

**Item No. 9.2**

**Halifax Regional Council**

**June 10, 2014**

**July 22, 2014**

**TO:** Mayor Savage and Members of Halifax Regional Council

**SUBMITTED BY:** Original signed  
Emma Sampson, Chair, Heritage Advisory Committee

**DATE:** May 23, 2014

**SUBJECT:** Case H00397: Application to consider 6053 Jubilee Road, Halifax as a  
Municipally Registered Heritage Property

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**ORIGIN**

Motion from the Heritage Advisory Committee from the May 7, 2014 meeting.

**LEGISLATIVE AUTHORITY**

Section 21 of the Halifax Charter regarding Standing, Special and Advisory Committees.

By-Law H-200 Respecting the Establishment of a Heritage Advisory Committee and a Civic Registry of Heritage Property.

**RECOMMENDATION**

The Heritage Advisory Committee recommends Halifax Regional Council:

1. Set a date for a heritage hearing to consider the application to consider 6053 Jubilee Road, Halifax as a municipally registered heritage property; and
2. Approve the registration of 6053 Jubilee Road Halifax as shown on Map 1 of the March 10, 2014 staff report under the HRM Heritage Property Program.

## **BACKGROUND**

At the May 7, 2014 meeting of the Heritage Advisory Committee, staff presented the application by Ronald Mitton to have his property located at 6053 Jubilee Road, Halifax registered as a municipal heritage property.

## **DISCUSSION**

The Committee evaluated the application using the *The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality*. The property scored 76 out of a possible 100 points, therefore, the Committee is recommending the heritage designation.

## **FINANCIAL IMPLICATIONS**

None associated with this report. The attached staff report addresses financial implications associated with process the application

## **COMMUNITY ENGAGEMENT**

The Heritage Advisory Committee is an Advisory Committee to Regional Council comprised of 10 volunteer members of the public and two Councillors. The meetings are open to the public and the agendas and minutes are posted at [www.Halifax.ca](http://www.Halifax.ca).

## **ENVIRONMENTAL IMPLICATIONS**

None.

## **ALTERNATIVES**

The Committee did not provide alternatives.

## **ATTACHMENTS**

Attachment 'A': Staff report dated March 10, 2014

Attachment 'B': Heritage Advisory Committee's Scoring Summary

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A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Sheilagh Edmonds, Legislative Assistant


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P.O. Box 1749  
Halifax, Nova Scotia  
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**Heritage Advisory Committee**  
**March 26, 2014**

**TO:** Chair and Members of the Heritage Advisory Committee

**SUBMITTED BY:**  Original Signed  
Brad Anguish, Director, Community & Recreation Services

**DATE:** March 10, 2014

**SUBJECT:** **Case H00397: Application to consider 6053 Jubilee Road, Halifax, as a Municipally Registered Heritage Property**

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**ORIGIN**

Application by Ronald Mitton

**LEGISLATIVE AUTHORITY**

*The Heritage Property Act*

**RECOMMENDATION**

It is recommended that the Heritage Advisory Committee recommend that Halifax Regional Council:

1. Set a date for a heritage hearing to consider the application; and
2. Approve the registration of 6053 Jubilee Road, Halifax, as shown on Map 1, under the HRM Heritage Property Program.

## **BACKGROUND**

Ronald Mitton has applied to have his property located at 6053 Jubilee Road, Halifax, registered as a municipal heritage property (Map 1). The property consists of a single unit row house located between two abutting row houses within a series of six row house properties (Attachment A).

### **HRM's Heritage Property Program**

The purpose of the HRM Heritage Property Program is to 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 registration of properties into the Municipal Registry of Heritage Properties.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the Heritage Advisory Committee (HAC) using "The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality" (Attachment C). To provide a basis for the review a Historical Research Report was developed (Attachment A) to assist the Committee when scoring the building using the Evaluation Criteria.

The Evaluation Criteria for scoring a property and building are broken down into 6 categories as follows:

<b>Criterion</b>	<b>Highest Possible Score</b>
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect/Builder	10
4. Architectural Merit: Construction type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
<b>Total</b>	<b>100</b>

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

### ***Nova Scotia Heritage Property Act***

HRM's Heritage Property Program gets 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".*

Under Sections 14(2) and 15(1) of the *Heritage Property Act*, HRM must give notice of its recommendation to the property owner at least thirty (30) days prior to any Council decision to

register the property. The property owner is also given an opportunity to address Council before they make a decision on the registration request.

### **DISCUSSION**

Evaluations of heritage registration applications are carried out by the Heritage Advisory Committee and are based upon the six evaluation criteria as outlined above and described in greater detail in Attachment D. To assist the HAC in its evaluation and scoring, staff offers the following comments in relation to each criterion.

#### **1. Age:**

The building at 6053 Jubilee Road was built in 1907 making it 107 years old.

#### **2. Historical OR Architectural Importance:**

##### **2. B) *Architectural Importance of a Particular Period:***

The residence at 6053 Jubilee Road forms part of a row house scheme which was developed over a span of approximately twenty years by contractor and mason Edward Maxwell. The Victorian style of these row houses is common in North America. However, other than the Churchfield Barracks on Brunswick Street, there are few examples of brick and concrete masonry row houses in Halifax. This development is representative of the increase in population and the need for middle class housing on the Halifax Peninsula during a time of prosperity at the turn of the 20<sup>th</sup> century. Cities undergoing similar growth also have examples of this form of residential row house development such as New York City's Brownstone districts from which Maxwell may have adopted several architectural form and stylistic cues for the Jubilee Road row house development. This large scale standardized development by a single contractor in a single material is rare for turn of the 20<sup>th</sup> century Halifax.

The setting of the Jubilee Road row houses around a communal courtyard is indicative of Garden City urban planning principles made popular in Halifax by renowned planner Thomas Adams in the Hydrostone District in the North End of Halifax, constructed in the early 1920s as part of the relief effort following the Halifax Explosion in 1917. Maxwell adopted Garden City principles in his Jubilee Road row house project over a decade prior to Adams's Hydrostone District.

#### **3. Significance of Architect or Builder:**

Edward Maxwell was a mason and contractor born in Halifax in 1866. Maxwell was from a highly entrepreneurial family; his father ran an established business on Granville Street as a merchant tailor. However, Maxwell did not follow in his father's footsteps and became involved in the construction industry at an early age, first as a mason and later as a contractor and property developer. Maxwell made significant contributions to the urban fabric of the City of Halifax. He frequently associated with the renowned father and son architects, J.C and S.P Dumaresq. He built multiple storefronts on Hollis Street and the Infant's Home at the corner of Tower Road and Inglis Street in 1899 with J.C Dumaresq as the architect.

