

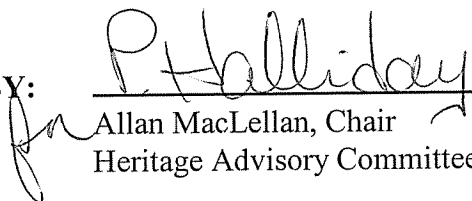


P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

10.1.2

Halifax Regional Council
August 19, 2003

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:  _____
Allan MacLellan, Chair
Heritage Advisory Committee

DATE: August 11, 2003

SUBJECT: Case H00106 - Application for Registration of 600-620 Francklyn Street

ORIGIN

July 23, 2003 Heritage Advisory Committee meeting.

RECOMMENDATION

The Heritage Advisory Committee **recommends** that Regional Council:

- 1) Set the date of **Tuesday, September 23, 2003**, for a Heritage Hearing to consider the heritage registration of 600-620 Francklyn Street, Halifax.
- 2) Approve the heritage registration of 600-620 Francklyn Street Halifax, as per the HRM Heritage Property Program.

PLEASE RETAIN REPORT FOR HERITAGE HEARING

BACKGROUND

See attached staff report dated June 18, 2003.

DISCUSSION

See attached draft July 23, 2003 Heritage Advisory Committee minute extract. Following the matter being discussed at the HAC level, an Information Report for Regional Council has been prepared by Planning and Development Services (see Information Agenda Item # 11).

ATTACHMENTS

- 1) Draft July 23, 2003 HAC minute extract
- 2) Staff report to the HAC dated June 18, 2003

Additional copies of this report, and information on its status, can be obtained by contacting the office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Patti Halliday, Legislative Assistant

Report Approved by: Allan MacLellan, Chair, Heritage Advisory Committee

EXTRACT FROM DRAFT JULY 23, 2003 HERITAGE ADVISORY COMMITTEE MINUTES:

3.1 H00106 - Application for Registration of 600-620 Francklyn Street

- A staff report prepared for Jim Donovan, Manager, Planning Applications, regarding the above, was before the Committee for its consideration.

Ms. Alfreda Withrow, Research Consultant, presented the historical report on 600, 602, 618 and 620 Franklyn Street to the Committee.

Mr. Barrett noted this application was brought forward by Mr. John Kitz, a neighbouring property owner. The property owner, Pine Hill Divinity College, can do what it wishes with this property until the heritage hearing is set and notice is provided to the property owner.

The Committee proceeded with the evaluation of the property with the following results:

1. Age

Based on the average age of the buildings, the Committee allocated 10 points to this category. 10 pts.

2. Relationship to Important Occasions, Institutions, Personages, Eras

Based on the professors who lived there and the volume of work they did, the Committee allocated 10 points to this category for Provincial Importance. 15 pts.

3. Relationship to Surrounding Area

The Committee believed this property to have an excellent relationship to the surrounding area. 10 pts.

4. Aesthetic/Architectural Merit

The Committee believed this property to be a good example of architectural type as the buildings competently display the major architectural characteristics of the type and are aesthetically pleasing. 15 pts.

The Committee also allocated 5 points for having the original facade. 5 pts.

TOTAL 55 pts.


MOVED by Mr. Jim Trites, seconded by Ms. Janet Morris, that the Heritage Advisory Committee score 600, 602, 618 and 620 Francklyn Street 55 points, and recommend that Regional Council register the properties under the HRM Heritage Property Program. MOTION PUT AND PASSED UNANIMOUSLY.




PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee
June 25, 2003

To: Heritage Advisory Committee

Submitted by: 
Jim Donovan, Manager, Planning Applications


Kevin Barrett, Heritage Planner, Planning & Development Services

Date: June 18, 2003

Subject: H00106 - Application to consider 600, 602, 618 & 620 Francklyn Street,
Halifax as Registered Heritage Properties.

STAFF REPORT

ORIGIN

An application by John Kitz to consider four properties owned by Pine Hill Divinity College (namely 600, 602, 618 & 620 Francklyn Street, Halifax) as Heritage Properties.

