

June 18, 2025

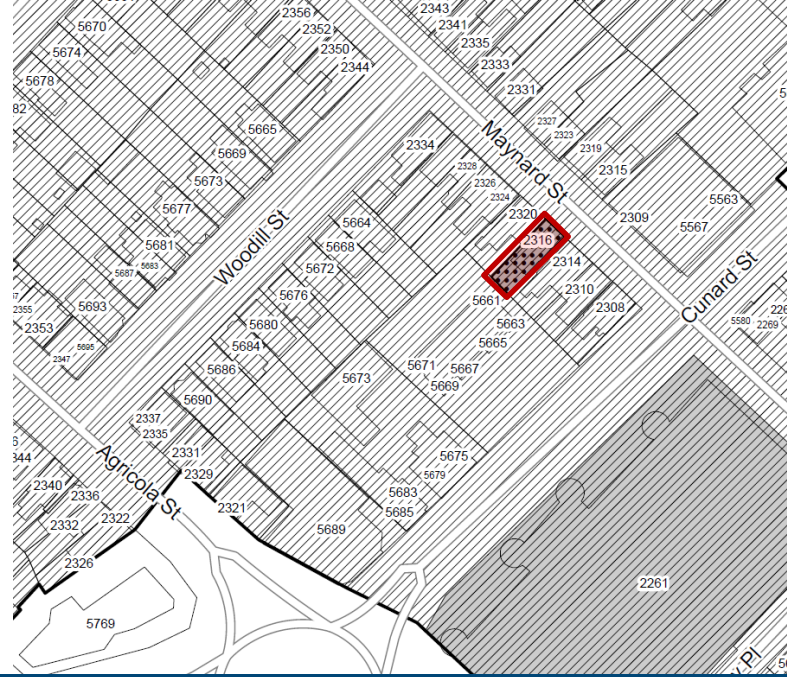
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Item 9.1.2