Along with the Jubilee Road row houses, Maxwell built several other residences within the residential block delineated by Jubilee, Henry and Cedar streets. S.P. Dumaresq is identified as the architect on the building Maxwell constructed at 1743 Henry Street. Maxwell lived at what is

now 6047 Jubilee Road from 1905 to 1938. In 1938, he moved to the subject property at 6053 Jubilee Road where he resided until his death as a widower in 1941 at age 75.

#### **4. Architectural Merit:**

##### **4. A) Construction type or building technology:**

The building at 6053 Jubilee Road is a two storey solid brick row house dwelling. Common construction methods of the time and a brick masonry foundation, as visible from both the interior and exterior of the building, suggest that the exterior wall is a load bearing, multiple-wythe brick masonry wall. Masonry is an unusual material for residential development in Halifax around the turn of the 20<sup>th</sup> century, particularly outside of the downtown core. Non-combustible construction became regulated in the city center after numerous fires in buildings of wood frame construction. However, neighbourhoods west of Robie Street were still considered suburban at this time and construction material for housing was predominately wood frame and finish.

##### **4. B) Style:**

The architectural style of this Victorian row house is rare due to its Federalist influences characterized by a minimal material palate, low ornamentation and classical symmetries. General character defining elements include:

- flat roof ;
- single storey build-out on rear of building; and
- brick foundation.

Late Victorian character defining elements include:

- two storey bay;
- steps up to main door as the first floor is raised several feet above grade to allow for basement window;
- small accent window adjacent main door;
- running bond brick masonry with sandstone watertable, sills, and keystones;
- six course brick corbeling at roof line;
- dentil coursing below corbeling at the roof line;
- roman brick arch with a sandstone keystone above the main entry; and
- a slight curve to the flat arches above windows.

Federalist character defining elements include:

- door entry enframingent with arched fan light transom;
- frame and panel wood door; and
- single hung windows with a six pane upper sash and single pane lower sash.

#### **5. Architectural Integrity:**

This residence is without major modifications to the front elevation of the building. The original wood windows on the front have been restored and are protected by aluminum storm windows on the first and second floors. The front entry surround includes a wood door which appears to be original and in good condition. The brick masonry appears to be in good repair. The front

steps are concrete with wrought iron hand rails similar to 6057 Jubilee Road, indicating they are potentially original.

The rear elevation is also without major modifications. The original brick masonry is in good repair. The windows appear to be original wood with aluminum storm windows. The original back door has been replaced with a six panel insulated metal door complete with glazed transom.

#### **6. Relationship to Surrounding Area:**

The building is integral to the row house façade on Jubilee Road. It is highly representative of turn of the century architectural styles and materials that are prevalent in this neighbourhood. This building is the best preserved of Maxwell's Jubilee Road row houses. It contributes significantly to the heritage character of the neighbourhood.

#### **Conclusion**

The building at 6053 Jubilee Road was constructed at the turn of the 20<sup>th</sup> century. As part of a brick row house development, it is highly unique in Halifax and representative of an era of strong industrial growth when Victorian architectural styles gave way to more classical and less ornamental Edwardian or Federalist influences. The builder, Edward Maxwell, is significant in Halifax having made significant contributions to the urban fabric of the City of Halifax including the rare solid brick row houses in the suburbs, at the time, incorporating Garden City planning principles before the design of the Hydrostone District. As the best preserved of Maxwell's Jubilee Road row houses, 6053 Jubilee Road contributes significantly to the heritage character of the neighbourhood. Staff has evaluated the property under the Heritage Building Evaluation Criteria and it is their opinion that it will score more than the 50 points required for the successful registration of a municipal heritage property.

Staff recommends that the Heritage Advisory Committee recommend that Halifax Regional Council set a date for a heritage hearing to consider the application and approve the registration of 6053 Jubilee Road under the HRM Heritage Property Program as shown on Map 1.

#### **FINANCIAL IMPLICATIONS**

The HRM costs associated with processing this application can be accommodated within the approved 2013/14 operating budget for C-310 Planning & Applications

#### **COMMUNITY ENGAGEMENT**

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public accessibility 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. Therefore, only the property owner(s) will have the opportunity to speak at the heritage hearing.

#### **ENVIRONMENTAL IMPLICATIONS**

No concerns identified.

**ALTERNATIVES**

1. The Heritage Advisory Committee may choose to recommend that Halifax Regional Council approve the application for heritage registration based upon the information outlined in this report.
2. The Heritage Advisory Committee may choose to recommend that Halifax Regional Council reject the application for heritage registration. The *Heritage Property Act* does not include appeal provisions of Council decisions regarding the heritage registration.


**ATTACHMENTS**

Map 1: Location Map – 6053 Jubilee Road, Halifax

Attachment A: Research Report for Edward Maxwell Row House, 6053 Jubilee Road  
Attachment B: Photographs, Maps & Plans, Ownership History, and Edward Maxwell  
Attachment C: Evaluation Criteria for Registration of Heritage Buildings in HRM


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A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by:  Seamus McGreal, Heritage Planner, 490-5113

Original Signed

Report Approved by:

 Kelly Dent, Manager, Development Approvals, 490-4800



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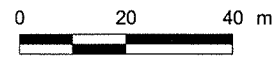




**Map 1 - Location Map**

6053 Jubilee Road  
Halifax

-  Subject Property
-  Municipally Registered Heritage Property



Halifax Peninsula  
Land Use By-Law Area

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

**ATTACHMENT A**

**Research Report for Edward Maxwell Row-House**

**6053 Jubilee Road, Halifax, NS**

HRM Case #: H00397

Prepared for: Seamus McGreal, HRM Heritage Planner

Prepared by: Meggan Tanner, Connor Architects & Planners

Date: March 7, 2014

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# 1. Age

## A) *Site Summary*

The residence at 6053 Jubilee Road was built in 1907 by Edward Maxwell, a mason and contractor of Scottish descent born in Halifax, NS. This dwelling forms part of a brick row-house scheme with an internal courtyard.

Historically, Jubilee Road was a cross peninsula thoroughfare commonly used for leisure and connected the Northwest Arm to the Suburbs of Halifax. It was renamed in 1810 in honour of the Golden Jubilee of King George III. Land along Jubilee was held in large parcels held by affluent members of Halifax society and, for the most part, remained undeveloped until the late 1800s. The subdividing of lots and creation of new streets happened in response market conditions and the need for affordable middle class housing on the Halifax peninsula.

