



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

REVISED
September 10, 2024

Staff report page 5 and research report page
14 only, regarding references & images of
6133 Willow Street

Item No. 12.1

Halifax Regional Council
September 10, 2024
December 3, 2024

TO: Mayor Savage and Members of Halifax Regional Council

FROM: Tyler Brothers, Vice Chair, Heritage Advisory Committee

DATE: August 28, 2024

SUBJECT: **Case HRTG-2024-00810: Request to Include 6105 Willow Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality**

ORIGIN

August 28, 2024 meeting of the Heritage Advisory Committee, Item 9.1.1.

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 6105 Willow Street, Halifax, in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the staff report dated June 25, 2024, as a municipal heritage property under the Heritage Property Act.

BACKGROUND

At the August 28, 2024 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated June 25, 2024 and received a staff presentation on Case HRTG-2024-00810. 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 June 25, 2024 (Attachment 1).

DISCUSSION

At the August 28, 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	9
2B. Historical Importance-Architectural Style	13
3. Significance of Architect/Builder	3
4A. Architectural Merit: Construction Type	3
4B. Architectural Merit: Style	10
5. Architectural Integrity	13
6. Relationship to Surrounding Area	10
Total	61

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 June 25, 2024 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached staff report dated June 25, 2024.

RISK CONSIDERATION

Risk consideration is outlined in the attached staff report dated June 25, 2024.

COMMUNITY ENGAGEMENT

The Heritage Advisory Committee is comprised of nine citizen members and two 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 June 25, 2024.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the attached staff report dated June 25, 2024.

ALTERNATIVES

Alternatives are outlined in the attached staff report dated June 25, 2024.

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.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated June 25, 2024

Attachment 2 – Scoring Summary for Heritage Buildings.

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



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Attachment 1
Heritage Advisory Committee
August 28, 2024

TO: Mayor Savage and Members of Halifax Regional Council

FROM: *-Original Signed-*

Brad Anguish, Acting Chief Administrative Officer

DATE: June 25, 2024

SUBJECT: **Case HRTG-2024-00810: Request to Include 6105 Willow Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality**

ORIGIN

Application for heritage registration by the property owner, Bruce Bassett.

EXECUTIVE SUMMARY

This report evaluates the request to include 6105 Willow Street, Halifax, in the Registry of Heritage Properties for the Halifax Regional Municipality (HRM). The Heritage Advisory Committee (HAC) needs to assess the subject property based on HRM's six heritage criteria: Age, Historical or Architectural Importance, Significance of Architect/Builder, Architectural Merit, Architectural Integrity, and Relationship to Surrounding Area. If the property scores 50 or more points, it is recommended that HAC recommend that Regional Council set a date for a heritage hearing and approve the registration of 6105 Willow Street as a municipal heritage property.

RECOMMENDATION

Should 6105 Willow 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 6105 Willow 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 their property located at 6105 Willow Street, Halifax (Map 1) in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is situated on the northwest corner of the intersection made up of Willow Street and Clifton Street in the North End of the Halifax Peninsula. The subject property contains a two-storey residential building, which was constructed in 1911.

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 was part of Block B in of the Woodill Division plan. No structures are depicted on the property in Hopkin's 1878 City Atlas and the block of Charles Street between Clifton and Robie Streets are identified as being vacant in McAlpine's 1897-1898 City Directory.

In a 1911 update to Goad's 1895 Fire Insurance Plan, the subject building had been constructed at the corner of Clifton and Willow Streets, identified as number 55. The 1911-1912 City Directory shows that there was a house under construction between 57 Willow Street and Clifton Street. In the 1912-1913 City Directory, 55 Willow Street, resided by Jeremiah Gray, was the only house between 57 Willow Street and Clifton Street. Therefore, 6105 Willow Street (55 Willow Street) was constructed in 1911. A building permit for the structure was issued in May 1911. Given its 1911 construction date, staff recommend a score of 9 points for Age.



