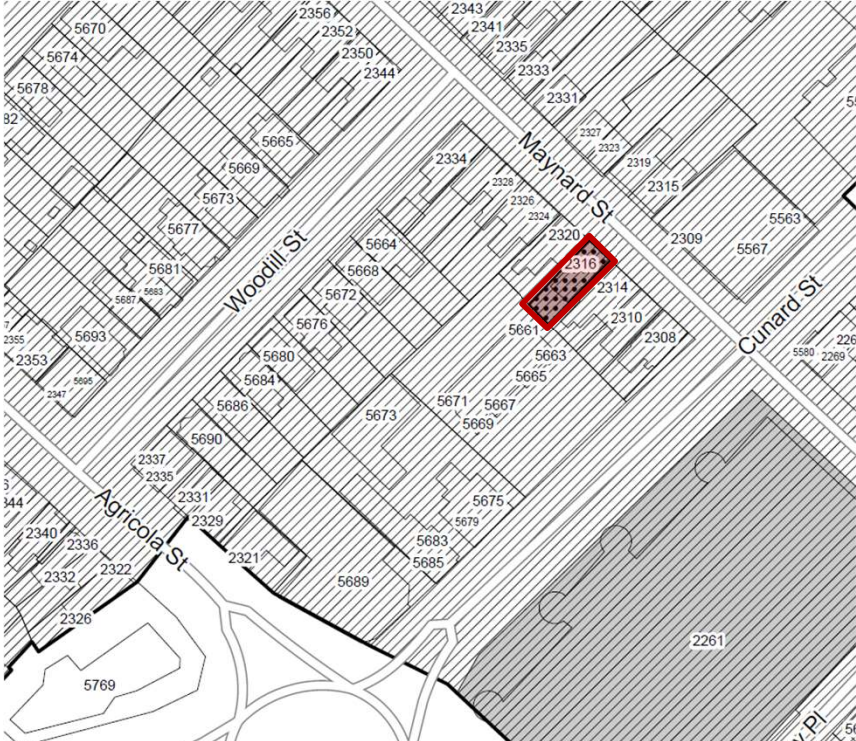


HALIFAX

HRTG-2024-01522: 2316 Maynard Street, Halifax

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

Location



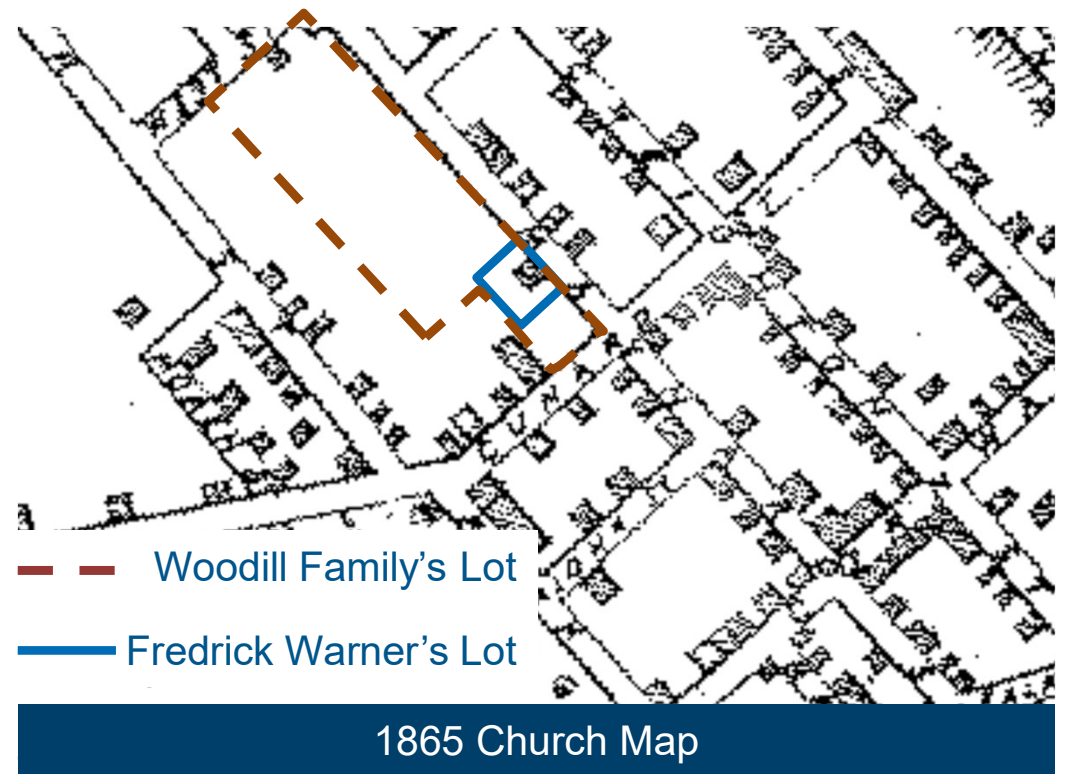
Location of 2316 Maynard Street

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

- **1862** - Fredrick Warner, (carpenter) purchased a lot from Woodill
- **November 1863** - J. Coombes (barrister) purchased a lot containing 2316 and 2320 Maynard St
- **January 1864** - W. Coombes (cabinet maker) purchased the subject property
 - One of the boundary lines in this deed is described as the "division wall of a double cottage"



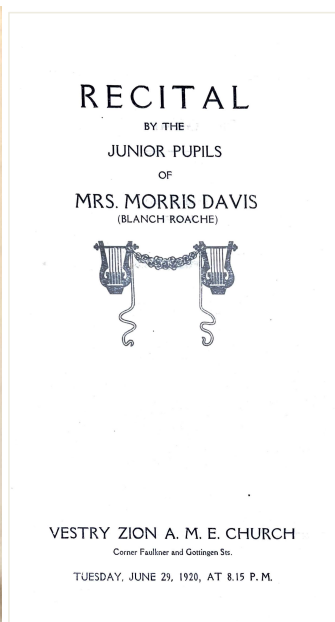
2a. Historical Importance



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 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

2a. Historical Importance

Railway Porters and Unionization

Morris Davis (1882-1948)



- Awarded Dominion Service Medal in 1947
- Retired from CNR in 1947 after 36 years of service

Booker Roache (1905-1988)



- Chairman of Division 132 of the Canadian Brotherhood of Railway Transport and General Workers in 1952

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

336

HALIFAX.

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

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

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



5. Architectural Integrity

Dwelling has Moderate Integrity

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



Storm porch



Rear addition with chimney

6. Relationship to Surrounding Area



Surrounding area of the subject property

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



East side of Maynard Street,
north of the subject property



West side of
Maynard, north of
subject property

Score Awarded

Criterion	Score Awarded
1. Age	16
2.[a] Historical <u>or</u> [b] <u>Architectural Importance</u>	15
3. Significance of Architect / Builder	3
4A. Architectural Merit: Construction Type	10
4B. Architectural Merit: Style	6
5. Architectural Integrity	8
6. Relationship to Surrounding Area	5
Total	63

Recommendation

That Halifax Regional Council 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*.

HALIFAX

Thank You