The first maps to show the extension of Henry Street from across Jubilee to terminate at Cedar Street are the Halifax Fire Insurance Plans dated 1878. While early planning for the Cedar Street is also seen at this time, it does not actually extend from Henry Street to Robie Street until the 1911 revision of the 1895 Halifax Fire Insurance Plans. This will form the block of what will be known as the Maxwell Estate. In summary, this new block is bounded by Henry Street, Cedar Street, Robie Street and Jubilee Road.

In a survey plan titled "Plan Showing Property now or formerly of the Maxwell Estate Cedar Street, Henry Street & Jubilee Road" dated Oct 14, 1943 and drawn by Charles P. Roper, a large internal courtyard is visible. At the time, all of the Maxwell properties surrounding the court had right of way or direct deeded access to the largely undeveloped lands for personal use and enjoyment. Building permits for a skating rink as well as automobile garages and a hot house were submitted by Edward Maxwell in 1920 and 1922 respectively.

In an interview with Ronald Mitton, current homeowner of 6053 Jubilee Road, he recalled the courtyard land had been lost, presumably to bankruptcy, and came into possession of the City of Halifax who later sold it to Samuel Butler. When checked against Halifax Fire Insurance Plans and property ownership records obtained for this report the evidence is generally in congruence. On the 1951 revision of the 1914 Fire Insurance Plan, the name "Butler Bros." is written on the courtyard lands.

Today there is a new set of brick row-house built within the courtyard. The sale of the lands that lead to this development took place in 2010. A Development Agreement was approved by HRM in 2010 and construction began in 2011. There are currently new agreements in place with homeowners of properties with previous deeded access to the courtyard, allowing for access and parking in a designated area.

## ***B) Age of Building***

6053 Jubilee Road, formerly 11 and 85 Jubilee Road was built in 1907. The first found indication of a dwelling at 11 Jubilee Road was discovered in the Halifax Property Assessment Records of 1907-1908 with Edward Maxwell listed as owner. 11 Jubilee Road also appears in the Halifax City Directories for the first time as a residence in 1907

## **2. Historical and Architectural Importance**

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

This row-house remains essentially intact today and appears to be of a typical Victorian or Edwardian style. While these architectural styles are common in North America, there are few instances of brick and concrete masonry row-house in Halifax, making this collection of residences a rare example. Notably, there may only be one other set of brick row-housing remaining from this era; the Churchfield Barracks on Brunswick Street which were military accommodations for married personnel built in 1903 in the Gothic Revival style.

Maxwell's timely execution of row-housing development is representative of the increased need for middle class housing on the Halifax Peninsula in a time of prosperity at the end of the 19<sup>th</sup> century. Population rise and a confidence in the city's economy spurred this type of development and provided opportunity for the entrepreneurial spirit. Numerous North American cities undergoing similar growth also have examples of this form of residential row-house development. Perhaps the most prevalent of these is New York City and the Brownstone district, from which Maxwell appears to have taken several architectural form and stylistic cues.

The planning of the Maxwell Estate around a communal courtyard is indicative of Garden City urban development principles made popular in Halifax by renowned Architect Thomas Adams in his planning of the Hydrostone District in the North End of Halifax. It is important to note that the Maxwell Estate pre-dates this heritage defining district.

### **3. Significance of Architect/ Builder**

Edward Maxwell was a well-known mason and contractor born on May 11, 1866 in Halifax, Nova Scotia. His parents were Elizabeth Forbes and Edward Maxwell, of Scottish Presbyterian descent. He had six sibling, four sisters and two brothers, and was married to Ella R. McKay of Shubenacadie in 1895, also of Scottish lineage. Ella and Edward had two sons Evan Ross Maxwell, born 1902 and Sydney Forbes Maxwell, born 1900. He lived at what is now 6047 Jubilee Road from 1905 to 1938. He moved to 6053 Jubilee Road where he resided until his death as a widower on Nov 12, 1941 at age 75.

A highly entrepreneurial family, Edward Senior ran an established business on Granville Street as a merchant tailor. Maxwell did not follow in his father's footsteps and became involved in the construction industry at an early age and developed a career first as a mason and later as a contractor and property developer.

During his working life, Maxwell made significant contributions to the urban fabric of the City of Halifax. He was associated with the provincially renowned J.C and S.P Dumaresq, father and son Architects and worked on several projects with them. Examples of Maxwell's work include multiple storefronts on Hollis Street, the Infant's Home at the corner of Tower Road and Inglis Street built in 1899 with J.C Dumaresq as the Architect. Maxwell also built several other residences in the Jubilee, Henry and Cedar neighbourhood. The residence at 1743 Henry Street built by Maxwell lists S.P Dumaresq as the Architect on the Building Permit application.

### **4. Architectural Merit**

#### ***A) Construction Type/ Building Technology***

The 1914 Fire Insurance Plans for Halifax show this residence to be a two storey semi-detached dwelling with a construction type of solid brick. Common construction methods of the time and a brick masonry foundation as visible from both the interior and exterior of the building, give reason to believe that the exterior wall is a load bearing, multiple-wythe brick masonry wall.

Masonry is an unusual material for residential development in Halifax during this time, particularly outside of the downtown core. Non-combustible construction became regulated in the city center after numerous fires in buildings of wood frame construction, however neighbourhoods West of Robie Street were still considered sub-urban, and construction material for housing was predominately wood

No construction permit was found for this dwelling, however, several were found during research for neighbouring residences by the same contractor. Using a building permit for another property as reference, the materials most likely used at the time of construction were tar and gravel for the roof, concrete to line the chimney and asbestos fire stopping.

## **B) Style**

The architectural style of this row-house is modified Late Victorian with Federalist influences characterized by a minimal material palate, low ornamentation and an asymmetrical facade. Predating the Halifax Explosion of 1917, the configuration of the Maxwell Estate around an internal courtyard has Garden City tendencies and building permits for automobile garages, skating rink and hothouse indicate visions of self-sufficiency and escape within the urban core. The homogenous nature of this large scale development by single contractor in a single material is uncommon for turn of the century Halifax.

