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Item No. 12.2
Halifax Regional Council
April 23, 2024
June 4, 2024

TO: Mayor Savage and Members of Halifax Regional Council

-Original Signed-

SUBMITTED BY:

For Tyler Brothers, Vice Chair, Heritage Advisory Committee

DATE: April 2, 2024

SUBJECT: **Case H00568: Request to Include 5561 Cogswell Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality**

ORIGIN

April 2, 2024 meeting of the Heritage Advisory Committee, Item 9.1.2.

LEGISLATIVE AUTHORITY

Heritage Property Act

s. 14(1) A heritage advisory committee may recommend to the municipality that a building, public building interior, streetscape, cultural landscape or area be registered as a municipal heritage property in the municipal registry of heritage property.

HRM By-law No. H-200 - Heritage Property By-law

4. The [Heritage Advisory] Committee shall, within the time limits prescribed by Council or the [Heritage Property] Act, advise the Region respecting:

- (a) the inclusion of buildings, public building interiors, streetscapes, cultural landscapes or areas in the Registry.

RECOMMENDATION

It is recommended that Halifax 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 5561 Cogswell Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the staff report dated March 14, 2024, as a municipal heritage property under the Heritage Property Act.

BACKGROUND

At the April 2, 2024 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated March 14, 2024 and received a staff presentation on Case H00568. Staff noted that should the Committee award the property a total score of fifty (50) points or more for the identified property, out of a possible one hundred (100), then the staff recommendation is that the Committee recommend the property for registration by Halifax Regional Council.

For additional background information on this item, refer to the staff report dated March 14, 2024 (Attachment 1).

DISCUSSION

At the April 2, 2024 meeting, following the presentation from staff, the Committee evaluated the proposed heritage property using the Evaluation Criteria for Registration of Heritage Buildings in HRM. The Committee applied the following scores:

Criterion	Score Awarded
1. Age	16
2B. Historical Importance-Architectural Style	15
3. Significance of Architect/Builder	3
4A. Architectural Merit: Construction Type	8
4B. Architectural Merit: Style	5
5. Architectural Integrity	9
6. Relationship to Surrounding Area	9
Total	65

Based on this evaluation, the Committee approved a motion recommending that Halifax Regional Council schedule a heritage hearing for the matter, and to approve the registration to Registry of Heritage Property for the Halifax Regional Municipality.

For further discussion on the heritage registration evaluation criteria as it relates to this application, refer to the staff report dated March 14, 2024 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached staff report dated March 14, 2024.

RISK CONSIDERATION

Risk consideration is outlined in the attached staff report dated March 14, 2024.

COMMUNITY ENGAGEMENT

The Heritage Advisory Committee is comprised of 9 citizen members and 2 Councillors. Meetings are live webcast on Halifax.ca. The agenda, reports, video and minutes of the Committee are posted on Halifax.ca.

For further information on Community Engagement refer to the attached staff report dated March 14, 2024.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the attached staff report dated March 14, 2024.

ALTERNATIVES

Alternatives are outlined in the attached staff report dated March 14, 2024.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated March 14, 2024.

Attachment 2 – Scoring Summary for Heritage Buildings.

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Simon Ross-Siegel, Legislative Assistant, Municipal Clerk's Office 902.292.3962



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Attachment 1
Heritage Advisory Committee
April 2, 2024

TO: Mayor Savage and Members of Halifax Regional Council

-Original Signed-

SUBMITTED BY:

Cathie O'Toole, Chief Administrative Officer

DATE: 14 March 2024

SUBJECT: **Case H00568: Request to Include 5561 Cogswell Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality**

ORIGIN

Application for heritage registration by the property owner.

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATIONS

Should 5561 Cogswell Street, Halifax score 50 or more points on evaluation as a heritage property under the HRM Heritage Property Program, the Heritage Advisory Committee (HAC) recommends 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 5561 Cogswell Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property under the *Heritage Property Act*.

BACKGROUND

The property owner has applied to include the property located at 5561 Cogswell Street, Halifax (Map 1) in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is situated on the north side of Cogswell Street in the block bound by Maynard and Creighton Streets. The subject property contains a three-storey residential building which was constructed circa 1847.

This application is being considered in accordance with Sections 14 (Recommendation as municipal heritage property) and 15 (Registration as municipal heritage property) of the *Heritage Property Act*.