RECOMMENDATION

It is recommended that should the properties at 600, 602, 618 & 620 Francklyn Street (portion of PID # 00000992) score more than 45 points, the Heritage Advisory Committee recommend to Regional Council that this property be registered under the HRM Heritage Property program (Map 1).

BACKGROUND

John Kitz has made an application to have four properties (known as 600, 602, 618 & 620 Francklyn Street, Halifax) owned by the Pine Hill Divinity College, considered heritage buildings under the HRM Heritage Property program. The buildings are currently used as residential buildings.

Under the Heritage Property program, all registration applications for heritage buildings are reviewed by the Heritage Advisory Committee (HAC). To provide a basis for the review, a Heritage Research Report (Attachment 1) is developed that is used to score the building against the former City of Halifax's Heritage Property Evaluation System - Heritage Buildings (Attachment 2).

Should the building score more than 45 Points, a positive recommendation will be provided to the Regional Council, and notice of this recommendation will be provided to the registered owners of the building at least thirty (30) days prior to its registration.¹ An opportunity for the owners to be heard is provided before Council votes on the recommendation.² If the building is scored on June 25, 2003, Council cannot consider the registration earlier than August 26, 2003.

BUDGET IMPLICATIONS

There are no budget implications for this application.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-year Financial Strategy, the approved operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating Reserves, as well as any relevant legislation.

ALTERNATIVES

There are no alternatives to be considered for Heritage Registrations.

ATTACHMENTS

Map 1: Site Plan - Pine Hill Divinity College properties at 600, 602, 618 & 620 Francklyn Street, Halifax

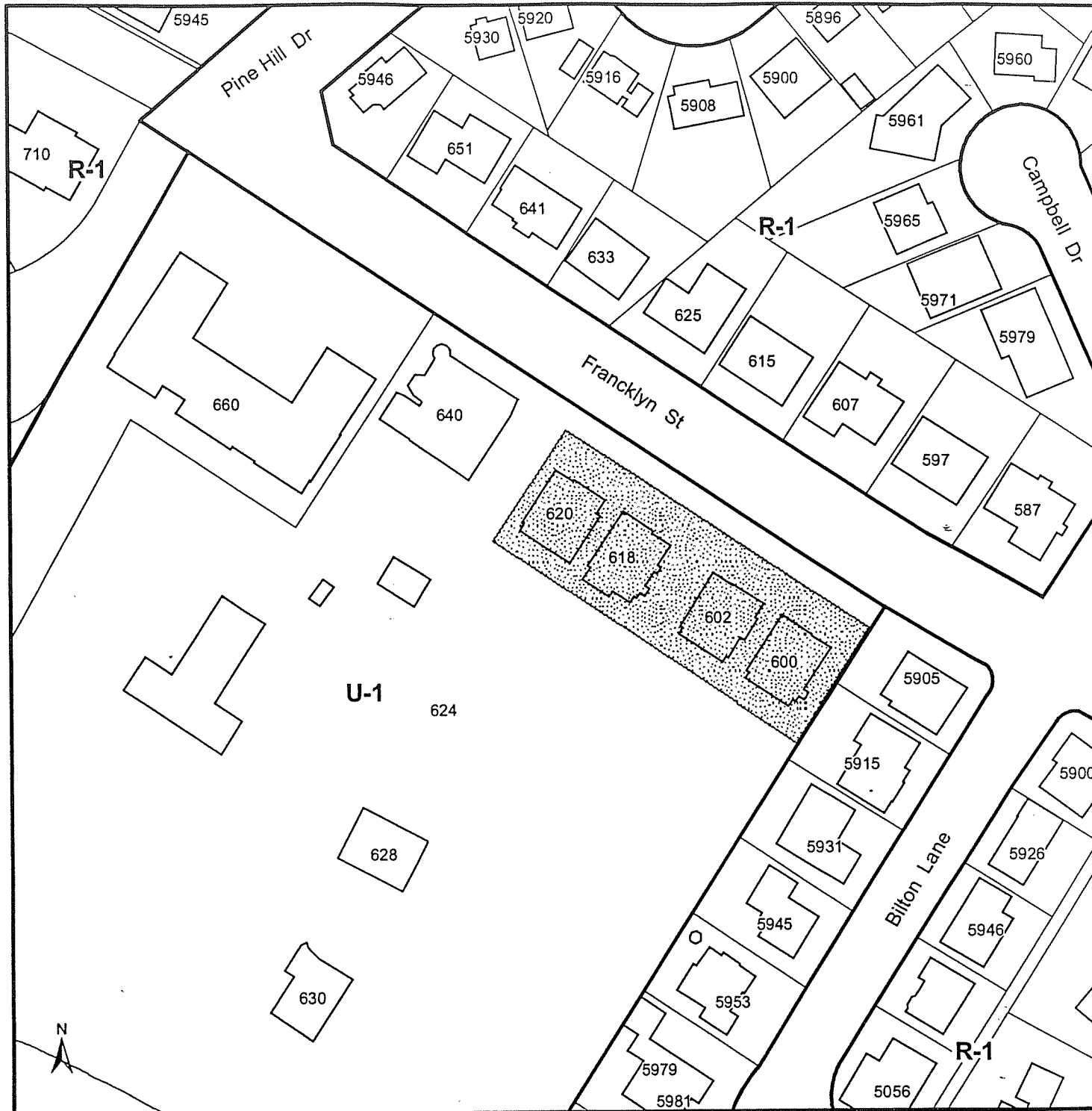
Attachment 1: Heritage Research Report for properties at 600, 602, 618 & 620 Francklyn Street, Halifax