General character defining elements include:

- flat roof
- single storey build-out on rear of building
- brick foundation

Late Victorian character defining elements include:

- two storey bay
- steps up to main door as the first floor is raised several feet above grade to allow for basement window
- small accent window adjacent main door
- running bond brick masonry with sandstone watertable, sills, and keystones
- six course brick corbeling at roof line
- dentil coursing below corbeling at the roof line
- roman brick arch with a sandstone keystone above the main entry
- a slight curve to the flat arches above windows

Federalist character defining elements include:

- door entry enframingent with arched fan light transom
- frame and panel wood door
- single hung windows with a six pane upper sash and single pane lower sash

## **5. Architectural Integrity**

This residence is without major modifications to the front elevation of the building. The original wood windows on the front have been restored and are protected by aluminum storm windows on the first and second floors. The basement window appears to be original. The door entry enframing complete with wood door appears to be original and in good condition. The brick masonry appears to be in good repair. The sandstone accents have been painted at some point in the past. The front steps are concrete with wrought iron hand rails similar to 6057 Jubilee Road, indicating they are potentially original. The brick corbeling has been painted to match the white aluminum cap flashing at the roofline. The electrical service entrance is on this façade.

The rear elevation is also without major modifications. The original brick masonry is in good repair. An aluminum eavestrough and downspout have been added to the second floor roof line as well as the single storey build-out. The downspouts connect into the interior storm and sewer drainage system. The windows appear to be original with aluminum storm windows added later. The window sills have been painted; some sills are sandstone while others are brick. The back door is a modern six panel insulated metal door complete with glazed transom.

## **6. Relationship to Surrounding Area**

The residence at 6053 Jubilee Road forms part of a row-house scheme which was developed over a span of approximately twenty years by contractor and mason Edward Maxwell. The residence is integral to the row-house façade on Jubilee Road and is highly representative of turn of the century architectural styles and materials that are prevalent in this neighbourhood. This building significantly contributes to the heritage character of the neighbourhood.



## 7. References

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## **8. Appendices**

**A) Photos**

**B) Plans & Maps**

**C) Home Ownership & Tenancy Summary**

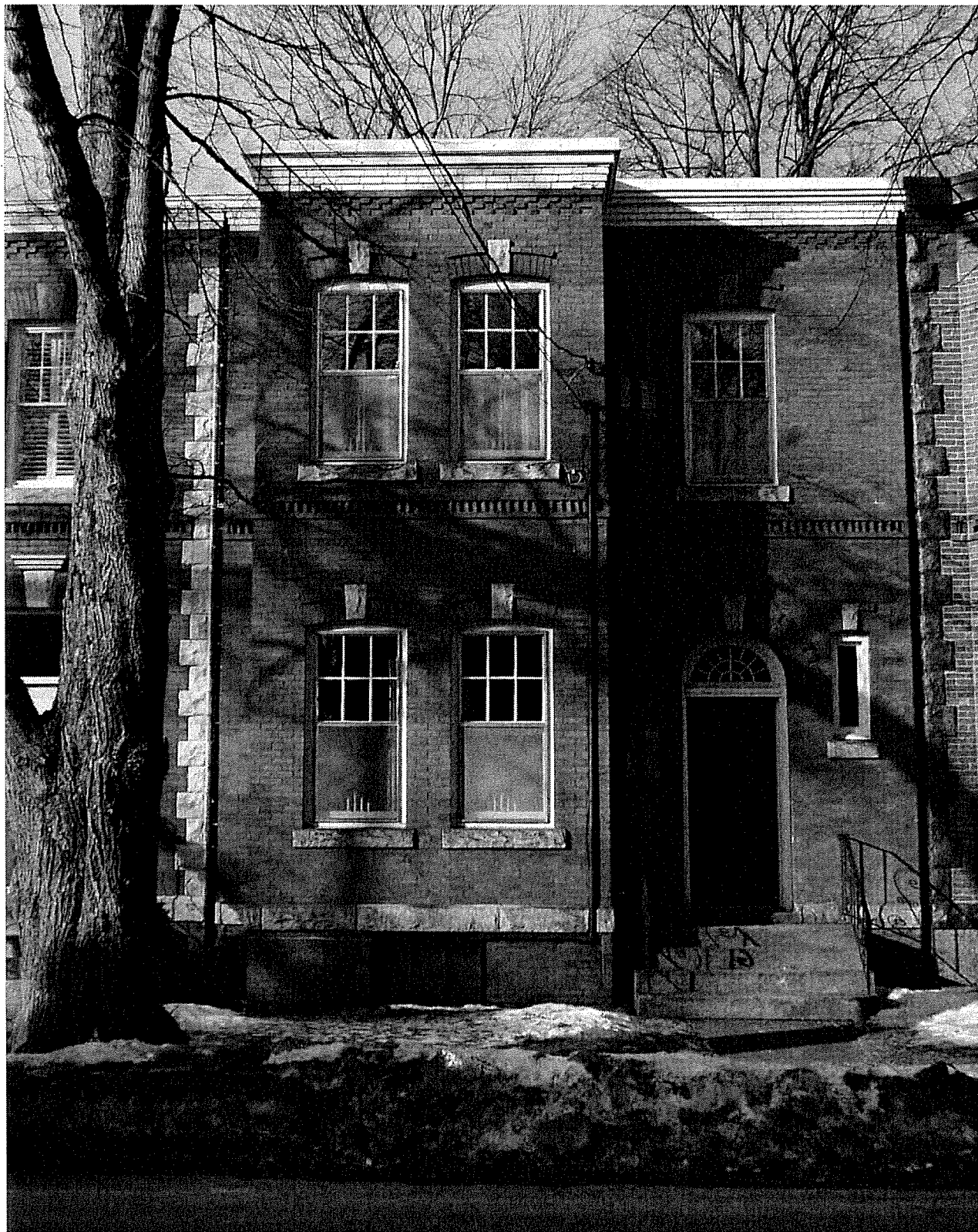
**Note: Appendices  
(Section 8) are the same  
as the documents/images  
in Attachment B.**