Figure 1: 6105 Willow Street (Staff photo, April 26, 2024)

2. Architectural Importance:

The subject property was constructed in the 'Halifax Box' style, characterized by a flat roof, two-storey massing, two-storey bay window on one side with the doorway on the other, and varied decoration and ornament. Design elements tend to borrow from Second Empire, Queen Anne, and Italianate styles. The overall simplicity of the 'Halifax Box' design allowed construction firms to erect this style of building affordably and quickly. Large employers of building trades craftsmen (often advertising themselves as all-in-one architects and builders) began buying lots for property development by contract as well as speculation. The first owner of the subject property, Jeremiah Gray, was one of these craftsmen, but instead of selling it, the subject building became his primary residence until his death.

Although the Halifax Box style can be found throughout peninsular Halifax, this style of home is representative of turn of the 20th century local vernacular architecture and contributes to the special architectural style of Halifax. As such, the style can be viewed as preserving the cultural identity and special characteristics unique to Halifax.

As a representative example of the Halifax Box style, staff recommend a score of 11 to 15.

3. Significance of Architect/Builder:

The residence at 6105 Willow Street was built by local builders, Jeremiah Gray and Thomas R. Flinn, who were active in the early 19th century. They had multiple roles in the Halifax city development, acting as developers, architects and builders. They purchased subdivided lots and built homes on them for profit. The research report has successfully identified 5 Halifax Box style houses built by Gray & Flinn, located at 6018, 6022, 6026, 6030, and 6036 South Street. Architecturally, these buildings share numerous similar characteristics with the subject building at 6150 Willow Street, including the "Halifax Box" style layout, porches covering the main entrances, cornices decorated with brackets and running trim, and a small decorated window on the side of the entry door.

Based on Gray & Flinn's contribution to the Halifax heritage inventory and local influence, Staff recommend a score of 1 to 3 for the significance of the architect/builder.

4. Architectural Merit

Construction Type/Building Technology

The residence at 6105 Willow Street is a two-storey building of balloon construction with a rectangular plan. It stands on a poured concrete foundation. Balloon framing was the preferred method of construction from the late 19th to early 20th century. The method allowed for buildings to be constructed quickly and to use dimensional lumber boards held together by nails. Balloon framing is rarely used today but influenced contemporary platform construction.

Balloon framing, while common in its own time, was replaced by platform framing from the 1930s onwards, and is growing increasingly less common in present-day Halifax. As such, staff recommend a score between 1 and 3 points.

Style

6105 Willow Street provides a very rare example of a Halifax Box style as it has a high level of integrity and abundant decorating elements.

The character-defining elements of 6038 Charles Street include, but are not limited to:

- Two-storey, Halifax Box style house with flat roof;
- Wood shake cladding;
- Conices with fleur running trims and corbels on the east and south elevations;
- Two-storey bay window composed of two sets of three, one-over-one wood-framed windows with piers, string courses and corbel detailing ;
- One-storey bay window with three one-over-one wood-framed windows with running trims and corbel detailing on the east elevation;
- Window openings with moulded wood surrounds;
- One window with the stained glass on the west elevation;
- Main entrance door with transom, frieze and pilasters;
- Open porch with railings on the first floor and second floor, square columns, running trims, and corbels ;
- Connerboards with corbels on top; and
- Two brick chimneys.

As a very rare example of the Halifax Box style, staff recommend a score of 7 to 10.



Figure 2: 6105 Willow Street(Staff photos, April 26, 2024)

5. Architectural Integrity:

6105 Willow Street Street has a high level of architectural integrity. Although no historical photographs were discovered during historical research, some minor modifications are evident based on visual inspection. The original windows have been replaced with vinyl sashes, albeit retaining wood frames. Some window frames have metal cladding on the surface. The support concrete post for the rear addition has been removed. A balcony has been added to the second floor at the rear. As mentioned in previous sections, the Halifax Box style can be found throughout peninsular Halifax. However, the level of integrity of the remaining Halifax Box style residential structures varies significantly, especially around Willow Street and Charles Street. 6105 Willow Street provides a strong example of the style with relatively minor modifications.

Overall, the alterations to the exterior of 6105 Willow Street are minimal and as such, staff recommend a score from 11 to 15 points for architectural integrity.