HRTG-2024-01522: 2316 Maynard Street, Halifax

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

Location



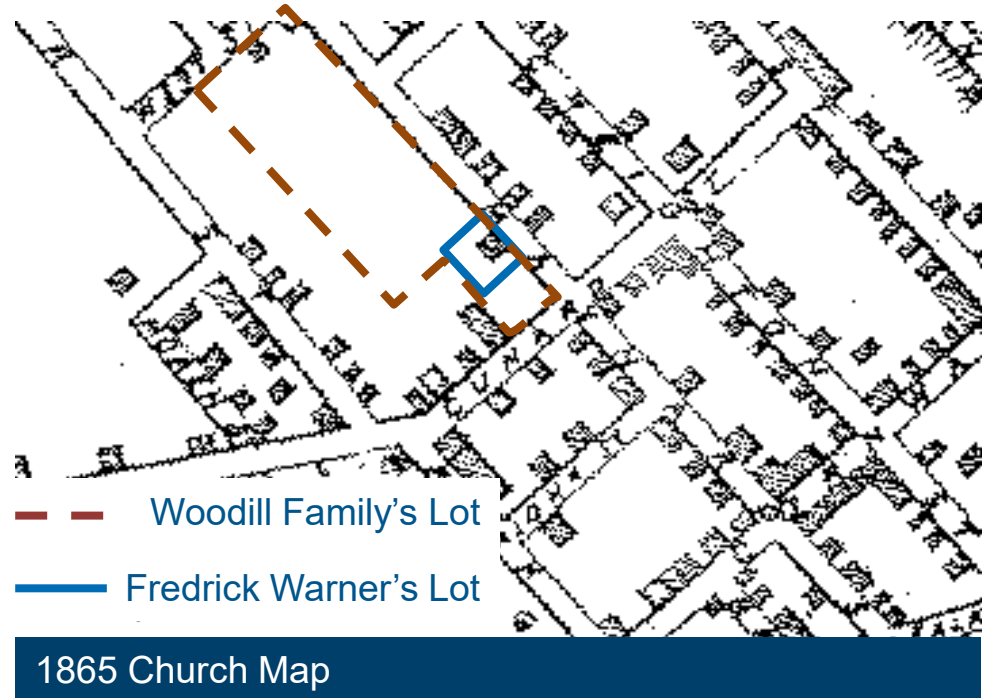
Location of 2316 Maynard Street

Registration Evaluation Criteria *[Building]*

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

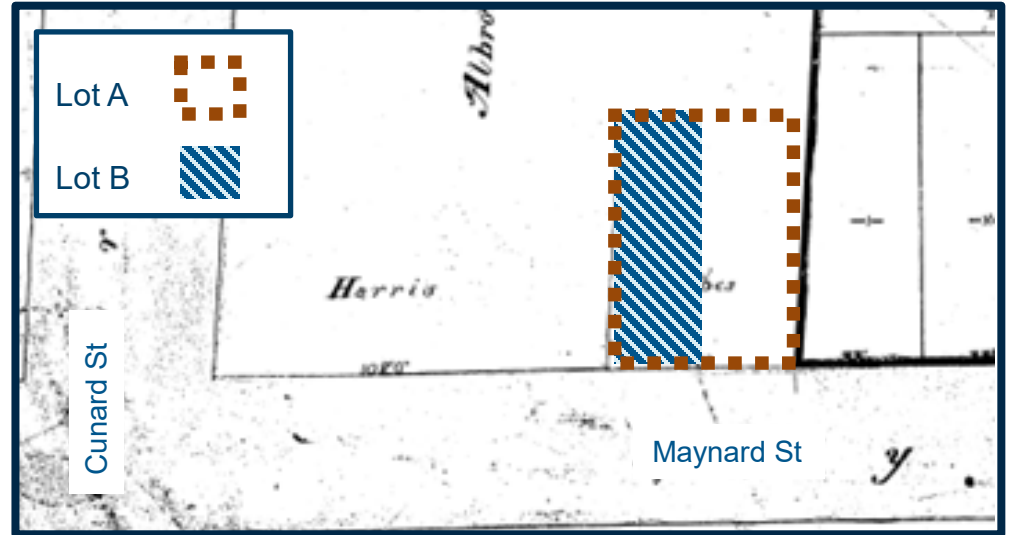
1. Age

- **1850s** - originally part of a large vacant lot owned by the Woodill family
- **1862** - Fredrick Warner, (carpenter) purchased a lot from Woodill for \$600



1. Age

- **November 1863** - J. Coombes (barrister) purchased lot A for \$1,448
- **January 1864** - W. Coombes (cabinet maker) purchased lot B (subject property) for \$1,000
 - One of the boundary lines in this deed is described as the "division wall of a double cottage"



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

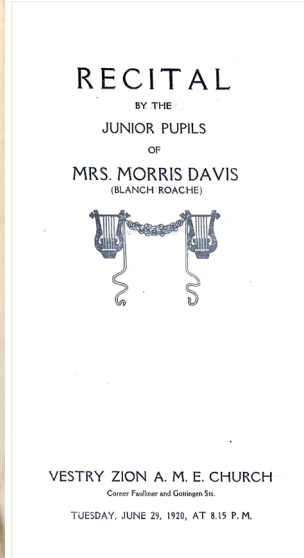
2a. Historical Importance



George Roache (1862-1918), Restaurateur & Vice President of Atlantic Advocate

- Started as a ship cook and steward
- Moved his family back to Halifax in 1905 and purchased this dwelling (also known as Porters House) in 1906
- Operated two restaurants in Halifax
- Vice President of Atlantic Advocate

2a. Historical Importance



Blanche (Roache) Davis (1894-1971)

- Daughter of George Roache
- First black woman accepted to the Conservatory of Music in Halifax (now the Maritime Conservatory of Music)
- Gave piano lessons from the dwelling
- Led the way for future black students

2a. Historical Importance

Railway Porters and Unionization

Morris Davis (1882-1948)



- Advanced to Porter Instructor by 1941
- Awarded Dominion Service Medal in 1947
- Retired from CNR in 1947 after 36 years of service

Booker Roache (1905-1988)



- Advanced to Porter Instructor by 1945
- Chairman of Division 132 of the Canadian Brotherhood of Railway Transport and General Workers in 1952

2a. Historical Importance

Relationship to Important Occasions, Institutions, Personages or Groups- Locally	Points
Intimately Related	11 - 15
Moderately Related	6 - 10
Loosely Related	1 - 5



3. Significance of Architect / Builder

Fredrick Warner

- Local carpenter who also purchased / sold property
- Likely the dwelling's builder
- Mortgage suggests he was advanced money for construction

William Coombes

- May have completed some finishings given that he was a cabinet maker

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F. C. STEVENS, dealer in Hard & Soft Coal, Hamilton's South Wharf.