HRM's Heritage Property Program

The purpose of the HRM Heritage Property Program is to help protect and conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage found in local communities throughout HRM. One of the principal aims of the Heritage Property Program is to recognize significant heritage resources through the inclusion of properties into the Municipal Registry of Heritage Property.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the HAC using "The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality" (Attachment A). The Evaluation Criteria for scoring a property and building are broken down into six categories as follows:

Criterion	Highest Possible Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of the Architect/Builder	10
4. Architectural Merit	10
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

Should the HAC score a property with more than 50 points on evaluation as a heritage property, a positive recommendation will be forwarded to Regional Council.

Nova Scotia Heritage Property Act

HRM's Heritage Property Program receives its authority from the *Heritage Property Act* which seeks:

"to provide for the identification, designation, preservation, conservation, protection and rehabilitation of buildings, public-building interiors, structures, streetscapes, cultural landscapes, areas and districts of historic, architectural or cultural value, in both urban and rural areas, and to encourage their continued use".

Sections 14(2) and 15(1) under the *Heritage Property Act* require that notice of recommendation is given to the property owner at least thirty (30) days prior to any Council decision to include the property in the Registry of Heritage Property for the Halifax Regional Municipality. The property owner is also given an opportunity to address Council before they make a decision on the registration request. Should a positive recommendation be forwarded to Council, heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

DISCUSSION

Heritage registration applications are evaluated by the HAC relative to six evaluation criteria outlined previously, and described in greater detail in Attachment A. To assist the HAC in their evaluation and scoring, staff offer the following comments based on staff's research report (Attachment B).

1. Age:

The subject property at 5561 Cogswell Street (formerly 27 Cogswell Street) was formerly the west portion of Lot 1, Letter E on the plan of division of Maynard's Field. The survey plan of Maynard's Division was completed in 1841 and auctioned off in 1845. Maynard's Division was one of the first subdivisions west of Gottingen Street.

Thomas M. Wiswell, carpenter, purchased the property from Captain Maynard in 1847, and mortgaged the property that same year from Edward Brenton Stewart. The mortgage went unpaid and the property transferred to William McKay, lumber merchant, who subsequently sold the 'unfinished cottage' to John Hull, carpenter, in 1848. The property sold in 1857 to Patrick O'Donnell, who is listed in the 1868-1869 City Directory as living at the property.

Given its circa 1847-1848 construction date, staff recommend a score of 16 points for Age.



*Figure 1: 5561 Cogswell Street
(Staff photo, September 8, 2023)*

2. Architectural Importance:

The current structure at 5561 Cogswell Street provides a unique example of a structure that was modified from a Scottish vernacular house, which defined much of the surrounding area's development during the mid 1800s, to a three-storey building with Victorian Plain design elements. Late Victorian Plain is characterized by low-pitched or virtually flat roofs, simple box form, and minimal decoration. The Scottish vernacular style is still reflected in the current structure through its main entrance with sidelights and moulded window trim. This modification is also reflective of a major population boom within the Creighton's Field area during this time, which required the adaptive reuse of the existing one-and-a-half to two-storey housing stock. Following John Grant's death in 1911, his wife Isabel Grant modified the house circa 1914 to its current three-storey massing and operated a boarding house.

As a unique example of both the Scottish vernacular and Victorian Plain style, staff recommend a score of 11 to 15.

3. Significance of Architect/Builder:

The residence at 5561 Cogswell Street was constructed by carpenters Thomas Master Wiswell and John Hull. Minimal information could be found on either carpenters; however, both contributed to the local architectural form of mid-19th century Halifax.

The property was restored by the prominent heritage carpenter Hal B. Forbes, who contributed greatly to the visual identity and revitalization of North End Halifax's built environment through his heritage carpentry work and numerous restorations throughout the surrounding neighbourhood. Forbes contributions to the property include the prominent cornice with decorative wood elements and brackets.

Staff recommend a score of 1 to 3 for the significance of the architect/builder.

4. Architectural Merit

Construction Type/Building Technology

5561 Cogswell Street is a three-storey building likely of timber-frame, wooden construction with an irregular plan. Timber frame construction predates dimensional lumber and employs wooden joinery techniques such as mortise and tenon to secure large timbers rather than using nails or other metal hardware.

Timber-frame construction technology is consistent with the building's age and is now considered rare. As such, staff recommend a score between 7 and 10 points.

Style

The semi-detached, three-storey building at 5561 Cogswell Street was constructed in the Scottish vernacular style, with circa 1914 modifications to create its present day Victorian Plain style exterior.

The character-defining elements of 5561 Cogswell Street 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.



Figure 2: 5561 Cogswell Street
(Staff photo, September 8 2023)

As an example of a boarding house displaying both Scottish vernacular and Victorian Plain styles, staff recommend a score of 4 to 6.