6. Relationship to Surrounding Area:

6105 Willow Street is located at the northwest corner of the intersection of Willow Street and Clifton Street, within the proposed Young-Woodill Heritage Conservation District study area. This area predominantly features two-storey single-detached homes and rowhouses, many exemplifying styles such as Halifax Box and Late Victorian Plain. Deed records indicate that Gray & Flinn also constructed the home at 6133 Willow Street (formerly 69 Willow Street). This property is also a Halifax Box-style home sharing a similar architectural language with the subject property.

Within a 250-meter radius of 6105 Willow Street, three properties are designated as municipal heritage properties: 5812-5814 North Street (Dr. Ligoure's Amanda Private Hospital), 6032-6034 Charles Street (John H. Blakley House), and 6038 Charles Street (James A. Ross House). These buildings are all variations of the Halifax Box style.

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



Figure 3: 6133 Willow Street



Figure 4: 5812-5814 North Street (Dr. Ligoure's Amanda Private Hospital; November 2022).



Figure 5: Willow Streetscape, looking west from the intersection of Willow Street and Clifton Street (November 2022).

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2024/2025 operating budget for C340 – Culture, Heritage and Planning Information Services.

RISK CONSIDERATION

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

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 6105 Willow 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.

LEGISLATIVE AUTHORITY

The Heritage Property Act

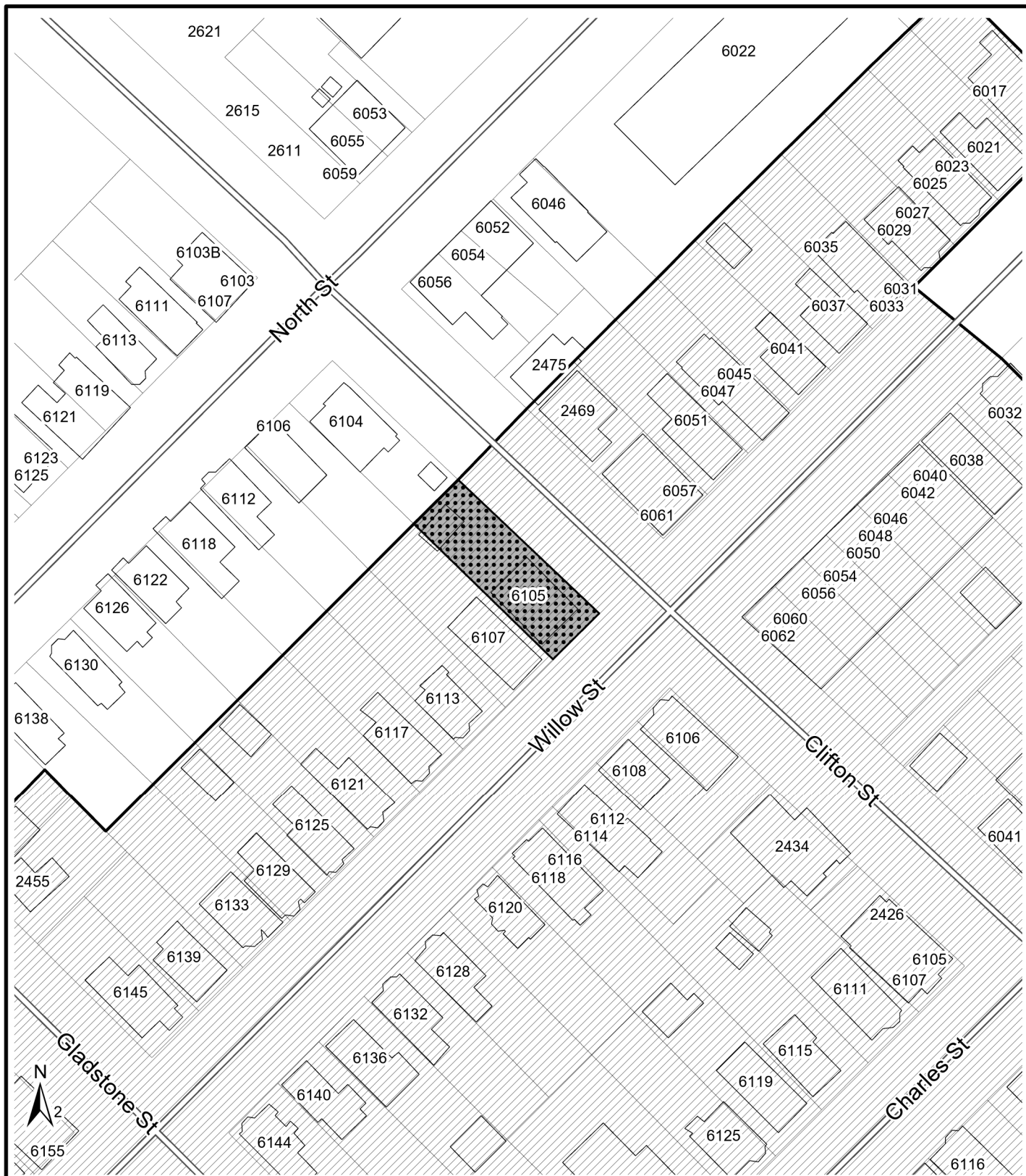
ATTACHMENTS

Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Staff Research Report

Report Prepared by: Shaoqiu Gong, Planner I – Heritage, 902.233.9826



Map 1 - Location Map

6105 Willow Street
Halifax



Subject Property



Proposed Young-Woodhill 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

6105 Willow Street, Halifax

Prepared by:

HRM Planning & Development

Shaoqiu Gong, Planner I

June 25, 2024



HALIFAX

Table of Contents

- Table of Contents..... 1**
- Age..... 2**
- Historical or Architectural Importance 5**
 - Relationship to Important Occasions, Institutions, Personages or Groups..... 5
