

**HALIFAX**

# **Heritage Advisory Committee**

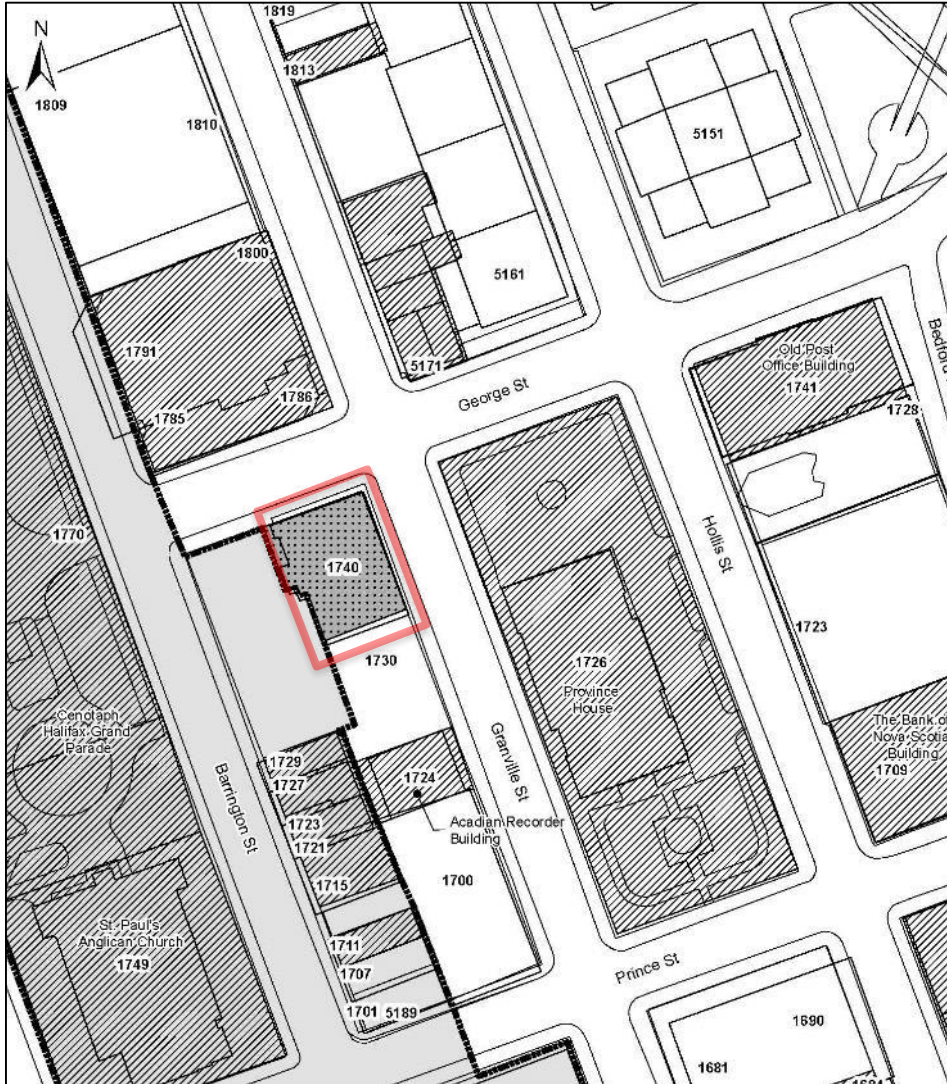
Case H00462: Application to Include the  
Kenny-Dennis Building at 1740 Granville Street  
in the Registry of Heritage Property for the  
Halifax Regional Municipality