Attachment 2: City of Halifax's Heritage Property Evaluation System - Heritage Buildings

¹As per Section 14(2) of the Heritage Property Act


²As per Section 15(2) of the Heritage Property Act.

Further Information regarding the contents of this report may be obtained by contacting Kevin Barrett, Heritage Planner at 490-4419. For additional copies or information on the report's status, please contact the Municipal Clerk's Office at (tel) 490-4210 or (fax) 490-4208.



Map 1 - Location and Zoning

600, 602, 618 & 620 Francklyn Street
Halifax

 Area under consideration
for heritage registration

Zone

- R-1 Single Family Dwelling
- U-1 Low Density University

Halifax Peninsula By-Law Area



This map is an unofficial reproduction
of a portion of the Zoning Map for the
Halifax Peninsula By-Law Area.

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

AN HISTORICAL REPORT ON:

**600, 602, 618 and 620 Franklyn Street
(Formerly 40, 42, 44, 48 Franklyn Street)**

Prepared For: Kevin Barrett, Heritage Planner
Halifax Regional Municipality

Prepared By: Alfreda Withrow,
Research Consultant

Date: May 5, 2003

Age and Ownership of Property:
(600, 602, 618, & 620 Franklyn Street)

In 1878 five acres of land were purchased by the Board of Education of the Presbyterian Church from the estate of Edward Albro and was recorded in Book 216, Page 83 at the Registry of Deeds. However, according to the McAlpine City Directories of Halifax, it wasn't until 1894 that three "manse structures" were constructed as residences for the professors of Pine Hill Divinity Hall with a fourth structure added around 1911.

The following passage was written by Arthur E. Betts in a book he wrote regarding the history of Pine Hill Divinity Hall:

"As the century neared its close, the carpenter's hammer was frequently heard on the campus. Under the leadership of Dr. Gordon who had supervised manse buildings on the Prairies three commodious dwellings were erected for rental by professors. The fourth cottage in the professor's row came some years later, the first occupant being Principal MacKinnon."

Relationship of Personage:

1) Rev. Sir Robert Alexander Falconer:

The first resident of #618 Franklyn Street (formerly #44 Franklyn Street) was Rev. Sir Robert Falconer. He resided at this address from the time it was built in 1895 until 1907. Sir Robert was born on February 10, 1867 in Charlottetown, PEI and was the son of Rev. Alexander and Susan Falconer. He was educated in Queen's School, Trinidad and at the University of Edinburgh, Scotland. He also attended schools in Leipsig, Berlin and Marburg, Germany. Sir Robert was a Gilchrist Scholar in 1885 while in the West Indies. He continued to receive degrees from other universities including a LLD from Harvard University, Cambridge, MA.