 - Important / Unique Architectural Style or Highly Representative of an Era..... 5
- Significance of Architect or Builder 6**
- Architectural Merit 7**
 - Construction Type or Building Technology 7
 - Style 8
- Architectural Integrity.....11**
- Relationship to Surrounding Area14**
- References17**

Age

6105 Willow Street (herein referred to as 'the subject property'), formerly 55 Willow Street, is situated on the northwest corner of the intersection made up of Willow Street and Clifton Street in the North End of the Halifax Peninsula¹.

The subject property was originally part of Block B of the Woodill Division plan. Although the physical plan could not be located, the plan area was generally bound by North Street to the north, Robie Street to the east, Cunard Street to the south, and Windsor Street to the west. No structures are depicted on the subject property in Hopkin's 1878 City Atlas, but the land had been subdivided at that time (Figure 1). By Goad's 1911 (IS 1895) Fire Insurance Plan, the subject building had been constructed at the corner of Willow and Clifton Streets (Figure 2).

In 1910, Jeremiah Gray, a contractor, purchased the subject property from Arthur Bremner, a newsagent². The 1911-1912 City Directory shows that there was a house under construction between 57 Willow Street and Clifton Street³. In the 1912-1913 City Directory, 55 Willow Street, resided by Jeremiah Gray was the only house between 57 Willow Street and Clifton Street⁴. Therefore, 6105 Willow Street (55 Willow Street) was constructed in 1911. The date of construction is also confirmed by the building permit record issued in May 1911 (Figure 3).

Jeremiah Gray and his wife Ethel E. Gray lived at 6105 Willow Street from 1912 until their deaths in 1920 and 1953⁵. In 1953, Thomas R. Flinn as the sole surviving executor of and under the last will of Jeremiah Gray, sold the subject property to a grocer named Abraham Saab. Thomas R. Flinn was also a builder. Deed records show that Gray and Flinn, both working as builders, purchased several properties together. City directories indicate that they partnered in a business named Gray & Flinn⁶. The building permit shows that Gray and Flinn are the builders of 6105 Willow Street (Figure 3).