**Photographs**

**ATTACHMENT B**

**HRM Case # H00397**

***Research Report for 6053 Jubilee Road***

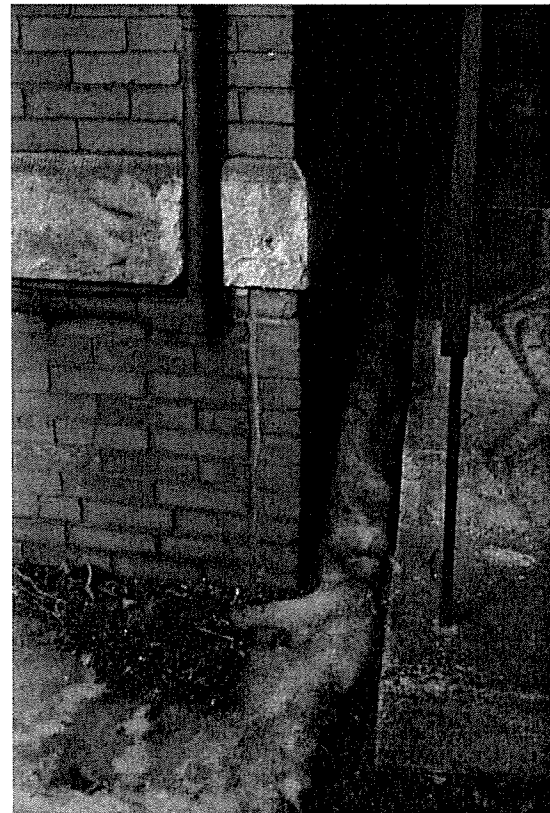
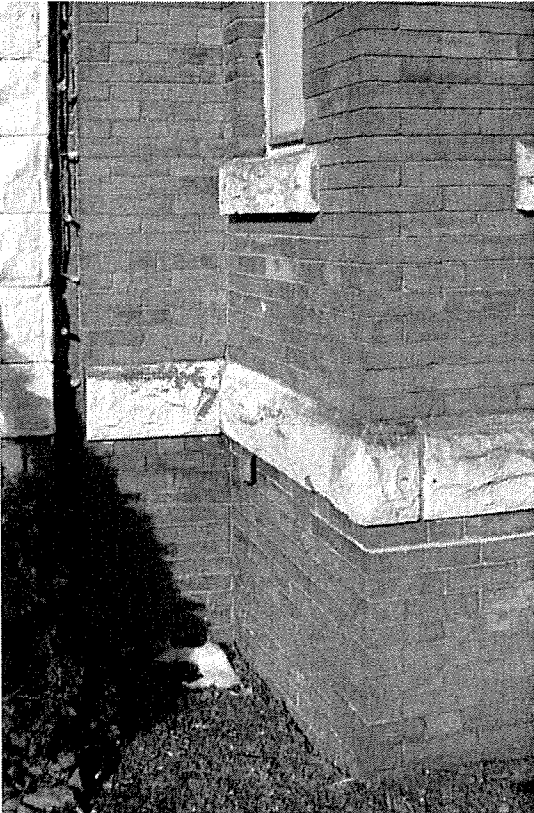
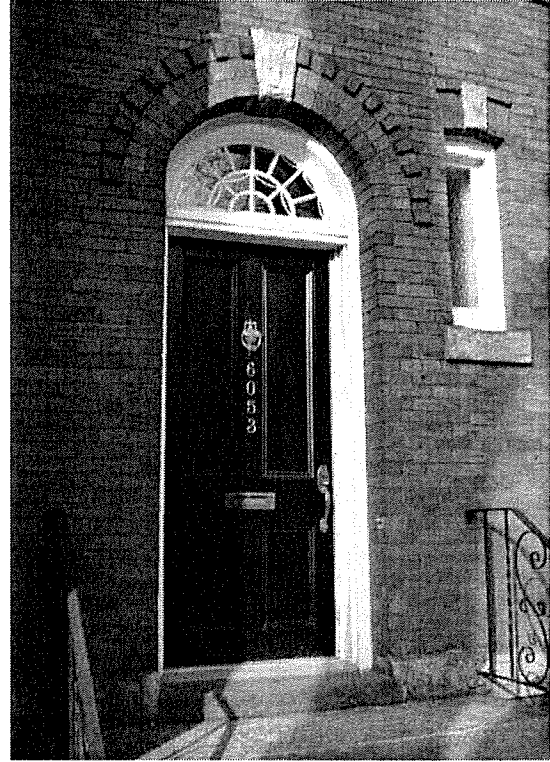
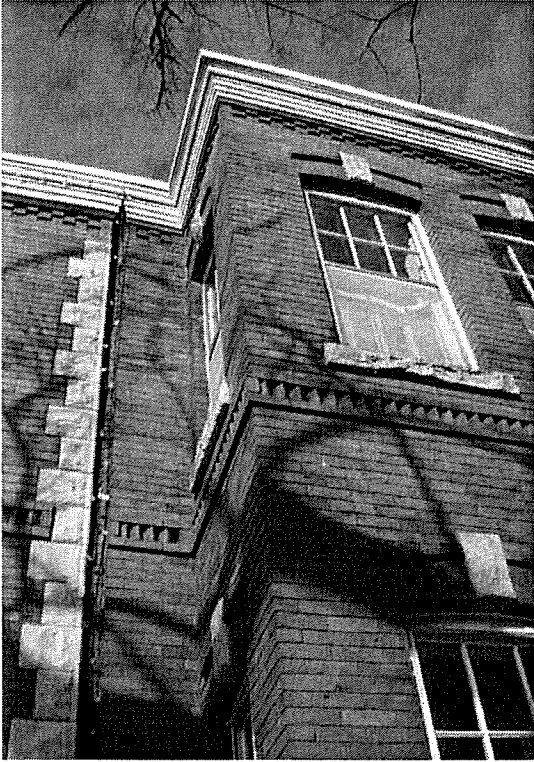