September 26, 2018

# Third Party Registrations

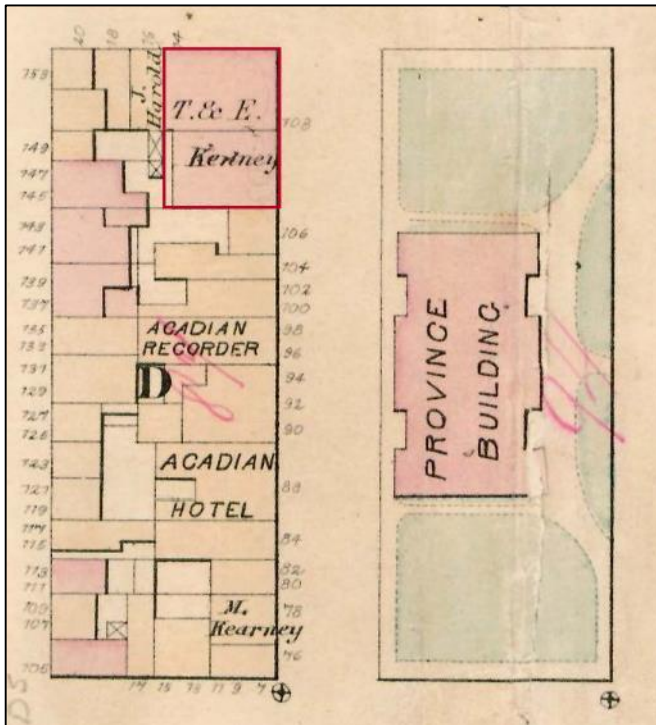
- The Nova Scotia Heritage Property Act does not prohibit applications for registration by persons other than the property owner.
- There are several rare examples of such applications but typically applications are initiated by the property owner.
- In this case, the property owner has been notified of the application and has noted their objection to registration.
- On November 27, 2017, the Province issued a Request for Proposals (RFP) for the redevelopment of the Dennis Building site. The evaluation and awarding process for this RFP is still ongoing.

# Location

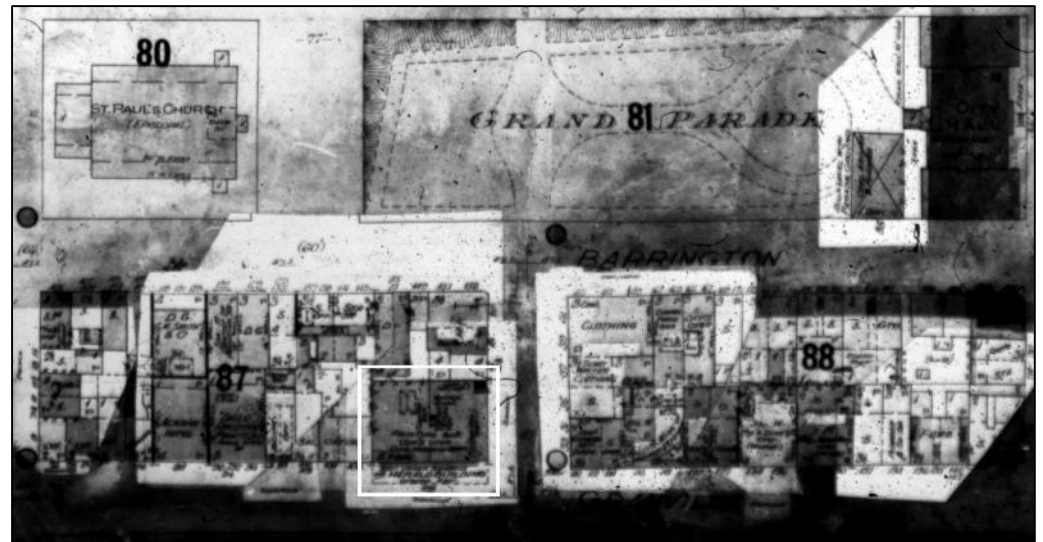


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# 1. Age



1878 Hopkins Atlas - after the redevelopment in 1863.



1911 Fire Insurance - one year before the fire destroyed much of the block.

## 2. Historical Importance



Sir Edward Kenny (1800-1891)



William Dennis (1856-1920)