In 1965, the subject property was granted to Edmond Joseph, who subsequently sold it to Charles Miller that same year^{7,8}. In 1970, Peter Rao bought the subject property and sold to Ian MacLachlan in 1977^{9,10}. Later in 1980, Susan Altman, the widow of Ian MacLachlan, sold the subject property to Dwight Nance¹¹. In 1990, Dwight Nance and his wife Patricia Nance sold the subject property to a couple named Jamie Smith Campbell and Nicole Watkins-Campbell, who sold the subject property in 1999 to Lawrence J. Lefebvre and Madeleine J. Lefebvre^{12,13}. The Lefebvres sold the subject property to Jeffery Brian Hutt and Karen Elizabeth Casey in 2002¹⁴. Three years later, the subject property sold to James Andrew Gordon McCormick and Andrea Edna McCormick¹⁵. In 2007, James Vanloon and Lara Inglis purchased the subject property. They sold it to Lawrence Woodford and Nadine Methot, who later sold it to Anthony Capital Corporation^{16,17}. In 2012, the company sold the subject property to the current owner¹⁸.



Figure 1: 1878 Hopkin's Halifax Atlas with the approximate location of the subject property denoted by a red arrow

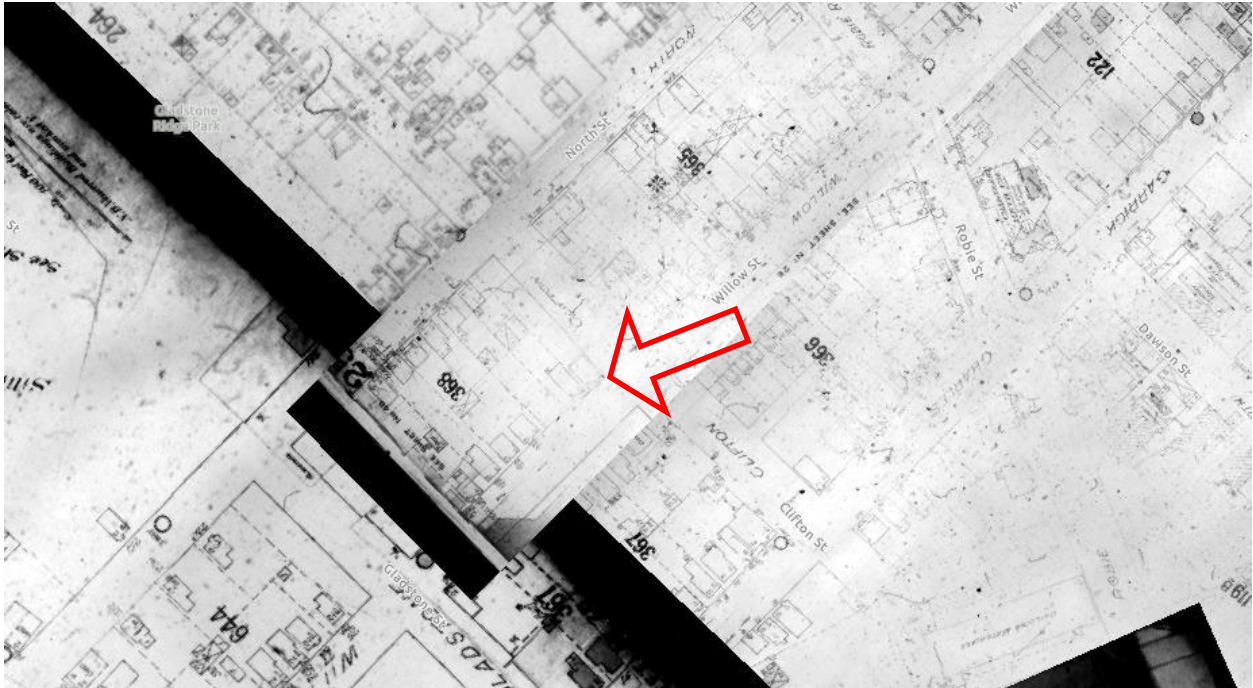


Figure 2: 1911 Goad's Fire Insurance Plan (IS 1895) with the subject property denoted by a red arrow

Willow St. No. — APPLICATION FOR NEW BUILDING. No. *2596*

To the Inspector of Buildings, Halifax, N. S., 8 day of *May* 1911

SIR—The undersigned hereby applies for a permit to build according to the following specifications and in accordance with the details and specifications attached.

Location *Willow* The north corner *Leighton* and *Meek*

Architect *Gray & Flinn* Builder *Gray & Flinn* Estimated cost *\$ 2200*

Class *1* Material *wood* Purpose of Building *dwelling*

Size of main building *24* Ft. front *20* Ft. depth *2* Ft. in height No. of Stories *2* Nearest part to street line *10* Ft.