Jubilee Road Rear View

# Photographs

HRM Case # H00397

## Research Report for 6053 Jubilee Road



6053 Jubilee Road Front Elevation Details

**Photographs**

**HRM Case # H00397**

**Research Report for 6053 Jubilee Road**

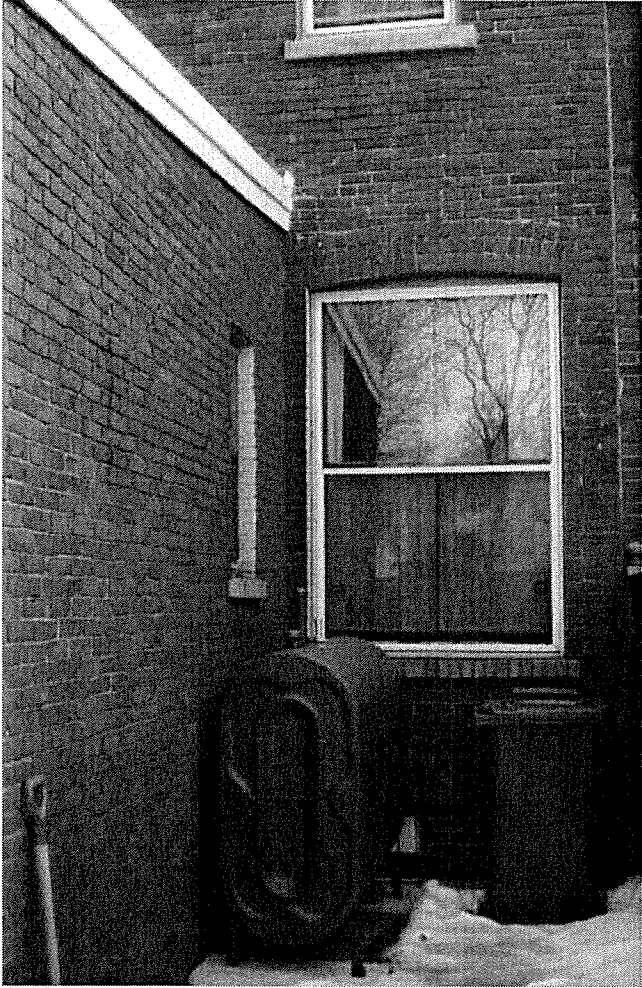
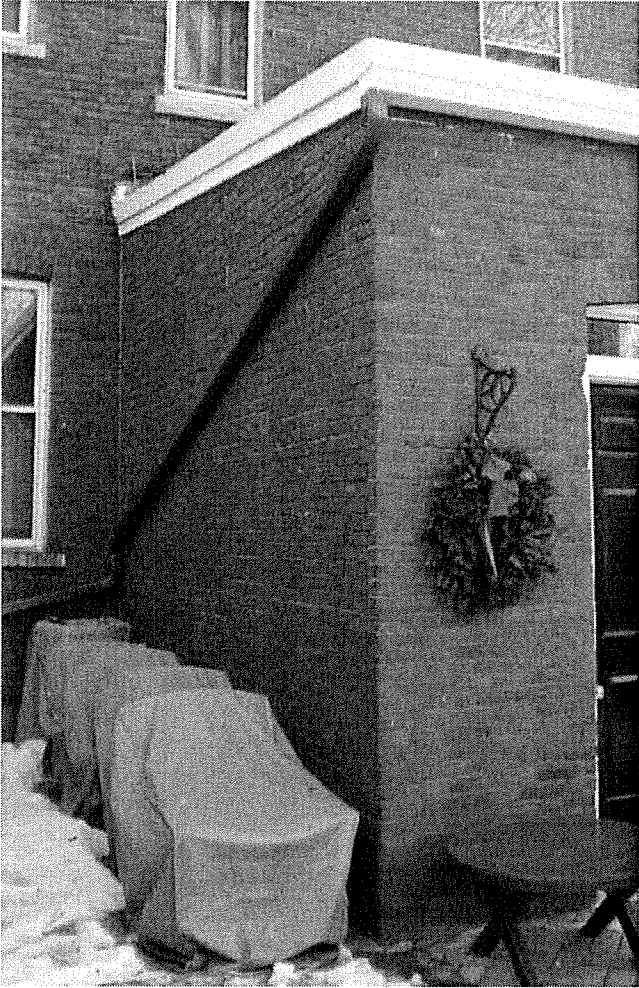


