

HALIFAX

**HRTG-2024-00694 –
6-16 Ropewalk Lane, Dartmouth**

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

May 27, 2025

Location



HRTG-2024-00694 – 6-16 Ropewalk Lane

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The Tenements



Allen House



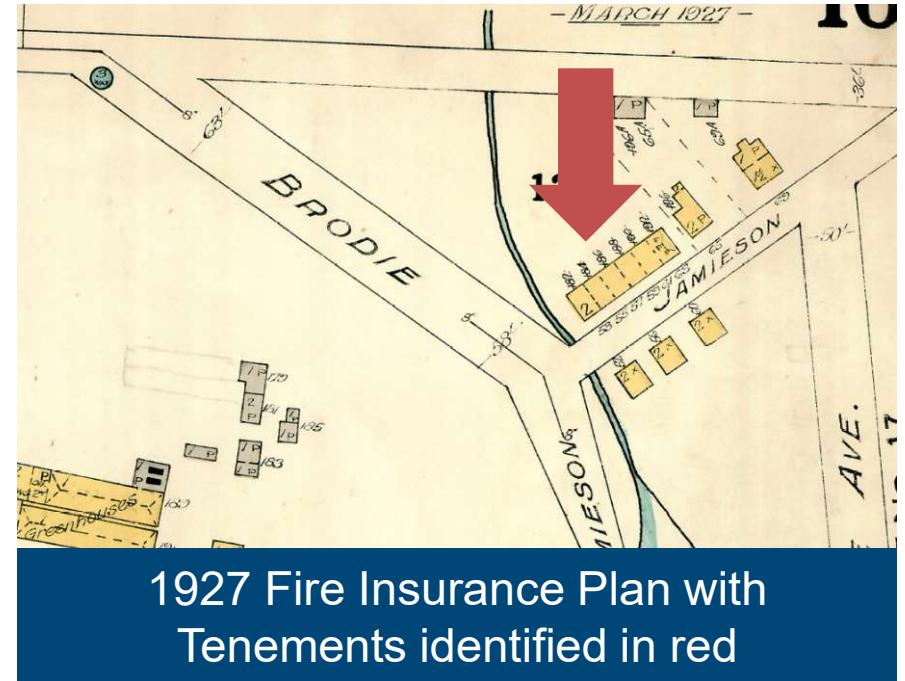
Registration for Evaluation Criteria – Buildings

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

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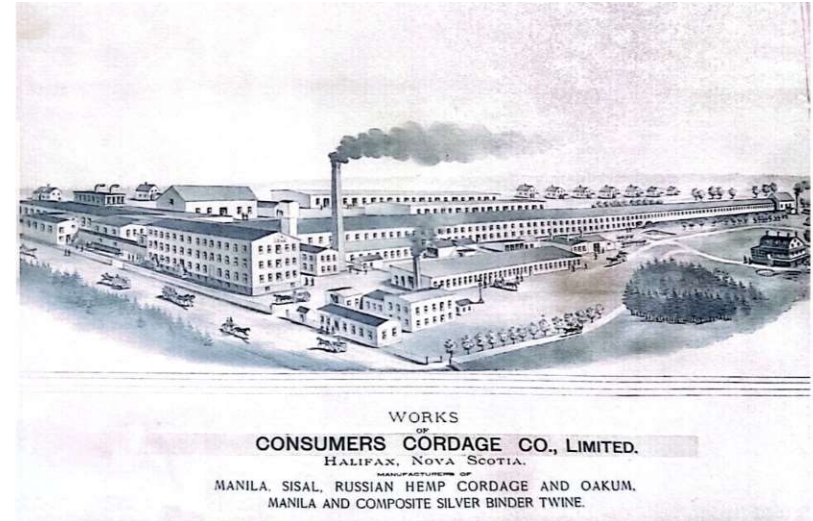
1. Age

