

Re: Item No. 12.2

**HALIFAX**

# **H00568 – 5561 Cogswell Street**

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

June 04, 2024

# Location



H00568 – 5561 Cogswell Street

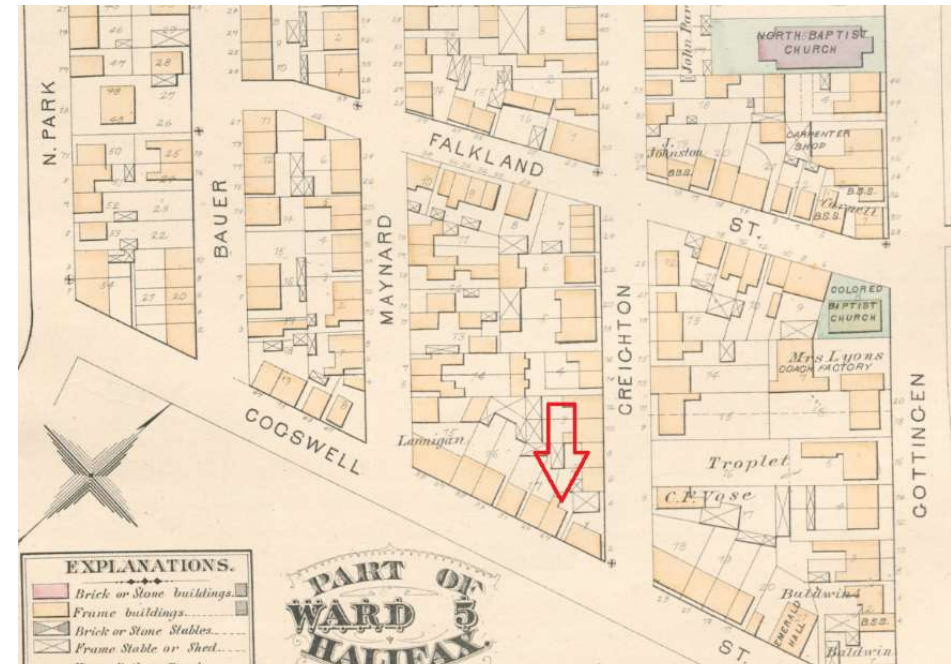


# Registration for Evaluation Criteria – Buildings

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
<b>Total</b>	<b>100</b>

# 1. Age

- West portion of Lot 1, Letter E on the plan of division of Maynard's Field
- In 1847, Thomas Wiswell, Carpenter, purchased the property
- Property transferred to John Hull, carpenter, in 1848. Deed references an 'unfinished cottage' on the lot.



1878 Fire Insurance Plan

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## 2b. Architectural Importance

- Originally 1 ½ storey Scottish vernacular house
- Converted to current three-storey, Victorian Plain style structure circa 1914 to accommodate a boarding house
- Unique example of both architectural styles



Registered heritage property at 2031 Creighton Street, example of Scottish vernacular house (September 2023)



5561 Cogswell Street (September 2023)

### 3. Significance of Architect

- Constructed by local carpenters, Thomas Master Wiswell and John Hull
- Restored by heritage carpenter Hal B. Forbes, who contributed to the visual identity and revitalization of North End Halifax
  - Contributions include the prominent cornice with decorative wood elements and brackets



Hal Forbes  
(Source: Signal  
Halifax, 2017)

## 4a. Architectural Merit *[Construction Type]*

- Three-storey, timber-frame building with irregular plan and rubblestone foundation
- Timber frame construction predates dimensional lumber and employs wooden joinery techniques (e.g., mortise and tenon)



Original rubblestone foundation as visible from interior (Photo from property owner)

## 4b. Architectural Merit *[Style]*

- Character-defining elements 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.



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# 5. Architectural Integrity

- 1 ½ storey structure
- Two storeys added between 1911 and 1914
  - Other properties in the neighbourhood who added storeys during this time frame include 2010, 2035 and 2092 Creighton Street
- Other modifications include:
  - Reduction in size of windows on south elevation;
  - Replacement of south elevation door and stairs;
  - Parging of rubblestone foundation with concrete;
  - Additions of single-leaf entrances at the rear of the building; and,
  - Hal Forbes decorative wood elements along cornice.



## 6. Relationship to Surrounding Area

- Contextual and historical relationship with Creighton's Field, proposed Heritage Conservation District
  - Small-scale workers housing dating from the Georgian and Victorian periods of the 19<sup>th</sup> century
- Visual, physical and historical connections with surrounding properties restored by Hal Forbes, including but not limited to:
  - 5565 Cogswell Street;
  - 2010, 2031 and 2096 Creighton Street



Cogswell Street facing west from 5561 Cogswell Street (September 2023)

# HAC Scoring

Criterion	HAC Score
1. Age	16
2. [b] Architectural Importance	15
3. Significance of Architect / Builder	3
4. Architectural Merit: Construction Type <u>and</u> Style	8 <u>and</u> 5
5. Architectural Integrity	9
6. Relationship to Surrounding Area	9
<b>Total</b>	<b>65</b>

10

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# Recommendation

The Heritage Advisory Committee recommends that Regional Council:

1. 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*.

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**Thank you**