

HRTG-2024-00694 – 6-20 Ropewalk Lane, Dartmouth

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

Location



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

2

The Tenements



May 2024

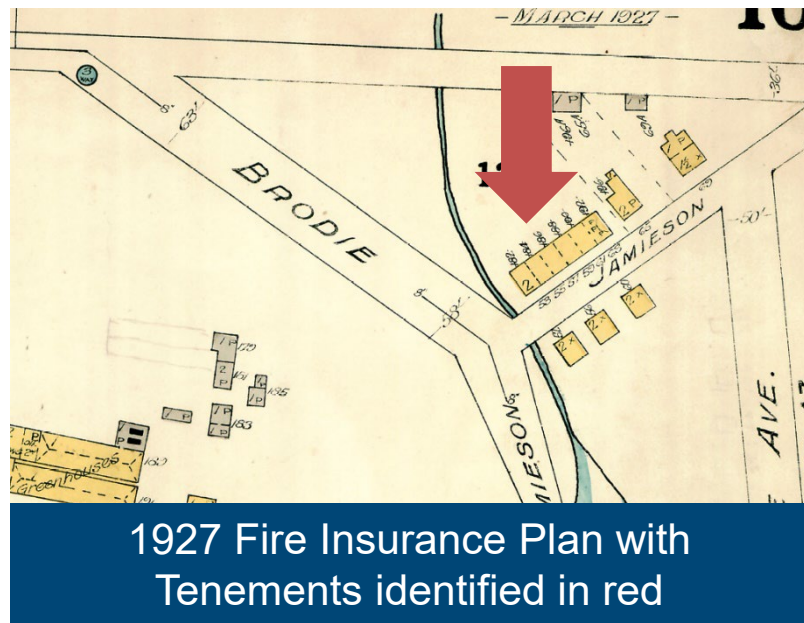
Allen House



May 2024

1. Age *[The Tenements]*

- The Stairs family developed workers housing on George, Dawson and John Streets for their nail factory and ropeworks company
- The company's 1920 Tax Records list Jamieson Street properties
- The Tenements are identified by the 1921 Directory and 1927 Fire Insurance Plan

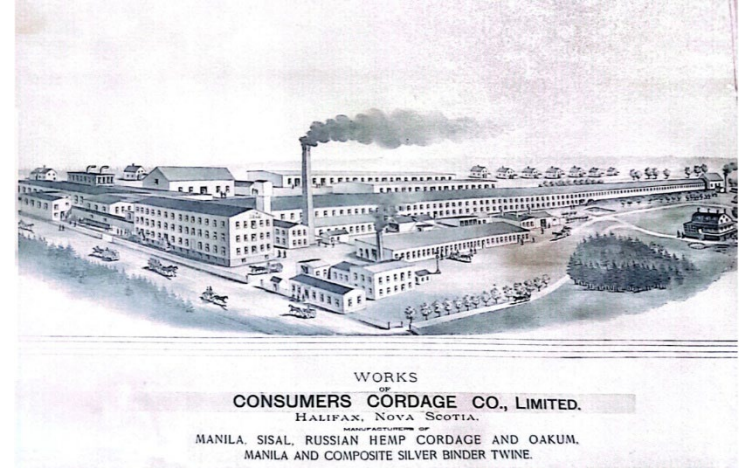


1. Age *[The Tenements]*

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

2a. Historical Importance *[The Tenements]*

- Associations with Dartmouth Ropeworks and its workers housing, and ropemaking industry in Canada
- Dartmouth Ropeworks was founded in 1868 by the Stairs Family
- Incorporated into the Consumers Cordage Company in 1890
- Sold twine globally to fisheries around the world, including Australia and New Zealand



Consumers Cordage Co.
Advertisement (Undated; Dartmouth
Heritage Museum)