5. Architectural Integrity:

The property at 5561 Cogswell Street has a good level of architectural integrity. The structure was originally a one-and-a-half storey, three-bay vernacular cottage with Scottish dormer. The two additional storeys were added between the 1911 and 1914 Fire Insurance Plans, during the Grant family's tenure on the property. There are several other houses in the neighbourhood that added storeys during this time frame, including the immediately neighbouring property at 2010 Creighton Street, and 2035 and 2092 Creighton Street. At that time, these modifications were a result of the overcrowding in Creighton's Field with some new homes being built as replacements of smaller, one-and-a-half storey dwellings.

Based on visual assessment and historical documentation, other modifications include the reduced size of the windows on the south elevation, replacement of the south elevation door and stairs leading to it, parging of the rubblestone foundation with concrete, and the additions of single-leaf entrances at the rear of the building. The rear addition is visible in the Hopkin's 1878 map. Hal Forbes is likely to have added the prominent cornice with brackets and decorative wood detailing during his tenure on the property (2003 to 2017). Although there has been a significant alteration to the structure through the addition of the full second storey and third storey, these additions took place at the turn of the 20th century and can be considered character-defining elements in their own right. As such, staff recommend a score of 6 to 10 for integrity.

6. Relationship to Surrounding Area:

5561 Cogswell Street has a strong contextual relationship with the contiguous Creighton's Field neighbourhood, which is a proposed Heritage Conservation District. The area is characterized by intact and

contiguous streetscapes of small-scale workers housing dating from the Georgian and Victorian periods of the 19th century. 5561 Cogswell Street is a unique example of both time periods, having originally been a Scottish vernacular style one-and-a-half storey cottage to its current Victorian Plain style. The property also has visual and historical associations with other surrounding properties which have been restored by Hal Forbes, including but not limited to 5565 Cogswell Street, and 2010, 2031 and 2096 Creighton Street (the latter two being registered heritage properties).

For its visual, physical, and historical relationship with the neighbouring 19th to early 20th century residential buildings, which are of a similar style and age, staff recommend a score of 6 to 10 points.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2023/2024 operating budget for C340 – Culture, Heritage and Planning Information Services.

COMMUNITY ENGAGEMENT

The community engagement process for heritage registrations is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public access to the required Heritage Advisory Committee meeting. As a provision of the *Heritage Property Act*, no registration of a municipal heritage property shall take place until Regional Council has given the owner of the property an opportunity to be heard.

ENVIRONMENTAL IMPLICATIONS

There are no significant environmental implications associated with the recommendations in this report.

ALTERNATIVE

1. The Heritage Advisory Committee may choose to refuse the application to include 5561 Cogswell Street, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality if the property scores less than 50 points based on the evaluation criteria. In doing so, the application will not proceed to Regional Council for evaluation.

ATTACHMENTS

Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Staff Research Report

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Elizabeth Cushing, Planner II – Heritage, 902.478.2586



Map 1 - Location Map

5561 Cogswell Street
Halifax



Subject Property



Registered Heritage Properties



Creighton's Field Proposed Heritage
Conservation District Boundary

HALIFAX



HRM does not guarantee the accuracy of any representation on this plan.

Attachment A

HALIFAX REGIONAL MUNICIPALITY HERITAGE PROPERTY PROGRAM EVALUATION CRITERIA

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS (Revised 2004)**

1. AGE

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

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

** Maximum score of 25 points in this category*

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for:

- A) Having specific associations with important occasions, institutions, personages and groups,
OR
B) For being architecturally important unique/representative of a particular period.

2A) Relationship to Important Occasions, Institutions, Personages or Groups

Nationally	Points	Comments
Intimately Related	16 - 20	
Moderately Related	11 - 15	
Loosely Related	1 - 10	
Provincially	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	

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	

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

2B) Important/Unique Architectural Style or Highly Representative of an Era

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	

** Maximum score of 20 points in this category.*

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance?

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

** Maximum score of 10 points in this category.*

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

A) *Construction type/building technology*: which refers to the method by which the structure was built (early or rare uses of materials), and building techniques;

AND

B) *Style*: which refers to the form or appearance of the architecture.

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

** Maximum score of 10 points for Construction Type, and a maximum score of 10 for Style - a total maximum of 20 points in this category.*

5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

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

** Maximum score of 15 points in this category.*

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.

** Maximum score of 10 points in this category.*

Attachment B

Research Report

5561 Cogswell Street, Halifax

Prepared by:

HRM Planning & Development
Elizabeth Cushing, Planner II - Heritage

14 March 2024



HALIFAX

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Age

5561 Cogswell Street, Halifax, formerly 28, 27 Cogswell Street, is situated on the north side of Cogswell Street, between Creighton and Maynard Streets.