6053 Jubilee Road Rear View

**Photographs**

*HRM Case # H00397*

*Research Report for 6053 Jubilee Road*

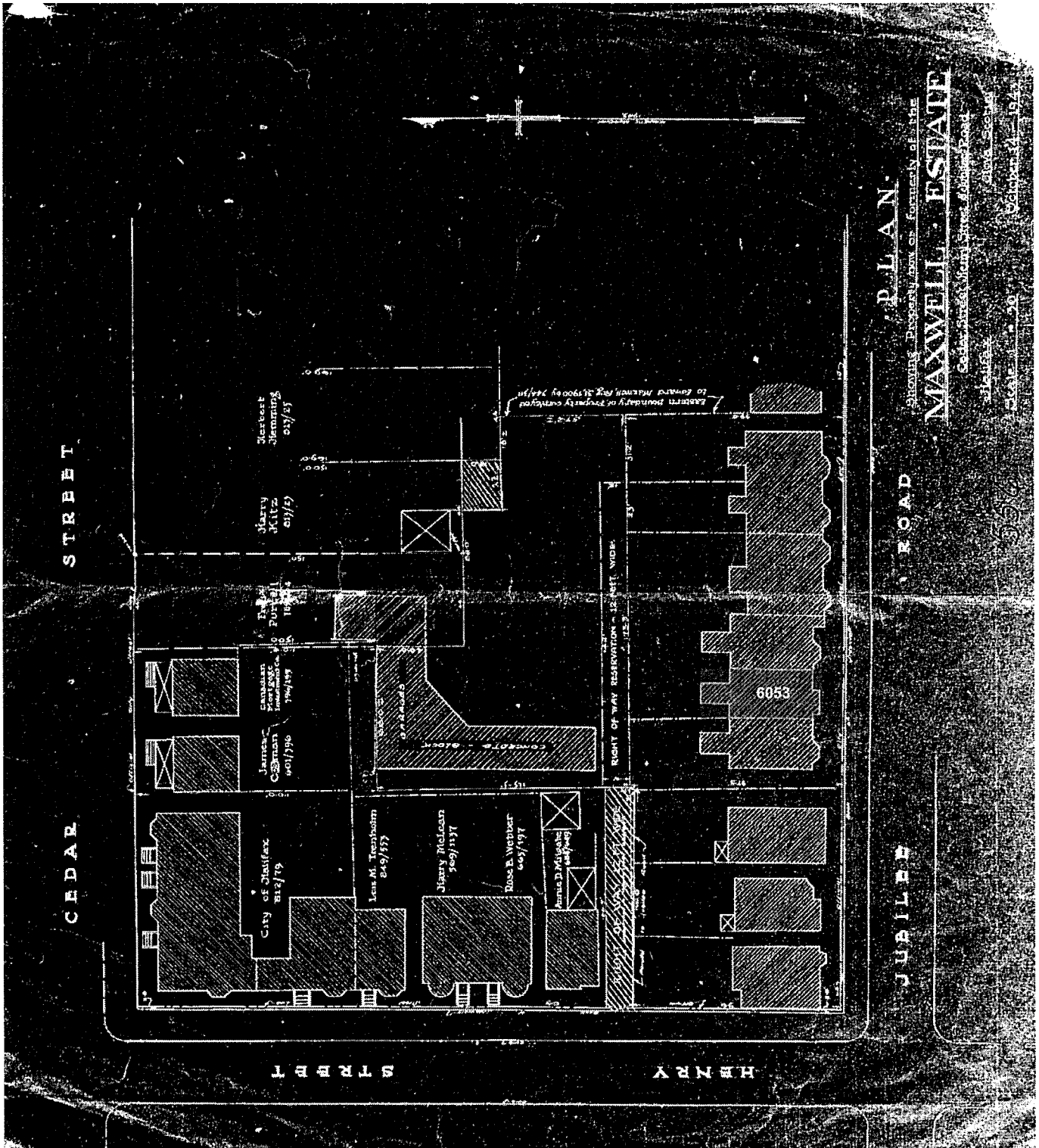


6053 Jubilee Road Rear Elevation Details

Maps & Plans

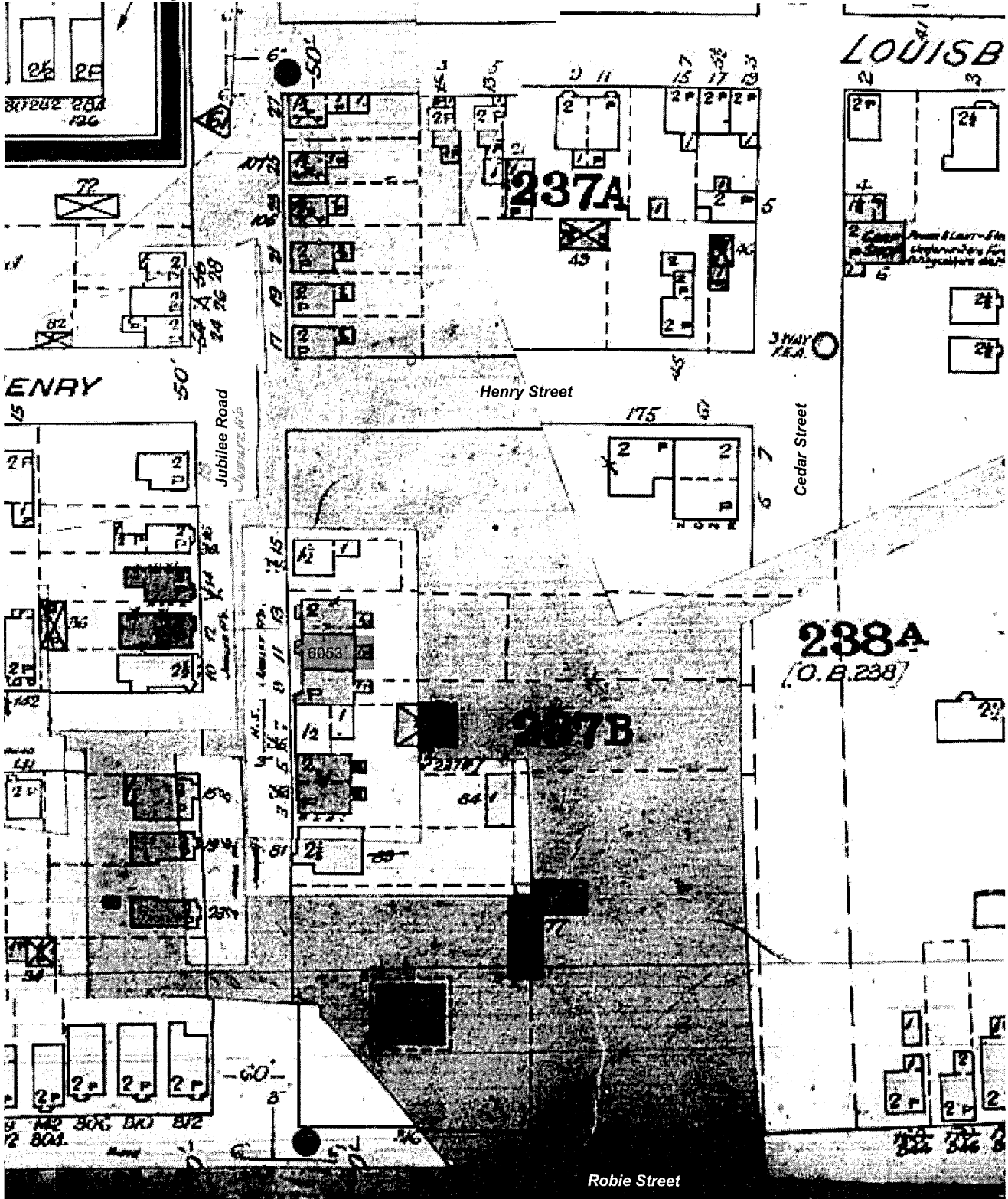
HRM Case # H00397

Research Report for 6053 Jubilee Road



Maxwell Estate Plan - Charles P Roper, October 14, 1943

Research Report for 6053 Jubilee Road



1895 with 1911 revisions



# Ownership History

HRM Case # H00397

## Research Report for 6053 Jubilee Road

Street Name	Civic Addresses			PID	Persons Residing at Civic Address	Dates	Occupation	Owner
	Up to 1916	1916 to 1961	1961 to 2014					
Jubilee Road	11	85	6053	40075947	Mitton, Ronald B & Susan Young	1982-2014		Mitton, Ronald B. & Susan Young
Converted from flats to single family residence prior to Mitton Ownership					Kennedy, Elanor F	1980-1982		Kennedy, Elanor F.
					John Parker & Associates Limited	1977-1980		John Parker & Associates Limited
					Silliker, Rocky	1975		Hutcheon, James Richard
					Eisnor, Robt	1975		
					Hutcheon, James Richard	1975 - 1977		
					Vacant	1973-1974		
					Underwood, Mary	1968-1972	Cleaner, Dahousie University	
					MacDonald, E Margt	1967	Marg's Grocery	
					Giles, Ronald (Betty)	1963-1966		
					Giles, H	1962		
Converted from single family residence to flats in 1957.					MacNevin, William (Ella)	1957-1972	Carpenter, School Board	
					MacKay, Kenneth J (Isobel)	1955-1961	Navy	
					Abbott, Woodrow W (Vera)	1954	Permanent Forces	
					Jeffery, A Mrs	1953		
					Bishop, Frances	1952	Clerk, HMCS Dockyard	
					Vacant	1951		
					Sneddon, Chas W (Elsie)	1942-1950	Accountant, Cunard White Star	
					Maxwell, Edwd	1938-1941	Contractor	Maxwell, Edward
					Power, Florence I Mrs (wid John)	1935-1937	CB Lowe Ltd	
					Hughes, Ellen Mrs	1933-1934	Widow	
					Hughes, John (Ellen)	1932	Junior Electrician	
					Carroll, Wm B (Alice)	1930-1931	Clerk, CNR	
					Parsons Clement (Johanna)	1928-1929	Marine Engineer, Farquhar & Co	
					Irving Mrs Ella (wid TM)	1925-1927	Widow	
					Henry Henry	1923-1924	Foreman, Clayton & Sons	
					Holland Arthur	1921-1922	Salesman, Farquhar Bros	
					Walton Thompson	1920		
					Crichton Alex	1916-1919		
					Butcher FM	1912-1915		
					Butcher John B	1908-1911		
					Bell A M	1907-1908		
					No Civic # - does not exist yet	1906		

Research Report for 6053 Jubilee Road

**Edward Maxwell, Contractor, Dies**

A well-known contractor of the city, Edward Maxwell, 63 Jubilee Road, died suddenly yesterday afternoon. He was 74 years of age. A son of the late Edward Maxwell, merchant tailor of Granville Street, Mr. Maxwell was born in Halifax and at an early age became interested in the building trade.

