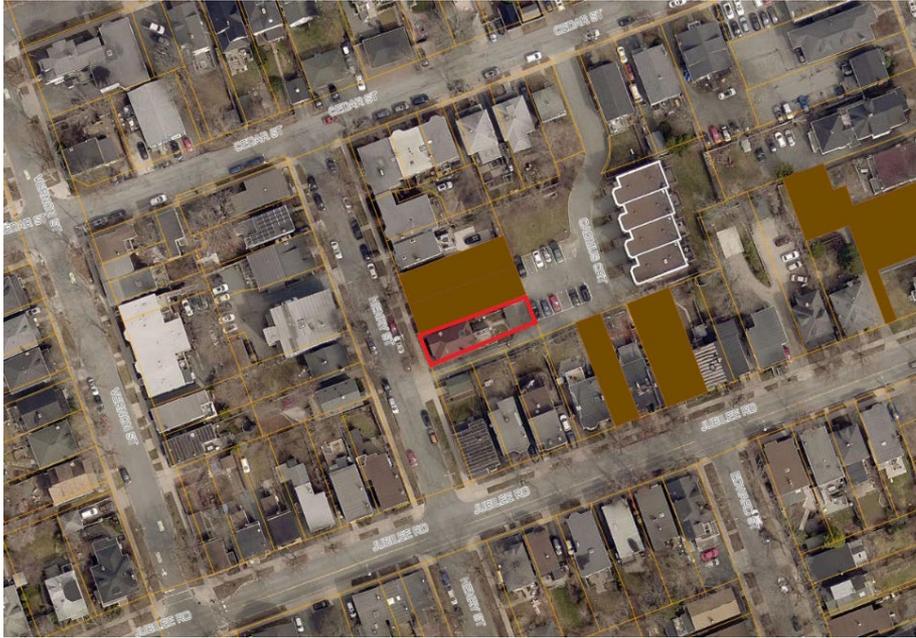


April 17, 2024

H00578 – 1735 Henry Street

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

Location



H00578 – 1735 Henry 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

- Building application submitted by Edward Maxwell on November 6, 1915
- Application lists S.P. Dumaresq as architect
- First reference to the property in 1916-1917 City Directory
- Subject property is visible by the 1918 Assessment Map

Henry St. No. APPLICATION FOR NEW BUILDING. No. 4539
To the Inspector of Buildings, Halifax, N. S., 6th day of Nov 1915

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. Sit. East between Jubilee St. and Cedar
Owner E. Maxwell Architect S.P. Dumaresq Builder E. Maxwell Estimated cost \$5000
Class Material Concrete Blocks Purpose of Building Residence

Size of main building Ft. front 24 Ft. deep 36 Ft. in height 30 No. of Stories 2 1/2 Nearest part to street line 2 Ft.
Size of Extension " " " " " " " " " " " "

Foundation wall, material Concrete Thickness 12" Chimney, how constructed 4" Concrete (inf)
Style of roof and material Pitch Asbestos Shingles of the roof and for what purpose
What kind of fire stop is to be used Asbestos 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 31st day of Jan 1916 on which date this permit expires.

 Edward Maxwell
Applicant.

Building Application for 1735
Henry Street, 1915

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

- Unique example of early 20th century single-detached Edwardian Classicism style residence
- Constructed of concrete block, with hip and gable roof
- Elements of the style found in 1735 Henry Street include: large paned windows with simple pattern and stone lug sills, tall brick chimneys and extended cornice with exposed purlins/brackets



1735 Henry Street
(February 2024)

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

- Built by Edward Maxwell, local mason and contractor
 - Constructed residences on Jubilee Road, Henry and Cedar Streets between 1907 and 1919
 - Most of his work elsewhere are no longer extant
- Designed by local architect Sydney Perry Dumaresq
 - Son of renowned local architect James Charles Dumaresq.
 - Partnered with Andrew Cobb from 1909 to 1911



Sydney Perry
Dumaresq
(Source:
Genealogy.com)

H/A

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]*

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:
 - Two-and-a-half storey, Edwardian Classicism style single-detached building;
 - Hip roof combined with front gable roof with extended cornice and exposed wood purlins;
 - Centre window in the gable roof;
 - Concrete block construction;
 - Ten-over-one and four-over-one windows with stone lug sills;
 - Single leaf entrance covered by an open porch with wood posts;
 - Two tall brick chimneys; and
 - Gable dormer with projecting eaves on east elevation.



1735 Henry Street (February 2024)

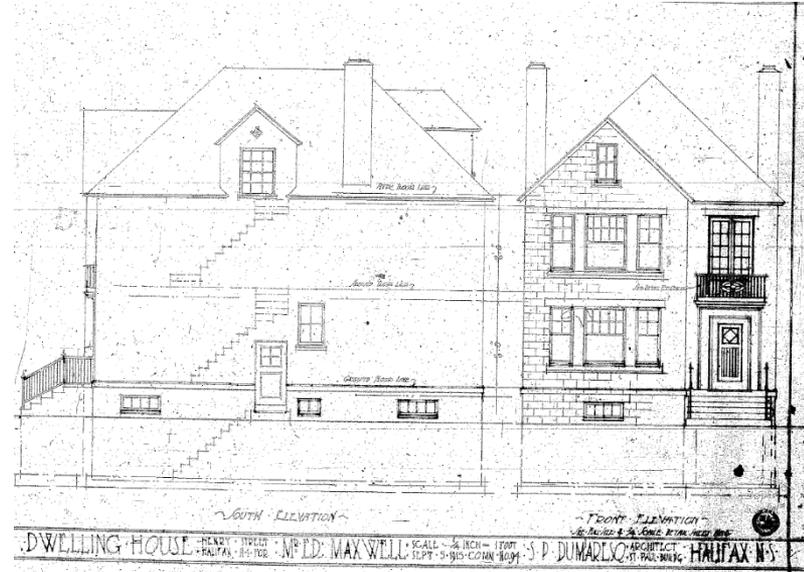
4b. Architectural Merit *[Style]*

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

- Removal of the tall French doors on the west elevation, above the main entrance;
- Removal of the railing around the second-storey French doors with a shed roof style open porch;
- Original front door has been replaced;
- A gable dormer on the south elevation has been removed;
- Stairs and railing leading to front entrance have been replaced; and,
- A one-storey rear addition was constructed which impacted the six-over-six original windows on the east elevation.



S.P. Dumaresq Building
Blueprints for 1735 Henry
Street dated 1915

5. Architectural Integrity

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



Rear and side elevation of 1735 Henry Street (February 2024)

6. Relationship to Surrounding Area

- Historical, visual and physical relationship with surrounding masonry residences built by Edward Maxwell
- These residences are an integral landmark on Jubilee Road, Cedar Street and Henry Street
- Representative of turn of the century masonry architecture



View of Henry Street near
Jubilee Road Intersection
(February 2024)

6. Relationship to Surrounding Area



Edward Maxwell Townhomes on Jubilee Road (February 2024)

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

That the Heritage Advisory Committee recommend 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 1735 Henry Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the staff report dated March 26, 2024, as a municipal heritage property under the Heritage Property Act.

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Thank you