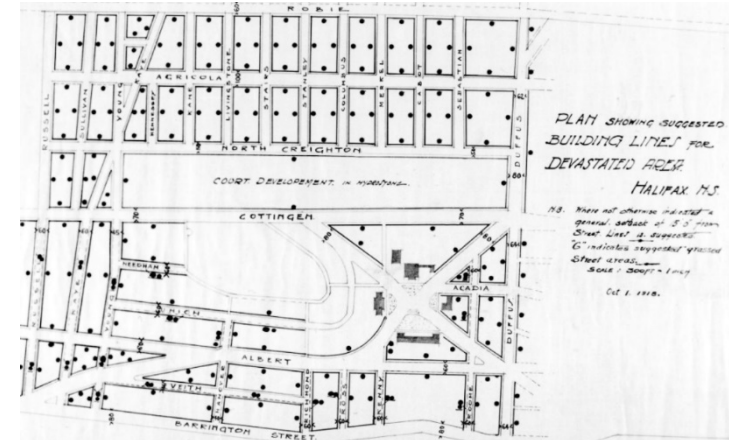
2a. Historical Importance *[The Tenements]*

Locally	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	
No relationship to important occasions, institutions, personages or groups.	0	

HALIFAX

3. Significance of Architect *[The Tenements]*

- Staff unable to confirm the architect
- Likely built by Ross and MacDonald, a Montreal based architectural firm
- Known to have built multiple tenement houses in Halifax following the 1917 Halifax Explosion, including on Windmill Road, and Pelzant and Jamieson Streets



Ross and MacDonald 1918 Plan for the Hydrostone area (Nova Scotia Archives)

3. Significance of Architect *[The Tenements]*

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

HALIFAX

4a. Architectural Merit *[The Tenements; Construction Type]*

- Wood-framed building standing on a painted concrete block (Hydrostone) foundation
- Hydrostone is a building material made of crushed stone and Portland cement molded into blocks
- Hydrostone considered an economic and fire-resistant material, associated with post-Halifax Explosion construction



Concrete Block
Foundation (May
2024)

10

4a. Architectural Merit *[The Tenements; 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

4b. Architectural Merit [*The Tenements; Style*]

- Character-defining elements of the Hydrostone style residence include but are not limited to:
 - Jerkinhead style roofline;
 - Hydrostone partial above ground foundation;
 - Hip-roof covered entrances with bracketed railings and simple posts;
 - Projecting verges with exposed rafters along the gables; and,
 - One-over-one windows with moulded wood trim.



The Tenements
(May 2024)

4b. Architectural Merit *[The Tenements; 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

5. Architectural Integrity *[The Tenements]*

- Modifications include the removal of:
 - Projecting shed rooflines between fenestration on the second storey;
 - Simple wood piers separating each unit;
 - Some open porch posts and original bracketed railings;
 - Multi-pane wood windows;
 - Wood cladding; and,
 - Decorative elements, such as wood brackets and exposed rafters.



The Tenements circa 1930s
(Source: Mystic Seaport Museum,
Connecticut)

5. Architectural Integrity *[The Tenements]*

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

6. Relationship to Surrounding Area [*The Tenements*]

- Serves as a reminder of the former Dartmouth Ropeworks which defined the early development of North Dartmouth
- Historical and visual associations with neighbouring Ropework employee housing, including the Nine Sisters on George Street



Ropeworks Employee Housing on George Street (The Nine Sisters; May 2024)