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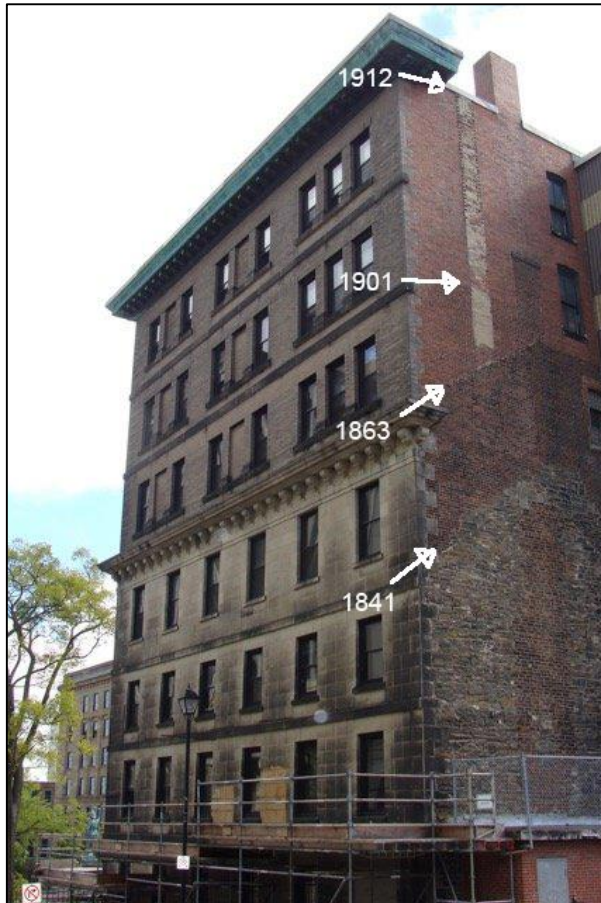
### 3. Significance of Architect/Builder



Keith Hall (1863), the residence of Alexander Keith, was designed by David Stirling in the more ornate Italianate Style and constructed the same year as the classically-inspired granite walls of the Kenny-Dennis Building.

# 4. Architectural Merit

*Construction Type or Building Technology*



Variations in types of masonry on the west elevation reveal the four stages of construction from 1841, 1863, 1901, and 1912.



The Kenny-Dennis building showing the shell of the four-storey granite façade topped by the one-storey 1901 addition, shortly after the fire in 1912. Source:

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# 4. Architectural Merit – Style