Extension " " " " " "

Foundation wall, material *concrete* Thickness *12"*

Style of roof and material *tar & gravel* No. of elevators and for what purpose

What kind of fire stop is to be used *liston's* Date permit from Health Board

Permission is also applied for to enclose that portion of the street in front of the proposed building, extending into the street *4* ft.

The undersigned hereby agrees that all work on the said building, shall be done in strict accordance with the laws and ordinances relating to the erection of buildings within the City of Halifax, and with the conditions printed on the back of the permit; and that every obstacle will be removed from the street on or before the _____ day of _____ 19____ on which date this permit expires.

Gray & Flinn Applicant.

Figure 3: Building permit for the subject property applied by Gray & Flinn

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups.

The subject building is associated with the local builders and developers Jeremiah Gray and Thomas Flinn. See Significance of the Architect or Builder section for additional information.

Important / Unique Architectural Style or Highly Representative of an Era

The subject property was constructed in the ‘Halifax Box’ style, characterized by a flat roof, two-storey massing, a two-storey bay window on one side with the doorway on the other, and varied decoration and ornament¹⁹. Design elements tend to borrow from the Second Empire, Queen Anne, and Italianate architectural styles. The overall simplicity of the ‘Halifax Box’ design allowed construction firms to erect this style of building cheaply and quickly. These large employers of building trades craftsmen, often advertising themselves as a sort of all-in-one architects and builders, began buying lots for property development by contract as well as speculation¹⁹. Jeremiah Gray was one of these builders, but instead of selling it, the subject building became his primary residence until his death.

Although the “Halifax Box” style can be found throughout peninsular Halifax, these style homes are representative of the turn of the 20th-century local vernacular architecture and contribute to the special architectural style of the city. As such, the style can be viewed as preserving the cultural identity and special characteristics of Halifax. In addition, the subject building has particularly rich decorative elements, representing the elasticity and compatibility of the “Halifax Box” Style.

Significance of Architect or Builder

According to the historical building permit, Jeremiah Gray and Thomas R. Flinn are the builders of the subject property. The permit indicates that the subject property was built in 1911 at an estimated cost of \$2,000. The building is of wooden construction with a concrete foundation and a tar and gravel roof.

Jeremiah Gray was born in 1856 in Sambro, Halifax County²⁰. The 1871 and 1881 censuses list him as a fisherman living with his parents, James and Hannah, and brother Andrew in Sambro^{21,22}. The 1891-1892 City Directory shows that he moved to Kings Lane in Halifax and became a carpenter²³. Before moving into 6105 Willow Street, he resided on the north side of Willow Street since 1894²⁴. Later in 1897, Gray and Tomas R. Flinn partnered in a building business named Gray & Flinn at 40 West Street⁶. Jeremiah married his first wife Isabel Smith in 1881. Unfortunately, Isabel died in 1908. In 1909, Jeremiah married his second wife Ethel E. Gray, and they had a daughter in 1914. He died in 1920 in Halifax after a battle with gastric cancer.

Thomas R Flinn was born in 1867 in Sambro, Halifax County²⁵. In 1887, he and his father Thomas Flinn Sr. moved into the City of Halifax and both worked as labourers. Like Gray, Thomas R Flinn became a carpenter in 1891²³. After Gray passed away, Flinn continued to work as a contractor, at least until 1926²⁶. He passed away in Halifax in 1963 at the age of 96²⁵.

According to the deed records, Gray and Flinn purchased at least seven properties together, presumably as investments for their business²⁷⁻³³. Some of these buildings have since been demolished. Deed records show that they purchased lots at 6022, 6026, 6036, and 6040 South Street, which still stand with the original buildings^{27,30}. Permit records indicate that Gray & Flinn built at least five buildings on the south side of South Street between Robie Street and Davis Street³⁴. Based on the similarity of these buildings and the permit records, it is likely that they also built the houses at 6018 and 6030 South Street. Architecturally, these buildings share numerous similar characteristics with the subject building at 6150 Willow Street, including the "Halifax Box" style layout, porches covering the main entrances, cornices decorated with brackets and running trim, and a small decorated window on the side of the entry door (Figure 4).

