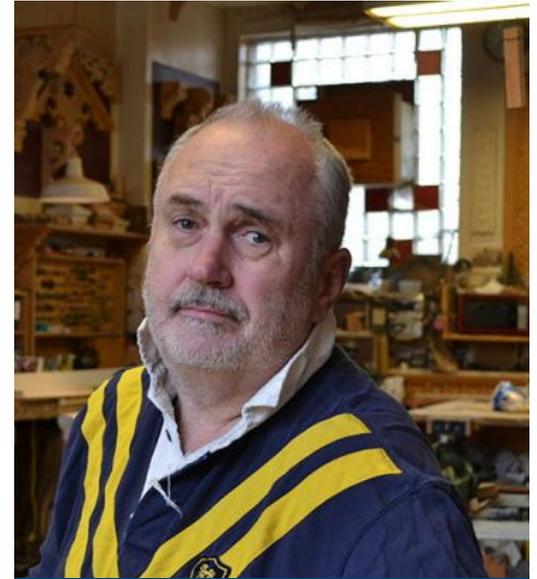
5561 Cogswell Street
(September 2023)

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

- Constructed by local carpenters, Thomas Master Wiswell and John Hull
- Restored by heritage carpenter Hal B. Forbes, who contributed to the visual identity and revitalization of North End Halifax
 - Contributions include the prominent cornice with decorative wood elements and brackets



Hal Forbes
(Source: Signal
Halifax, 2017)

3. Significance of Architect

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

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4a. Architectural Merit *[Construction Type]*

- Three-storey, timber-frame building with irregular plan and rubblestone foundation
- Timber frame construction predates dimensional lumber and employs wooden joinery techniques (e.g., mortise and tenon)



Original rubblestone foundation as visible from interior (Photo from property owner)

4a. Architectural Merit *[Construction Type]*

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 but are not limited to:
 - Three-storey, Victorian Plain style wood-framed building with Scottish vernacular elements;
 - Wood cladding and corner boards;
 - Windows with bracketed moulded hoods on the first-storey;
 - Moulded trim around fenestration;
 - Prominent cornice with brackets;
 - Entrance with transom, sidelights and moulded entablature on the south elevation; and
 - Minimal setback from the public right-of-way.



4b. Architectural Merit *[Style]*

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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5. Architectural Integrity

- 1 ½ storey structure
- Two storeys added between 1911 and 1914
 - Other properties in the neighbourhood who added storeys during this time frame include 2010, 2035 and 2092 Creighton Street
- Other modifications include:
 - Reduction in size of windows on south elevation
 - Replacement of south elevation door and stairs
 - Parging of rubblestone foundation with concrete
 - Additions of single-leaf entrances at the rear of the building
 - Hal Forbes decorative wood elements along cornice



5. Architectural Integrity

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



6. Relationship to Surrounding Area

- Contextual and historical relationship with Creighton's Field, proposed Heritage Conservation District
 - Small-scale workers housing dating from the Georgian and Victorian periods of the 19th century
- Visual, physical and historical connections with surrounding properties restored by Hal Forbes, including but not limited to:
 - 5565 Cogswell Street;
 - 2010, 2031 and 2096 Creighton Street



Cogswell Street facing west from 5561 Cogswell Street (September 2023)

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.



Registered heritage property at 2031 Creighton Street, also restored by Hal Forbes (September 2023)

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Thank you