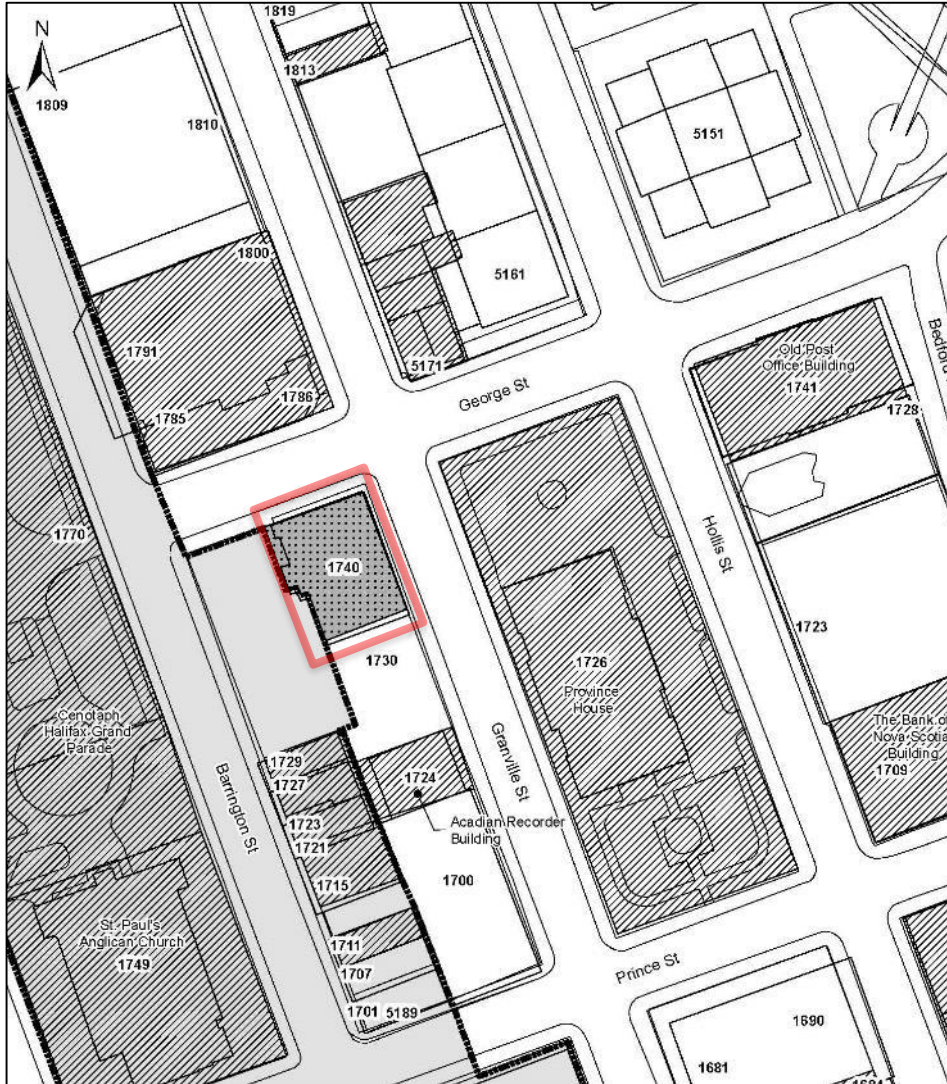


# 5. Architectural Integrity



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# 6. Relationship to Surrounding Area



# Recommendation

It is recommended that should 1740 Granville Street, Halifax, score more than 50 points, the Heritage Advisory Committee recommend that Regional Council:

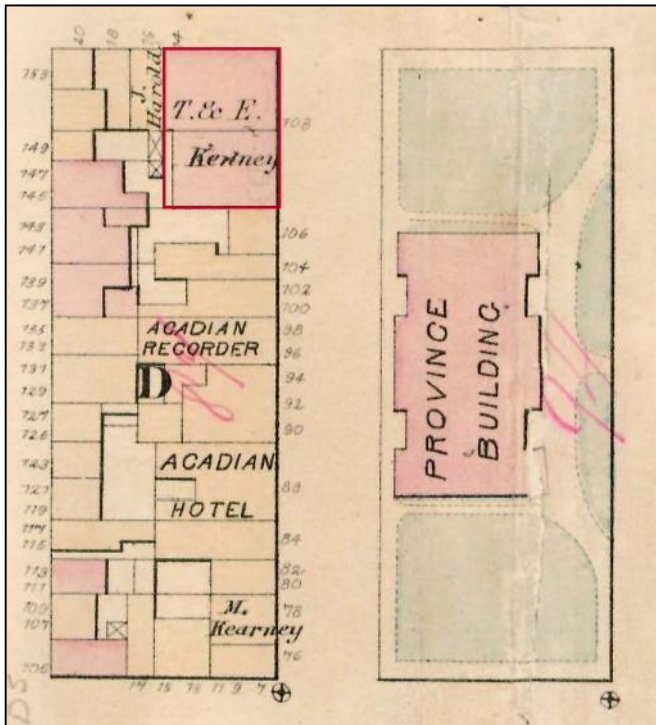
1. Set a date for a heritage hearing to consider the inclusion of the subject property in the registry of heritage property for the Halifax Regional Municipality; and
2. Approve the request to include 1740 Granville Street in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property.