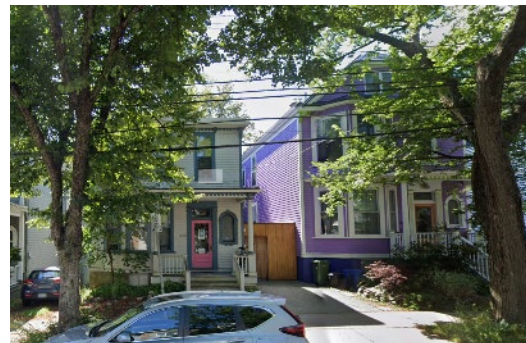


Figure 4: Google Street View of 6018, 6022, 6026, 6030, and 6036 South Street, built by Gary and Flinn (August, 2023)

Architectural Merit

Construction Type or Building Technology

The residence at 6105 Willow Street is a two-storey building with a rectangular plan that stands on a concrete foundation (Figure 5). Based on the exposed structure in the basement (Figure 6), and the construction date, the subject building was built using balloon framing. Balloon framing was the preferred method of construction from the late 19th to early 20th century³⁵. The method allowed for buildings to be constructed quickly and used standard-cut lumber boards held together by nails. Balloon framing is rarely used today but has influenced contemporary platform construction.



Figure 5: Poured concrete basement of the subject property (April 26, 2024)



Figure 6: Structural elements in the basement of the subject property (April 26, 2024)

Style

6105 Willow Street was designed in the Halifax Box style. The style gained prominence in the latter half of the 19th century as new suburbs developed in Halifax. It can be characterized by a flat roof, two-storey massing, a two-storey bay window on one side with the doorway on the other, and varied decoration and ornament¹⁹. See Important / Unique Architectural Style or Highly Representative of an Era for more information.

Character Defining Elements [CDEs]

The character defining elements of 6105 Willow Street include, but are not limited to:

- Two-storey, Halifax Box style house with flat roof (Figure 7-10);
- Wood shake cladding (Figure 7-10);
- Conices with fleur running trims and corbels on the east and south elevations (Figure 7-8, Figure 15);
- Two-storey bay window composed of two sets of three, one-over-one wood-framed windows with piers, string courses and corbel detailing (Figure 11);
- One-storey bay window with three one-over-one wood-framed windows with running trims and corbel detailing on the east elevation (Figure 12);
- Window openings with moulded wood surrounds (Figure 12);
- One window with the stained glass on the west elevation (Figure 13);
- Main entrance door with transom, frieze and pilasters (Figure 14);
- Open porch with railings on the first floor and second floor, square columns, running trims, and corbels (Figure 14);
- Connerboards with corbels on top (Figure 15) ; and
- Two brick chimneys (Figure 16).



Figure 7: South Elevation (April 26, 2024)



Figure 8: East Elevation (April 26, 2024)



Figure 9: North Elevation (April 26, 2024)



Figure 10: West Elevation (April 26, 2024)



Figure 11: Two-storey bay window on the south elevation, composed of two sets of three, one-over-one wood-framed windows with piers, running trims and corbel detailing (April 26, 2024)



Figure 12: One-storey bay window on the east elevation with three one-over-one wood-framed windows with running trims and corbel detailing (April 26, 2024)



Figure 13: One window with stained glass (taken inside the building, April 26, 2024)



Figure 14: Porch with railings on the first floor and second floor, square columns, running trims, and corbels (April 26, 2024)



Figure 15: Detailings of the corner boards, corbels, and fleur running trims (April 26, 2024)



Figure 16: Brick Chimney (April 26, 2024)

Architectural Integrity

The single-detached, two-storey residential building at 6105 Willow Street stands on a concrete foundation. The building has a short rectangular footprint and a small rear addition projected out to the foundation. The structure is clad in wood shingles. The flat roof has remaining wood brackets and scrolling detailing on the south and east elevations. There is a two-storey bay window on the south elevation that has piers, running trims and corbel detailing, and a one-storey bay window on the east elevation.