The subject property was formerly the west portion of Lot 1, Letter E on the plan of division of Maynard's Field (Figure 1). Captain Thomas Maynard (1770-1857) was a Captain in the Royal Navy and later became Sheriff of Halifax in 1818 (Laing 1994). The survey plan of Maynard's Division was completed in 1841 and auctioned off in 1845. Maynard's Division was one of the first subdivisions west of Gottingen Street.

Thomas M. Wiswell, carpenter, purchased the property from Captain Maynard in 1847 (Book 89, Page 506) and mortgaged the property that same year from Edward Brenton Stewart (Book 89, Page 508). Wiswell had also purchased Lots 16 and 19, Block D, in Maynard's Division (Book 90, Page 459; Book 97, Page 275). By 1848, the sum for the mortgage went unpaid and the property transferred from Wiswell to William McKay, lumber merchant (Book 90, Page 459). McKay subsequently sold the property to John Hull, carpenter, with the deed referencing an 'unfinished cottage' on the lot (Book 92, Page 191). Patrick O'Donnell purchased the property from Hull's widow in 1857 (Book 119, Page 45) and paid the remainder of the Wiswell mortgage for the subject property the following year (Book 121, Page 405).

The 1868-1869 City Directory lists Patrick H. O'Donnell, military/staff/general's clerk, as living at 27 Cogswell Street. The property sold to Nova Scotia Building Society in 1870 (Book 158, Page 649). Despite the ownership change, the 1873-1874 City Directory lists Eliza O'Donnell, Patrick's widow, as still occupying the house. Eliza continued to live at the house until 1885. The property was granted from Eliza Ellen O'Donnell to Eliza O'Donnell in 1875 (Book 201, Page 49). Hopkin's 1878 map depicts a wood-framed structure at 27 Cogswell Street with a rear addition (Figure 2). Eliza O'Donnell later sold the property to Laura O'Donnell in 1881 (Book 235, Page 281).

From 1886 to 1889, the people occupying the house changed frequently as the property was a boarding house operated by Mrs. Robb Donald (Thomas Murphy, sea captain (1886-87); and, Ann Ross, widow of John (1888—89)). The 1889 Goad's Atlas and 1911 Fire Insurance Plan depict the structure as being one-and-a-half storeys with a one-storey rear addition (Figure 3 and Figure 4). James M. O'Donnell (later referred to in the directories as John), a tidewaiter customs officer, and his wife Catherine (née Mulachy) purchased the property in 1890 from Laura O'Donnell (Book 276, Page 641).

John passed away in 1899 and Catherine continued to live at the property until 1904. John Archibald Grant, postman, and his wife Isabel lived at the property from 1905 to 1937. John passed away in 1911; however, Isabel continued to live at the property until her death in 1937. The revised 1914 Fire Insurance Plan shows that the structure was modified to be three-storeys with a two-storey rear addition (Figure 4). McAlpine's City Directory for 1914-1915 notes that Isabel Grant was operating a boarding house at that time. Isabel likely modified the existing building upon John's death to generate income as a boarding house while responding to the increased demand for housing in Creighton's Field.

The Grant family deeded the property to Morris E. Fineberg in 1938 (Book 775, Page 1077), who later granted the property to Bessie L. Dunsworth in 1946 (Book 930, Page 865). The Fire Insurance Plan for 1952 depicts the structure as three-storeys (Figure 5). Bessie sold the property to Simon Spatz in 1972 (Book 2554, Page 290). Spatz sold the property in 1998 to Carola Price (Book 6271, Page 1133). Bonnellcorp Inc. (Hal Forbes company) purchased the property in 2003 (Book 7308, Page 108). In 2017, Bonnellcorp Inc. sold the property to the present-day owners (Doc #111938560).

The house at 5561 Cogswell Street was partially built by carpenter Thomas M. Wiswell circa 1847 and completed by carpenter John Hull circa 1848.