# Evaluation Criteria

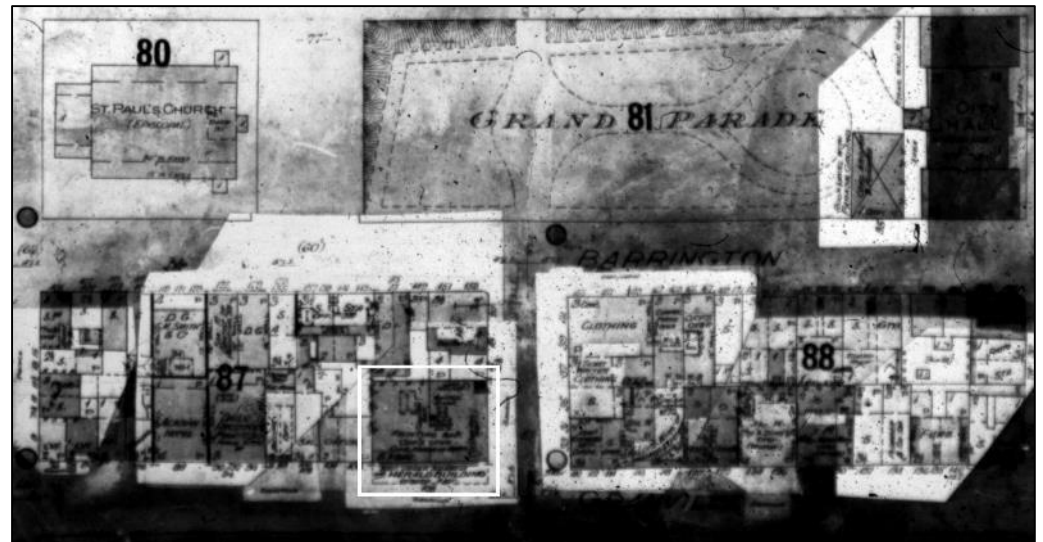
## 1. Age

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 <sup>th</sup> century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War

# 1. Age



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1911 Fire Insurance - one year before the fire destroyed much of the block.

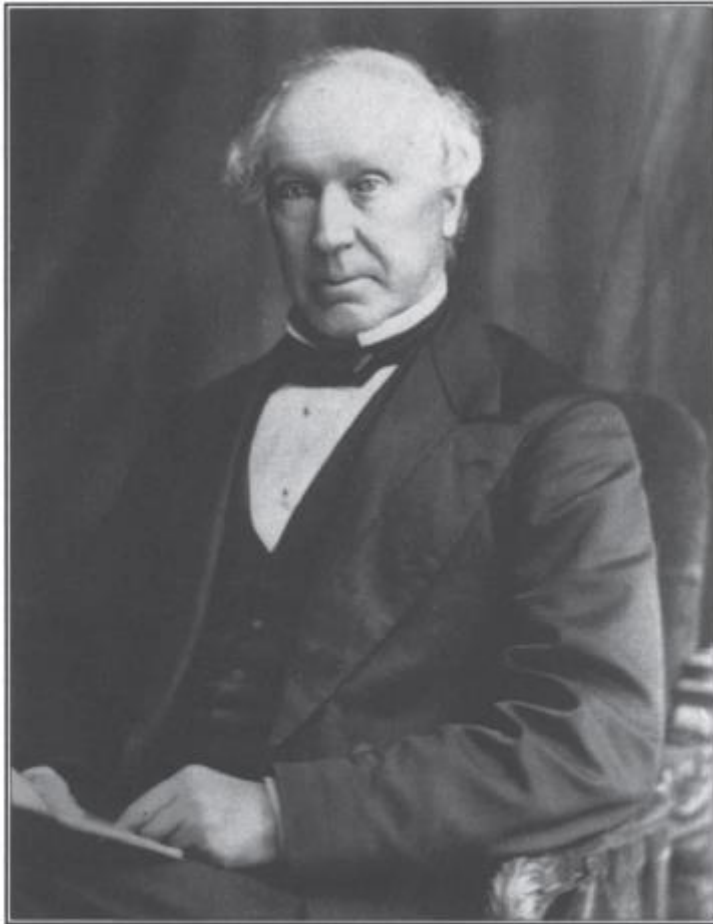
# Evaluation Criteria

## 2. Relationship to Important Occasions, Institutions, Personages or Groups

<b>Nationally</b>	<b>Points</b>	<b>Comments</b>
Intimately Related	16 - 20	
Moderately Related	11 - 15	
Loosely Related	1 - 10	
<b>Provincially</b>	<b>Points</b>	<b>Comments</b>
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	
<b>Locally</b>	<b>Points</b>	<b>Comments</b>
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	
No relationship to important occasions, institutions, personages or groups.	0	

*\* Maximum score of 20 points in this category, scoring from one of the three categories only*

## 2. Historical Importance



Sir Edward Kenny (1800-1891)



William Dennis (1856-1920)

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# Evaluation Criteria

## 3. Significance of Architect/Builder

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



### 3. Significance of Architect/Builder



Keith Hall (1863), the residence of Alexander Keith, was designed by David Stirling in the more ornate Italianate Style and constructed the same year as the classically-inspired granite walls of the Kenny-Dennis Building.