The architectural integrity of 6105 Willow Street remains notably high. According to the 1911 Goad's Fire Insurance Plan (Figure 2), the footprint of the subject building has not been changed, including the front bay window and side bay window. Although historical photographs were not located during research, the following minor modifications are visible: the original windows have been replaced with vinyl sashes, albeit retaining wood frames (Figure 17); some window frames have metal cladding on the surface (Figure 18); the support concrete post for the rear addition has been removed (Figure 19); and a balcony has been added to the second floor at the rear (Figure 20). These alterations are minor and do not significantly undermine the heritage character of the building.

As mentioned in previous sections, the Halifax Box style can be found throughout peninsular Halifax. However, the level of integrity of the remaining Halifax Box-style residential structures, especially around this block of Willow Street and Charles Street, varies significantly. 6105 Willow Street provides a representative example of the style with minor modifications.



Figure 17: The sashes have been replaced with vinyl, while the frame retains its original wooden structure (April 26, 2024)



Figure 18: The sashes have been replaced with vinyl, and frame has metal cladding (April 26, 2024)



Figure 29: The Removed Support Concrete Post For The Rear Addition (April 26, 2024)



Figure 20: Added Balcony At The Rear (April 26, 2024)

Relationship to Surrounding Area

6105 Willow Street is situated at the northwest corner of the intersection of Willow Street and Clifton Street within the Woodill subdivision. This subdivision is bound by North Street, Robie Street, Cunard Street, and Windsor Street. The area primarily features two-storey single detached homes and rowhouses, many of which are characterized by styles such as Halifax Box and Late Victorian Plain (Figure 21). Halifax Box is one unique example of this practical Late Victorian Plain style, in which the building simplified the decorations and building form while still keeping some late Victorian building elements on the façade. The Woodill area is proposed as a Heritage Conservation District, recognized for the cohesive and integral nature of its streetscapes.



Figure 21: 6105 Willow Street (Denoted By The Red Arrow) And Part of Woodill Field, Filled With “Halifax Box” Buildings and Other Later Late Victorian Plain Style Buildings.

The deed record suggests that Gray & Flinn also built the home at 6133 Willow Street (formerly 69 Willow Street). This is also a Halifax Box-style home sharing the same architectural language with the subject property (Figure 22).



Figure 22: 6133 Willow Street

Within a 250-meter radius of 6105 Willow Street, three properties are designated as municipal heritage properties: 5812-5814 North Street (Dr. Ligoure’s Amanda Private Hospital), 6032-6034 Charles Street (John H. Blakley House), and 6038 Charles Street (James A. Ross House). These buildings exemplify variations of the “Halifax Box” style.



Figure 23: Willow Streetscape, looking west from the intersection of Willow Street and Clifton Street (November 2022).



Figure 24: Willow Streetscape, looking east from the intersection of Willow Street and Clifton Street (November 2022).



Figure 24: 6032-6034 Charles Street (John H. Blakley House) and 6038 Charles Street, (The James A. Ross House; November 2022).

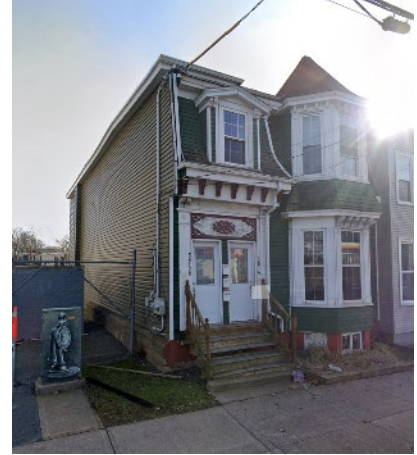


Figure 25: 5812-5814 North Street (Dr. Ligoure's Amanda Private Hospital; November 2022).

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Attachment 2

Scoring for Case HRTG-2024-00810: Request to Include 6105 Willow Street, Halifax in the Registry of Heritage Properties for the Halifax Regional Municipality

Criterion	Score Awarded
1. Age	9
2B. Historical Importance-Architectural Style	13
3. Significance of Architect/Builder	3
4A. Architectural Merit: Construction Type	3
4B. Architectural Merit: Style	10
5. Architectural Integrity	13
6. Relationship to Surrounding Area	10
Total	61