Upon graduation in 1892, Rev. Falconer was accepted as a lecturer of New Testament Greek, at Pine Hill College and in 1895 he was offered a professorship, then Principal in 1904. Three years later he was appointed Principal of the University of Toronto in 1907. At this time, he was in his early forties and it was considered quite an achievement to be offered such an appointment at such a young age. Rev. Falconer retired in 1932 after twenty-five years as Principal. He was also a well-known author who wrote numerous articles on the New Testament and educational subjects. He also wrote "Canada as a Neighbour" which was a collection of his lectures delivered in England. Rev. Falconer died in Toronto in 1943.

2) Rev. Dr. James W. Falconer:

Rev. Dr. James Falconer was the younger brother of Rev. Sir Robert Falconer. He resided at civic #602 Franklyn Street (formerly #42 Franklyn Street) in 1907 for approximately five years and was also a resident of civic #618 Franklyn Street (formerly #44 Franklyn Street) for the next fifty years. He was born in 1868 in Charlottetown, PEI, and was the son of Rev. Alexander and Susan Falconer. Along with his brother, Sir Robert Falconer, James also studied at Queen's Royal College in Trinidad when their father was stationed there. He attended Edinburgh University, Scotland and further studied at Leipzig, Berlin and Marburg, Germany.

Rev. James Falconer was ordained into the Ministry of the Presbyterian Church in 1892. He served as pastor in the towns of Newport and Truro before serving at Fort Massey United Church, Halifax. In 1907 he was appointed professor of New Testament Literature at Pine Hill Divinity Hall. Rev. Falconer retired from this position in 1941 but returned to Pine Hill in 1946 when he was appointed Principal. He was active in the Maritime Conference of the United Church and made outstanding contributions towards the ministry within Halifax and Dartmouth.

Falconer wrote numerous articles pertaining to religious subjects including a book of sermons and other religious topics such as "From an Apostle to a Priest" and "Dictionary of Christ and the Gospels." He was said to have been a "renown pastor, preacher, biblical scholar, teacher and writer" and considered an authority on Christian art. Rev. James Falconer died in Halifax in 1956. In 1964 a stained glass window was dedicated to Rev. Falconer's memory during the 93rd anniversary celebration of Fort Massey United Church.

3) Rev. Clarence MacKinnon:

The first minister to reside in the fourth structure (civic #620, formerly 46 Franklyn Street) built as a manse, around 1911, was Rev. Clarence MacKinnon. He was born in 1868 in Hopewell, Nova Scotia and educated in Edinburgh University, Scotland. He was ordained in 1892 and served as the pastor of several parishes around the Province and in other Provinces across Canada. By 1905, he was serving as a pastor in Winnipeg, Manitoba. He later returned to Halifax and was appointed professor of Systematic Theology from 1909 until 1919, then professor of Church History and Homiletics from 1919 until 1937. During this same time period he served as Principal from 1909 until his death in 1937. Rev. MacKinnon wrote many articles on current world issues and was known as a speaker of "impelling power."

More Resident Professors:

The following is a list of some of the other professors who have resided at one time or another in one of the manse structures:

Rev. Elias Andrews: Born in Winterton, NFLD and educated in St. John. He attended Dalhousie University. Ordained 1935. Pastorate in Newfoundland. Lecturer in Philosophy and Psychology of Religion at Pine Hill 1937-39; Professor of New Testament and Philosophy of Religion at Pine Hill 1941-55; Principal and Professor of New Testament, Queen's Theological College and author of "Modern Humanism and Christian Theism," "The Meaning of Christ for Paul" and many articles. Resided at civic #600 (40) Franklyn Street for nearly 18 years.

Rev. Randolph C. Chalmers: Born in Bathurst, NB; educated in Bathurst, attended Mount Allison University, NB and Victoria University, BC; Ordained 1934. A pastorates in Nova Scotia and Ontario. Associate Secretary, Board of Education 1945-50; Professor of Systematic Theology at St. Andrew's, Saskatoon 1950-57; and Pine Hill, 1957. Author of "The Pure Celestial Fire," "See the Christ Stand," "The Heritage of Western Culture," and other works. Resided at civic #620 (48) Franklyn Street for nearly 10 years.