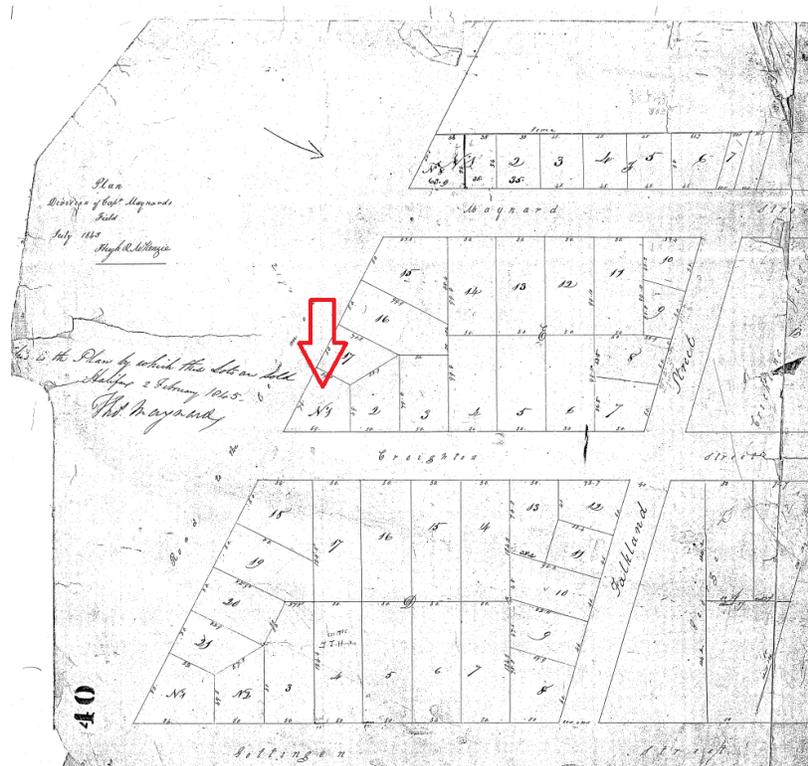


Figure 1: Plan of division of Captain Maynard's Field dated July 1843 with approximate location of subject property identified in red (Surveyor: McKenzie)

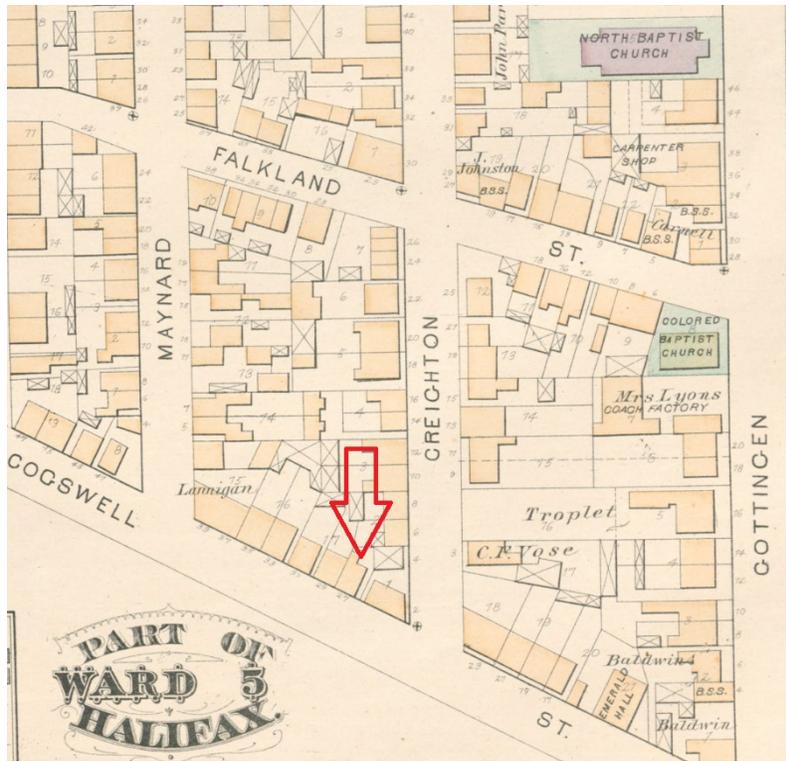


Figure 2: Hopkin's 1878 Map with the subject property identified in red



Figure 3: Goad's 1889 Atlas with subject property identified in red



Figure 4: Fire Insurance Plan 1911 with subject property identified in red



Figure 5: Revised 1914 Fire Insurance Plan with subject property identified in red