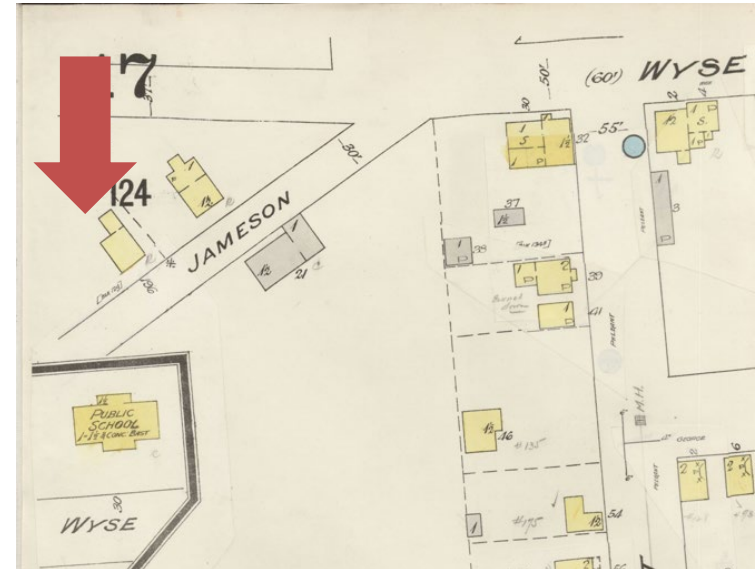
6. Relationship to Surrounding Area *[The Tenements]*

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.

HALIFAX

1. Age *[Allen House]*

- In 1853, Richard Allen purchased a lot for a tannery which included the subject property
- Allen's son, Fredrick, was granted the property in 1875 and later sold off parcels to his children and the Stairs family
- In 1903, Fredrick granted a narrow portion of the parcel to his son, Percy
- The subject building is depicted on the property by the 1906 Fire Insurance Plan



1906 Fire Insurance Plan with Allen House identified in red

1. Age *[Allen House]*

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
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1918 - 1945	5	The War Years
1945 - Present	3	Post-War

2a. Historical Importance *[Allen House]*

- Associations with North Dartmouth's industrial history
- Built on the site of former Allen family tannery
- First tannery in the area, Red Mill, was built between 1785 and 1800 by Albro Brook.
- Richard Allen began his tannery operation in 1853 on land surrounding the subject property

HALIFAX

2a. Historical Importance *[Allen House]*

Locally	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	
No relationship to important occasions, institutions, personages or groups.	0	

HALIFAX

3. Significance of Architect *[Allen House]*

- Builder for Allen House could not be confirmed by available historical documentation
- Possible remnant of an 1883 rebuild of the tannery completed by Lamont Gates; however, mapping and property deeds could not corroborate this
- Gates family have contributed to many Dartmouth properties around this time, but their work is poorly documented

HALIFAX

3. Significance of Architect *[Allen House]*

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

4a. Architectural Merit *[Allen House; Construction Type]*

- Wood-framed building with a parged concrete foundation and vinyl siding
- Balloon framing was preferred method for construction from the late 19th to early 20th century
- Allowed for buildings to be constructed quickly and used dimensional lumber boards held together by nails

HALIFAX

4a. Architectural Merit [*Allen House; 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

4b. Architectural Merit *[Allen House; Style]*

- Character-defining elements of the Late Victorian Plain style residence include but are not limited to:
 - Low pitched gable roof;
 - Exposed wood detailing and gable roof above the south elevation entrance, supported by rafters;
 - Moulded trim around fenestration; and,
 - Windows with a flat opening



Allen House
(May 2024)

4b. Architectural Merit *[Allen House; 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

5. Architectural Integrity *[Allen House]*

- Modifications include the removal of:
 - Decorative details along verges;
 - Two-over-two wood windows;
 - Moulded wood trim;
 - Stone foundation (parged with concrete);
 - Wood front entrance; and,
 - Original wood siding, fascia and soffit



The Tenements circa 1930s, Allen House visible to the right
(Source: Mystic Seaport Museum, Connecticut)

5. Architectural Integrity *[Allen House]*

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

6. Relationship to Surrounding Area

[Allen House]

- Remnant of North Dartmouth's industrial history
- Maintains the historic residential character of the neighbourhood surrounding Victoria Park, a proposed Heritage Conservation District
- Late Victorian Plain style is repeated further down on Hester Street and Windmill Road



Residences surrounding Victoria Park, on Bligh Street (May 2024)

6. Relationship to Surrounding Area

[Allen House]

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.

HALIFAX

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Thank you