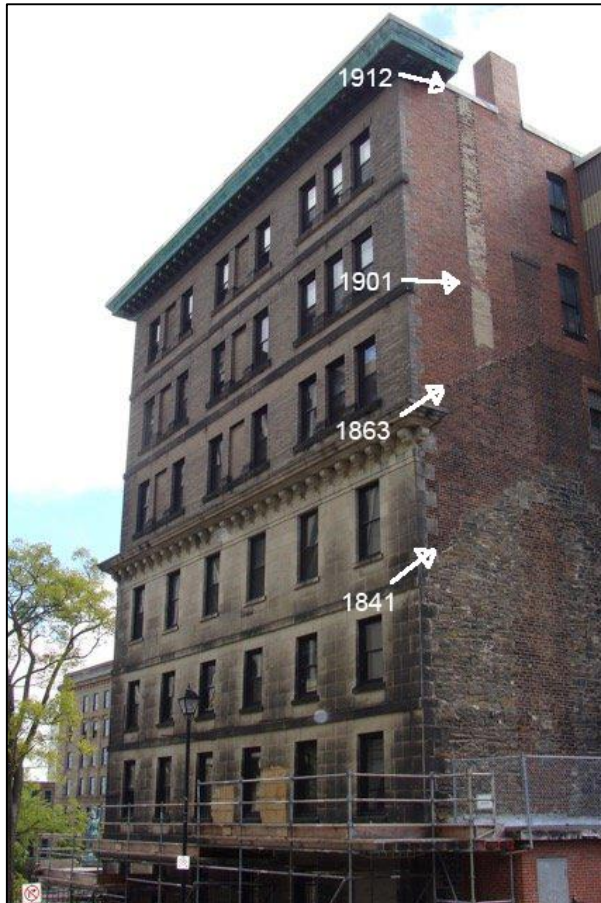
# Evaluation Criteria

## 4. Architectural Merit

<b>Construction Type/Building Technology</b>		
<b>A) Construction type</b>	<b>Points</b>	<b>Comments</b>
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
<b>B) Style</b>	<b>Points</b>	<b>Comments</b>
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	

# 4. Architectural Merit

*Construction Type or Building Technology*



Variations in types of masonry on the west elevation reveal the four stages of construction from 1841, 1863, 1901, and 1912.



The Kenny-Dennis building showing the shell of the four-storey granite façade topped by the one-storey 1901 addition, shortly after the fire in 1912. Source:

# 4. Architectural Merit – Style

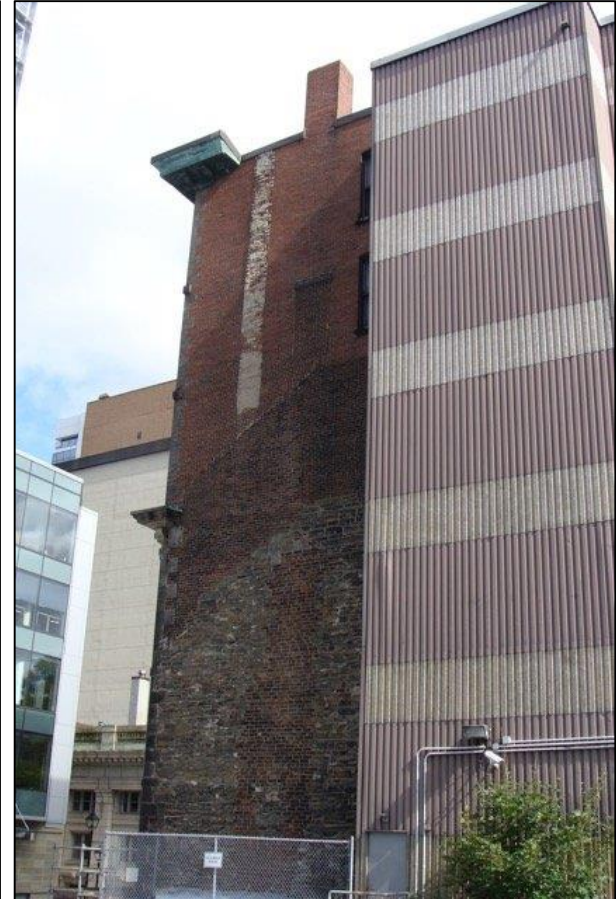


# Evaluation Criteria

## 5. Architectural Integrity

<b>Architecture</b>	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
<b>Exterior</b>	<b>Points</b>	<b>Comments</b>
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	