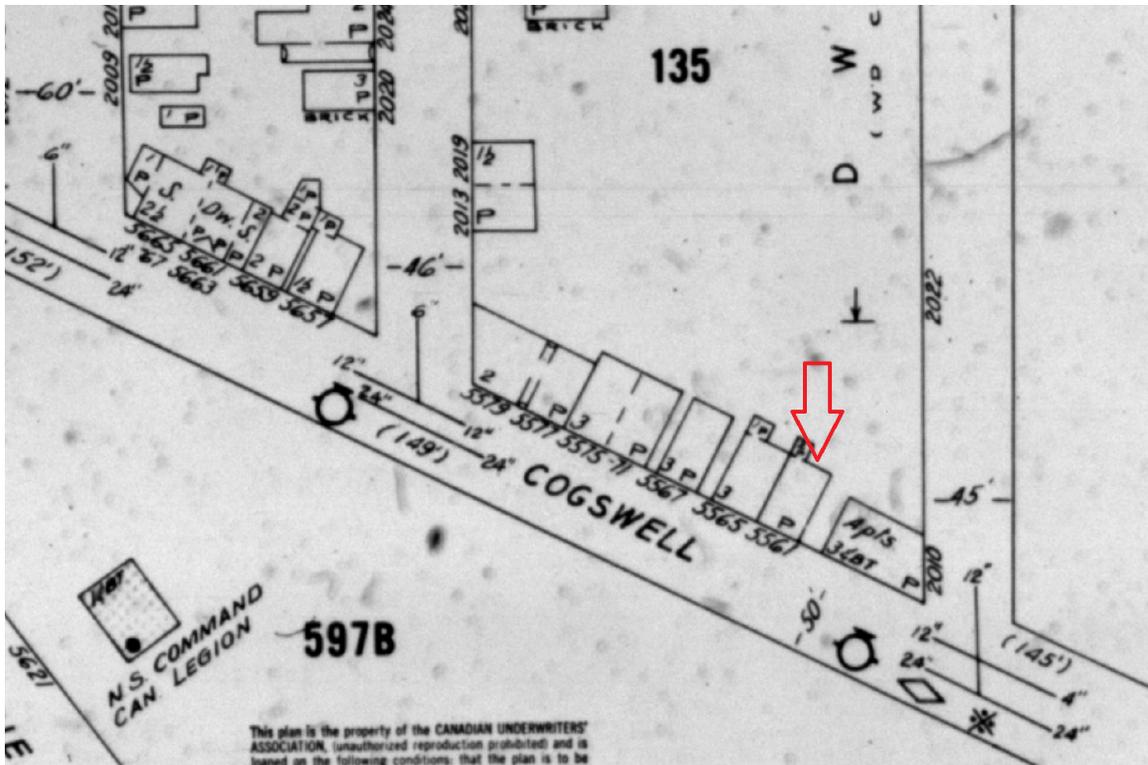


Figure 6: Underwriter's Insurance Bureau Fire Insurance Plan for 1952 with subject property identified in red

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

Minimal information was found on the past occupants of the property at 5561 Cogswell Street; however, information was found on John Archibald Grant who resided at the property from 1905 until his death in 1911.

John Archibald Grant was born in 1857 in Hants County to John Grant and Margaret McPhee (Figure 7). John moved to Massachusetts in 1880 and married his wife Isabell Ellen (née Umlah; 1860-1937; Figure 8) while there. They returned to Halifax in 1901 and together had at least 14 children: John, Lyle, Mabel, Nellie, Margaret, Roy, Edna, Horace, Hazel, Wesley, Harold, Charlotte, Dorothy, and Grace. John died in 1911 and is buried at St. John's Cemetery. His children Lieutenant Horace and Nursing Sister Grace died during World War I.



Figure 7: John Archibald Grant (Source: Ancestry.ca, n.d.)



Figure 8: Isabel Ellen Umlah (Source: ancestry.ca, n.d.)

Hal Forbes was born in Summerside, P.E.I. in 1955 (Figure 9; Forbes 2018; West 1999). A costume studies major at Dalhousie, upon graduation in 1982 he worked up the ranks behind the scenes at Neptune Theatre (West 1999). He got his start in home renovation when he purchased his first home, 2031 Creighton Street, in 1984. In 2003, Forbes purchased 5561 Cogswell Street, renovating and later selling the property in 2017 (David Archibald, Personal Communication, March 13, 2024; Book 7308, Page 108; Doc #111938560). Forbes bought and restored homes throughout Halifax's North End, including the immediately adjacent properties at 5565 Cogswell Street and 2010 Creighton Street. Forbes established a heritage carpentry shop on Gottingen Street, where he and his team produced all manner of decorative architectural elements. Forbes also notably spent four years working and travelling as Canadian singer Rita MacNeil's costume designer and personal assistant (West 1999).



Figure 9: Portrait of Hal B. Forbes in his Gottingen Street workshop

Forbes passed away on August 24, 2018, and is survived by his partner David Archibald. Today he is remembered for his contributions to both the built environment of Halifax's North End and to Halifax's LGBT+ heritage.

Important / Unique Architectural Style or Highly Representative of an Era

The current structure at 5561 Cogswell Street provides a unique example of a structure that was modified from a Scottish vernacular house, which defined much of the surrounding area's development during the mid 1800s, to a three-storey building with Victorian Plain design elements. Late Victorian Plain is characterized by low-pitched or virtually flat roofs, simple box form, and minimal decoration. The Scottish vernacular style is still reflected in the current day structure through its main entrance with sidelights and moulded window trim. This modification is also reflective of a major population boom within the Creighton's Field area which required the adaptive reuse of the existing one-and-a-half to two-storey housing stock. Following John Grant's death in 1911, his wife Isabel modified the house circa 1914 and operated a boarding house.