- 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



2a. Historical Importance

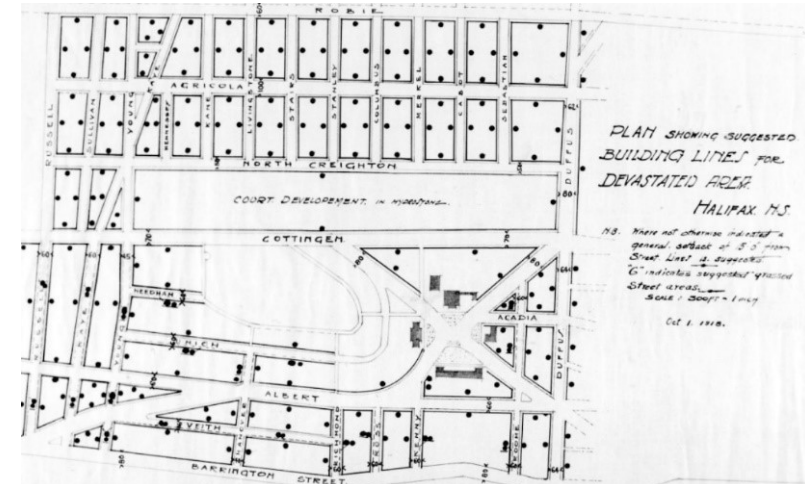
- Associations with Dartmouth Ropeworks and its workers housing, and ropemaking industry in Canada
- Dartmouth Ropeworks was founded in 1868 by the Stairs Family
- Incorporated into the Consumers Cordage Company in 1890
- Sold twine globally to fisheries around the world, including Australia and New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



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

3. Significance of Architect

- 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)

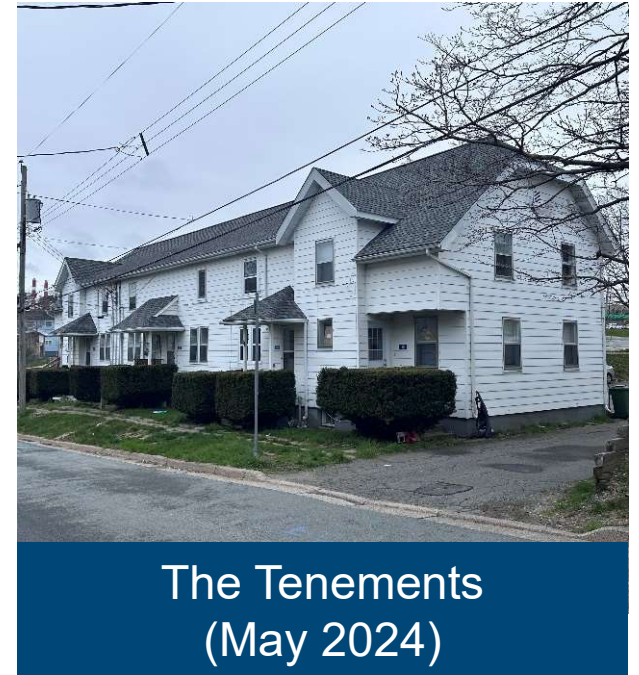
4a. Architectural Merit *[Construction Type]*

- 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



4b. Architectural Merit *[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.



5. Architectural Integrity

- 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)

6. Relationship to Surrounding Area

- 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)

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Evaluation Criteria – HAC Scoring

Criterion	Score Awarded by HAC
1. Age	5
2.[a] Historical Importance	13
3. Significance of Architect / Builder	3
4. Architectural Merit: Construction Type <u>and</u> Style	6 <u>and</u> 6
5. Architectural Integrity	9
6. Relationship to Surrounding Area	9
Total	51

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Recommendation

That Halifax Regional Council set a date for a heritage hearing to consider the inclusion of 6 to 16 Ropewalk Lane, in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the staff report dated February 19, 2025, as a municipal heritage property under the *Heritage Property Act*.

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Thank you