# 5. Architectural Integrity



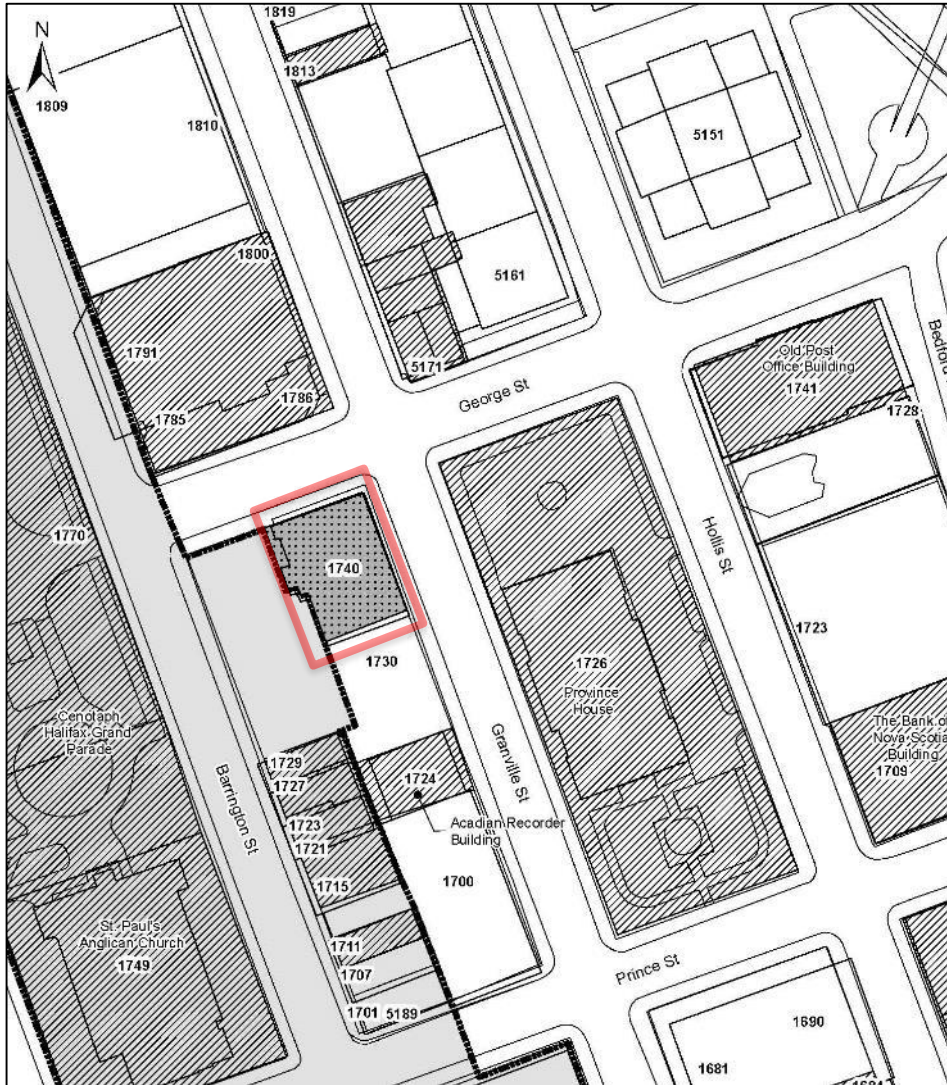
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# Evaluation Criteria

## 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.

# 6. Relationship to Surrounding Area





# Evaluation Criteria

Criterion	Highest Possible Score	Score Awarded
1. Age	25	
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important, Unique Architectural Style, or Highly Representative of an Era	20	
3. Significance of Architect or Builder	10	
4. a) Architectural Merit: Construction type/building technology	10	
4. b) Architectural Merit: Style	10	
5. Architectural Integrity	15	
6. Relationship to Surrounding Area	10	
<b>Total</b>	<b>100</b>	

**SCORE NECESSARY FOR DESIGNATION**

**50**

**Designation Recommended?**

**YES**

**NO**

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# Approval Process for Registration