Significance of Architect or Builder

5561 Cogswell Street was started by carpenter Thomas Masters Wiswell (1826-1892) and completed by carpenter John Hull. Born in Nova Scotia, Wiswell appears to have moved to New York City where he died in 1892. He married Annie Wiswell and had at least one daughter named Mary. No additional documentation could be found on Wiswell or Hull.

The property was restored by the prominent heritage carpenter Hal B. Forbes, who contributed greatly to the visual identity and revitalization of North End Halifax's built environment through his heritage carpentry work and numerous restorations throughout the surrounding neighbourhood. Forbes contributions to the property include the prominent cornice with decorative wood elements and brackets.

Architectural Merit

Construction Type or Building Technology

5561 Cogswell Street is a three-storey building of likely timber-frame, wooden construction with an irregular plan. Timber frame construction predates dimensional lumber and employs wooden joinery techniques such as mortise and tenon to secure large timbers rather than using nails or other metal hardware.

Style

The semi-detached, three-storey building at 5561 Cogswell Street was constructed in the Scottish vernacular style, with circa 1914 modifications to create its present day Victorian Plain style exterior. The building has a short rectangular façade with a rear addition (Figure 10 and Figure 12). The building stands on a rubblestone foundation faced with painted concrete and is clad in wood siding. There are corner boards on the south elevation. The flat roof has a bracketed decorative cornice (Figure 13). There is no longer a chimney visible.

Windows are flat one-over-one with moulded trim. The first-storey one-over-one windows have bracketed moulded hoods (Figure 14). The basement window on the south elevation is a horizontal two paned window. The off-centre single-leaf, flat entrance has a moulded entablature with sidelights and single-light transom (Figure 15). The door is accessed from a small set of straight wood stairs with railing on the west side. There are also single-leaf entrances accessible on the north elevation wood fire escape.

The character defining elements of 5561 Cogswell Street 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.



Figure 10: South elevation of 5561 Cogswell Street (September 2023)



Figure 11: South and west elevations of 5561 Cogswell Street (September 2023)



Figure 12: North and east elevations of 5561 Cogswell Street (September 2023)



Figure 13: Decorative bracketed cornice and corner boards on the south elevation of 5561 Cogswell Street. The prominent cornice, brackets and decorative trim is the work of the late Hal Forbes (September 2023)



Figure 14: South elevation first-storey windows with bracketed moulding hoods (September 2023)



Figure 15: South elevation entrance with moulded entablature, transom, and sidelights (September 2023)

Architectural Integrity

The property at 5561 Cogswell Street has a good level of architectural integrity. The structure was originally a one-and-a-half storey, three-bay vernacular cottage with Scottish dormer (Laing 1996; see Figure 15 example). The two additional storeys were added between the 1911 and 1914 Fire Insurance Plans, when owner Isabel Grant began operating a boarding house. There are several other houses in the neighbourhood that added storeys during this time frame, including the immediately neighbouring property at 2010 Creighton Street, and 2035 and 2092 Creighton Street (Laing 1996). These modifications were a result of the overcrowding in Creighton's Field with some new homes being built as replacements of smaller, one-and-a-half storey dwellings.

Based on visual assessment and historical documentation, other modifications include the reduced size of the windows on the south elevation, replacement of the south elevation door and stairs leading to it, parging of the rubblestone foundation with concrete, and the additions of single-leaf entrances at the rear of the building (Figure 16 to Figure 19). The rear wing is visible in the Hopkin's 1878 map. Hal Forbes is likely to have added the prominent cornice with brackets and decorative wood detailing during his tenure on the property (2003 to 2017).

Although there has been a significant alteration to the structure through the addition of the full second storey and third storey construction, these additions took place at the turn of the 20th century and could be considered character-defining elements as identified by the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The alteration changed the building from a vernacular cottage to Victorian Plain which is characteristic and historically compatible with the surrounding neighbourhood.