Warner Archibald, engineer, h 8 Agricola

Warner Daniel, laborer, h 40 Grafton

Warner Daniel, stoker S S "Minia," h 70 Pleasant

Warner Edward, carpenter, h 31 Maynard

Warner Edward, pressman, bds 225 Maynard

Warner Miss Elizabeth, teacher St Patrick's school, bds 77 Gottingen

Warner Frederick, carpenter, h 231 Maynard

Warner George C, of Gammon & Walker, h 20 Brunswick

Warner Mrs G, milliner, 20 Brunswick, h do

Warner Henry, carpenter, h Maynard

Warner James, carpenter, h 85 Windsor

Warner Joshua, tinsmith, bds 229 Maynard

Warner Mary, wid Thomas, h 229 Maynard

Warner Miss, dressmaker, h 63 Buckingham

Warner Osborne, farmer, h w s Dutch Village road

Warr John, carpenter, h 470 Upper Water

3. Significance of Architect / Builder

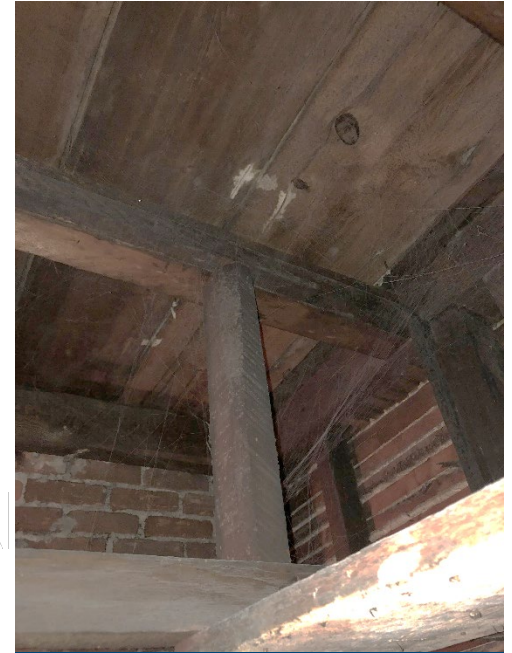
Status	Points
Nationally	7 - 10
Provincially Significant	4 - 6
Locally Significant	1 - 3
Not Significant	0

4a. Architectural Merit *[Construction Type]*

- Combination frame which utilized both timber and balloon framing methods
- Brick and rubblestone foundation
- Wood cladding



Ballon-like construction
evident in spacing of
studs with nail marks



Timber-like construction

4a. Architectural Merit *[Construction Type]*

A) Construction Type	Points
Very rare/ early example	7 - 10
Moderately rare/ early example	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-storey Halifax Box style dwelling with a two-bay façade and a nearly flat roof;
- Central single-stack brick chimney;
- Flat and narrow wood windows with wood trim;
- Paired windows on the façade's second storey;
- Projecting eaves with wood detailing;
- Wood moulded corner boards; and
- Elevated front entrance with enclosed porch, moulded sill, and a wood side door.



4b. Architectural Merit *[Style]*

B) Style	Points
Very rare/ early example	7 - 10
Moderately rare/ early example	4 - 6
Somewhat rare/ early example	1 - 3
Not rare/ common example	3

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5. Architectural Integrity

Dwelling has Moderate Integrity

- Overall plan and CDEs remain
- Rear addition and chimney added c.1890s; storm porch likely added at the same time
- Rear addition expanded in 20th century
- Rear windows expanded
- First-floor windows on façade modified
- Vinyl cladding along side of house



Storm porch



Rear addition with chimney

5. Architectural Integrity

Exterior change	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

- Has physical associations to the surrounding area
- Consistent with the architectural form of the Maynard Street / Creighton's Field neighbourhood



Surrounding area of the subject property



East side of Maynard Street,
north of the subject property



West side of
Maynard, north of
subject property

6. Relationship to Surrounding Area

Relationship to Surrounding Area	Points
The building is an important architectural asset contributing to the heritage character of the surrounding area	6 - 10
The architecture is compatible with the surrounding area and maintains its heritage character	1 - 5
Does not contribute to the character of the surrounding area	0



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 2316 Maynard Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the staff report dated May 6, 2025, as a municipal heritage property under the Heritage Property Act.

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Thank You