Rev. John B. Corston: Born in Halifax, educated in Halifax, Dalhousie University and Edinburgh University, Scotland. Ordained 1935. Professor of the New Testament at St. Andrew's College, Saskatoon 1937-1955 and Principal from 1950-55; arrived at Pine Hill in 1955. Chaplain RCN 1943-45; President, Maritime Conference, 1962; Author of "The Panorama of the Bible." Resided at civic #600 (40) Franklyn Street for nearly 10 years.

Rev. John Currie: Born c. 1828 in Nova Scotia. Educated in West River Seminary and Divinity Hall, Edinburgh, Scotland. Ordained 1857. Pastorate in Maitland, NS; Professor of Hebrew and Old Testament Exegesis, Presbyterian College, 1871-1909. Died 1909. He was the first professor to reside in civic #600 (40) Franklyn Street and lived there for nearly 10 years.

Rev. Daniel M. Gordon: Born 1845 in Pictou. Educated at Pictou Academy and at Glasgow University, Scotland. Ordained 1866. Pastorates in Nova Scotia, Ottawa and Winnipeg. He was the minister of St. Andrew's Church in Halifax until he was appointed to professorship at Pine Hill Theological College. In 1885 he served as the Chaplain to the 90th Battalion during the Riel Rebellion in the North West for which he received the medal for active service on the field of Batouche. On the Pine Hill Board of Governors from 1889-1903; Professor of Systematic Theology 1894-1903; Principal of Queen's University, Kingston, ON from 1903-1917. Died in Kingston, ON in 1925. He was the first professor to reside at civic #602 (42) Franklyn Street for nearly nine years.

Rev. Harry Arnold Kent: Born May 12, 1880 in Truro, Nova Scotia and educated at Dalhousie University, as well as at Edinburgh University, Scotland. Ordained in 1905. Appointed Professor of Hebrew and Old Testament at Pine Hill from 1908-1926. Senior Past President of the North British Society from 1923-1924, Principal and professor of Old Testament at Queen's University, Kingston, ON from 1926-1952. Served as a Chaplain during both World Wars. Died in Kingston, ON in 1962. He resided at civic #600 (40) Franklyn St. for eight years.

Architectural Merit:

The four, two and a half storey wooden structures, situated at civic #600, 602, 618 and 620 Franklyn Street are referred to by the students of Pine Hill College as the "gray houses" but were previously referred to as the "manses on professor's row." It is not known who designed the structures or were responsible for their construction. However, all four buildings were designed in the Queen Anne Revival Style and all four are very similar in design with only a few minor differences.

Allen Penney states in his book, "Houses of Nova Scotia," that there were a number of large houses built in Nova Scotia, around the turn of the twentieth century, with elements of the Queen Anne Revival style. This style is said to be ideally suited for country houses and was used by Nova Scotians in designing their private homes that "appear a little grand." Essentially the simple form of this styled building is usually obscured with an open verandah that extends across the façade of the structure. All four structures have open verandahs overlooking the sloping lawn that rolls down to the shore of the North West Arm.

Another obvious element of this style is the use of palladian windows. One is clearly visible in the first storey, along with a derivative of this styled window that is fan shaped and ideally located in the roof. Originally this architectural style incorporated a great deal of decoration, but by this time period it had been pared down. Some of the windows are beautifully decorated with stained glass. Decoration surrounds the small rectangular window that is located in the triangular shaped pediment projecting from the roof.

A pediment is attached to the "truncated hipped roof." The roofs of this style have extensive overhanging eaves with broad cornices and dentils. A three bay window facing Franklyn Street is located beneath the second storey projection with decorative corner brackets. And four identical bay windows are located on the waterside of the structure and situated on the first and second storeys. All four structures have brick foundations and chimneys, with side entrances. Dormers are situated in the roof, with one facing north, south, east and west.