He retired from that work 20 years ago.

A member of St. Andrew's United Church, Mr. Maxwell is survived by two sons, Ross, Halifax; and Sidney, of Jamaica Plain, Boston. Four sisters, Mrs. D. M. Condon, Moncton; Mrs. W. D. Tait, Montreal; Mrs. Donald McGorum, Brockville, Ontario; and Mrs. (Dr.) Murdock, Toronto, also survive. His wife died several years ago.

One brother, Major James Maxwell, died overseas during the first Great War and a second brother, Major Herbert Maxwell, died some years ago.

Colonel Douglas Maxwell of Saint John's, Nfld., is a nephew.

Funeral arrangements have not yet been completed and will be announced later.

Halifax Herald - November 12, 1941

This form if placed in an envelope, marked "Dominion Statistics - Free, postage for importer use 1934," and properly addressed will pass through the mail "FREE"

**PROVINCE OF NOVA SCOTIA - CERTIFICATE OF REGISTRATION OF DEATH**

1. PLACE OF DEATH: County of Halifax Municipality of Halifax Registered No. 188  
 If in City or Town Halifax Street Jubilee Road (For use of Registrar General only) House No. 63  
 (If death occurred in a hospital or institution, give the name instead of street and number)

2. LENGTH OF STAY (in years, months and days) (a) In City, Town or Rural Division where death occurred 75 yrs (b) In Province 75 yrs (c) In Canada (if immigrant) 75 yrs

3. NAME OF DECEASED Maxwell, Edward (Print name or names)  
 RESIDENCE No. 65 Street Jubilee Road City, Town or Rural Division Halifax Province N.S.  
 (Municipal names should print in full. Post Office Address for correspondence should be indicated)

4. Sex <u>Male</u>	5. Nationality (Citizenship) <u>Canadian</u>	6. Racial Origin <u>British</u>	7. Single, Married, Widowed or Divorced (write in words) <u>Widowed</u>
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8. BIRTHPLACE Halifax, N.S. (Province or Country)

9. DATE OF BIRTH July 11th 1866 (Year)

10. AGE in 75 Years 6 Months 1 Day (If less than one day old, use hr. or min.)

11. Trade, profession or kind of work as spinner, tanner, etc. building contractor

12. Kind of industry or business, or occupation, farming, bank, etc.

13. Total yrs. spent in

**MEDICAL CERTIFICATE OF DEATH**

14. DATE OF DEATH November 12th 1941 (Day) (Month) (Year)

15. I HEREBY CERTIFY that I examined Examined the dead body 12/11/41 (Date)

CAUSE OF DEATH Natural causes (probably coronary artery disease)

16. Immediate cause (The disease, injury or complication which caused death, and the mode of origin, such as heart failure, pneumonia, infection, etc.)

17. Underlying cause (The disease, injury or complication which preceded the immediate cause, and the mode of origin, such as heart failure, pneumonia, infection, etc.)

Edward Maxwell Death Certificate

## ATTACHMENT C

### EVALUATION CRITERIA FOR REGISTRATION OF HERITAGE BUILDINGS in HRM

#### 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 the Shubenacadie Canal
1831 - 1867	16	From Boom to Confederation
1868 - 1899	13	Confederation to the end of the 19 <sup>th</sup> century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War <span style="float: right;">*Maximum score of 25 points in this category</span>

#### 2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for A) OR B):

- A) Having specific associations with important occasions, institutions, personages and groups,
- 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	<i>* Maximum score of 20 points in this category, scoring from one of the three categories only</i>

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

Importance	Points	Comments
Highly important/ unique/representative of an era	16 - 20	
Moderately important/ unique/representative of an era	11 - 15	
Somewhat important/ representative of an era	10 - 1	
Not important/ unique/representative of an era	0	<i>* Maximum score of 20 points in this category</i>

**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 Significant	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	<i>* Maximum score of 10 points in this category.</i>

#### 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;

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

<b>Construction type/building technology</b>		
<b>A) Construction type</b>	<b>Points</b>	<b>Comments</b>
Very rare/ early example	7 - 10	
Moderately rare/ early example	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
<b>B) Style</b>	<b>Points</b>	<b>Comments</b>
Very rare/ early example	7 - 10	
Moderately rare/ early example	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	<i>* Maximum of 10 points for Construction Type, AND a maximum of 10 for Style - a total maximum of 20 points this category.</i>

#### 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.

<b>Architecture</b>	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
<b>Exterior</b>	<b>Points</b>	<b>Comments</b>
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	<i>* Maximum score of 15 points in this category.</i>

**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*

**SCORING SUMMARY**

Property	Date Reviewed	Reviewer

Criterion	Highest Possible Score	Score Awarded
1. Age	25	
2. a) Relationship to Important Occasions, Institutions, Personages or Groups <b>OR</b> 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	
3. Significance of Architect/Builder	10	
4. a) Architectural Merit: Construction type/building technology	10	
4. b) Architectural Merit: Style	10	
5. Architectural Integrity	15	
6. Relationship to Surrounding Area	10	
<b>Total</b>	<b>100</b>	

**SCORE NECESSARY FOR DESIGNATION**

**50**

**Designation Recommended?**

**YES**

**NO**

**COMMENTS:**

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## SCORING SUMMARY

Property	Date Reviewed	Reviewer
6053 Jubilee Road, Halifax	May 7, 2014	Heritage Advisory Committee

Criterion	Highest Possible Score	Score Awarded
1. Age	25	9
2. a) Relationship to Important Occasions, Institutions, Personages or Groups <b>OR</b> 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	20
3. Significance of Architect/Builder	10	3
4. a) Architectural Merit: Construction type/building technology	10	10
4. b) Architectural Merit: Style	10	10
5. Architectural Integrity	15	14
6. Relationship to Surrounding Area	10	10
<b>Total</b>	<b>100</b>	<b>76</b>

SCORE NECESSARY FOR DESIGNATION: 50

Designation Recommended?

YES

NO