Figure 16: 2031 Creighton Street, of similar design and form as original 5561 Cogswell Street structure, and also restored by Hal Forbes (September 2023)



Figure 17: Aerial circa 1940 with 5561 Cogswell Street identified in red (Source: Halifax Municipal Archives)



Figure 18: Aerial circa 1956 with 5561 Cogswell Street identified in red (Source: Halifax Municipal Archives)

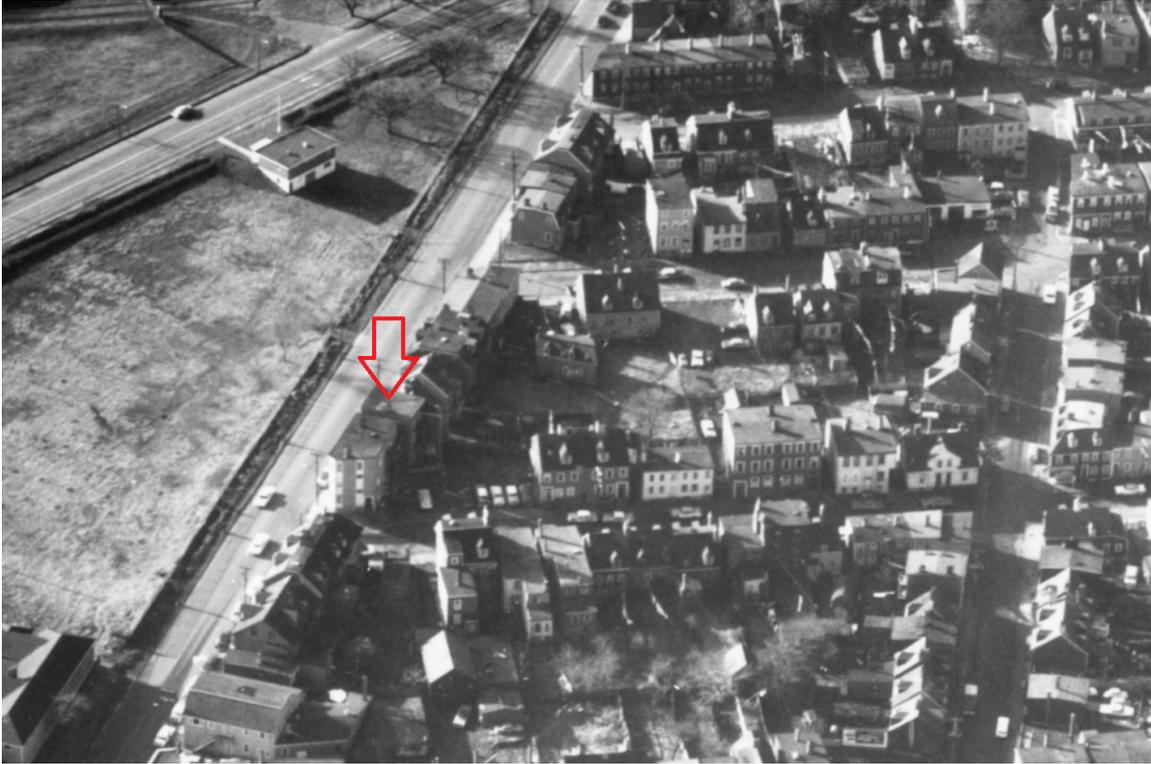


Figure 19: Aerial photo circa 1960s with rear of 5561 Cogswell Street identified in red (Source: Halifax Municipal Archives)



Figure 20: Aerial photo circa 1974 with 5561 Cogswell Street identified in red (Source: Halifax Municipal Archives)

Relationship to Surrounding Area

5561 Cogswell Street has a strong contextual relationship with the contiguous Creighton’s Field neighbourhood, which is a proposed Heritage Conservation District. The area is characterized by intact and contiguous streetscapes of small-scale workers housing dating from the Georgian and Victorian periods of the 19th century (Figure 20 and Figure 21). 5561 Cogswell Street is a unique example of both time periods, having originally been a circa 1847 Scottish vernacular style one-and-a-half storey cottage to its current Victorian Plain style. It is representative of the population boom at the turn of the 20th century as a former boarding house. The property also has visual and historical associations with other surrounding properties which have been restored by Hal Forbes, including but not limited to 5565 Cogswell Street, and 2010, 2031 and 2096 Creighton Street (the latter two being registered heritage properties).



Figure 21: Cogswell Street facing west from across the street from 5561 Cogswell Street, with 5565 Cogswell Street visible to the right (September 2023)



Figure 22: Cogswell Street facing east from across the street from 5561 Cogswell Street, showing 2010 Creighton Street in the centre (September 2023)

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Scoring for Case H00568: Request to Include 5561 Cogswell Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality

Criterion	Score Awarded
1. Age	16
2B. Historical Importance-Architectural Style	15
3. Significance of Architect/Builder	3
4A. Architectural Merit: Construction Type	8
4B. Architectural Merit: Style	5
5. Architectural Integrity	9
6. Relationship to Surrounding Area	9
Total	65