Research Sources For 600, 602, 618, 620 Franklyn Street:

Registry of Deeds: Book 216 Pg. 83 1878

Interview:

Keith – Reference Librarian at Atlantic School of Theology – Tel: 423-7986
Nancy LeBlanc – Business Office - AST - Tel: 496-7942
Leni Groeneveld – Ex. Dir. Of Pine Hill Campus – Tel: 4223-3158
Judith Crowell – Maritime Conference – Mt. Allison U, Sackville, NB – Tel:536-0998

Book: “Houses of Nova Scotia” by Allen Penney
McAlpine City Directories: 1894-1999 Reel# 3402 and 9715-9730

Nova Scotia Archives and Record Management: (NSARM)

Newspapers:

Halifax Chronicle Herald: Oct. 8, 1956 p. 1.....Professor Rev. Dr. James Falconer
Halifax Mail Star: Dec. 5, 1964 p. 12Dedication of Stain glass window
Novascotian : May 3, 1907 Reel#8120.....Rev. Sir Robert Falconer
Acadian Recorder: Aug. 1902 pg. 11... .. Special Edition.... Reel#5284... Architect (nil)
Halifax Herald: April 26, 1899 pg. 1.....Opening of new Library at Pine Hill

Manuscript Sources:

MG9 Vol 218 pg. 32 Rev. Dr. James Falconer's death
B9 T77 F51 Rev. Dr. James Falconer's death
V/F V. 269 #17Brief information on the structures being built plus
information regarding Rev. James and Robert Falconer and other minister professors
F90 N81 1768-1903 p. 628Annals of NS British Society, Rev. D. Gordon
F91 H13 M58 1900-01 Rev.Dr. Clarence MacKinnon
F90 N816 p. 180 Annals of NS British Society, Rev. Dr. H. Kent
MG100 Vol. 104 #22 Info. on J. C. Dumaresq, architect (nil)
ZM34 Library..... Brief history of Pine Hill (nil)
LE P65 Library..... Calendars of Pine Hill (nil)
MG 100 Vol. 140 #10..... Bio on Rev. Robert Falconer

CITY OF HALIFAX

Heritage Property Evaluation System

In 1978, Council approved this Evaluation System for designating heritage properties within the City of Halifax., the Evaluation System is as follows:

■ HERITAGE BUILDINGS

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
1. Age 1749 - 1840 1841 - 1867 1868 - 1895 1896 - 1914 1915 - 50 years prior to present	. 15 12 10 7 5	
2. Relationship to Important Occasions, Institutions, Personages, Eras (i) <u>Occasions, Institutions Personages</u> National Importance Provincial Importance Local Importance (ii) <u>Eras</u>	. 20 15 10 10	A building cannot have both points for relationship to occasions, institutions, personages, and for relationship to an era. For buildings with a number of relationships, the most important will receive full points and for each additional relationship add 5 for National Importance, 3 for Provincial Importance and 2 for Local Importance, up to an extra 10 points.
3. Relationship to Surrounding Area Excellent Good Fair	. 10 7 5	Consider architecture, scale, use, and age of the building and surrounding buildings. Building is a definite asset to surrounding buildings and area Building is very compatible with surrounding buildings and area Building is in keeping with the character of the area.

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
<p>4. Aesthetic / Architectural Merit</p>		<p>Consider placement of doors, proportion and shape of windows, roof shape, architectural detailing, proportion of width to height, materials used, chimneys, and how well the building reflects the spirit of the particular architectural style.</p>
<p>(I) Only or rare example of particular architectural type in Halifax</p>	20	
<p>(ii) Original facade</p>	5	
<p>(iii) Outstanding example of architectural type: Building has particularly noteworthy architectural characteristics and aesthetic value</p>	20	
<p>Good example of architectural type: Building competently displays the major architectural characteristics of the type and is aesthetically pleasing.</p>	15	
<p>Fair example of architectural type: Building displays some architectural characteristics worthy of note, and is acceptable from an aesthetic point of view.</p>	10	

■ HERITAGE SITES

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
1. Relationship to Important Occasions, Institutions, Personages, Eras (i) <u>Occasions, Institutions Personages</u> National Importance Provincial Importance Local Importance (ii) <u>Eras</u>	 20 15 10 10	<p>A site can receive points for (i) or (ii) below, but not both.</p> <p>For sites with more than one relationship, give points for the most important, and for each additional relationship add 5 for National Importance, 3 for Provincial Importance and 2 for Local Importance, up to an extra 10 points.</p>
2. Relationship to Surrounding Area Excellent Good Fair	 10 7 5	<p>Consider the site use in relation to the uses in the surrounding area.</p> <p>Site is a definite asset to the surrounding area</p> <p>Site is very compatible with surrounding area.</p> <p>Site is in keeping with the character of the surrounding area.</p>

■ HERITAGE STREETSCAPES

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
1. Importance of the Individual Buildings		Using the system established in the section on heritage buildings, judge buildings on age, condition, aesthetic/architectural merit, relationship to important occasions, institutions, personages, or eras. This gives a possible maximum total of 85 points for each building. Add the scores for each building, then divide by the number of buildings considered.
2. Degree of Compatibility of the Buildings		A maximum of 85 points
(i) <u>Architecture</u>		Consider as a group, roof shape, directional expression of front facade, proportion of windows and doors, quality of architectural detailing.
Excellant	15	All buildings of highly compatible or similar architecture.
Good	10	Architecture highly compatible, except for 1 to 3 buildings (1 - 3 depending on number of buildings in the group considered).
Fair	5	At least half of the buildings have compatible architecture.
(ii) <u>Scale</u>		Consider as a group, scale of doors, windows, and architectural detailing.
Excellent	15	Scale of all elements highly compatible, or similar.
Good	10	Most elements are highly compatible, or similar.
Fair	5	At least one of the elements is compatible throughout the group of buildings.
(iii) <u>Height</u>		
Excellent	15	All buildings of similar height.
Good	10	Most buildings of similar
Fair	5	At least half of buildings have similar height.

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
(iv) <u>Proportion</u>		Consider as a group, proportion of window to wall, width to height of front facade.
Excellent	15	All proportions are highly compatible, or similar.
Good	10	Proportions highly compatible, except for few incompatible proportions.
Fair	5	At least half of the proportions are compatible.
(v) <u>Building Materials</u>		Consider as a group, materials used such as wood, brick, stone, concrete; texture such as smooth, rough, pebbled; colour of facade; and, method of construction.
Excellent	15	Materials, colours, methods of construction, and textures are highly compatible or similar, and highly representative of those used in the period.
Good	10	Materials, colours, methods of construction, and textures of the buildings are compatible; however, a few buildings which are clearly incompatible.
Fair	5	At least half of materials, colours, methods of construction and textures of the buildings are compatible.
(vi) <u>Rhythm</u>		Consider as a group, entrances, relationship of solids to spaces of facade, spacing of buildings.
Excellent	15	Highly compatible rhythm of these elements in the streetscape.
Good	10	Most of buildings highly compatible, but incompatibility in several buildings, or for one of these elements.
Fair	5	At least half of most buildings or elements compatible.

■ HERITAGE CONSERVATION AREAS

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
<p>1. Importance and Number of the Individual Buildings</p>		Using the system established in the section on heritage buildings, judge buildings on age, condition, aesthetic/architectural merit, relationship to important occasions, institutions, personages, or eras. This gives a maximum of 85 points for each building. Add the scores for each building, then divide by the number of buildings considered.
<p>2. Creation of the Atmosphere of a Past Era</p> <p>Could successfully acquaint the viewer with a past past period of history.</p> <p>Could be fairly successful, but sharp reminders of the present (in terms of buildings or other noticeable features)</p>	<p>25</p> <p>15</p>	
<p>3. Compatibility of the Buildings in the Area</p> <p>Excellent</p> <p>Good</p> <p>Fair</p>	<p>25</p> <p>15</p> <p>10</p>	<p>Variety in architecture, height, scale, building materials, proportion, and age are very acceptable in an area, but gross differences often take away from a sense of unity in the area. Therefore, when taking into account incompatibility among buildings in an area, it is instances of gross differences from the general character which are considered incompatible.</p> <p>Buildings of similar architecture and compatible scale, height, building materials, and proportion.</p> <p>Buildings primarily of similar architecture, compatible scale, height, proportion, building materials, age, but a few incompatible buildings (i.e. fewer than one-third of all buildings).</p> <p>Buildings primarily of similar architecture, compatible scale, height, proportion, age, and building materials, but a large number of incompatible buildings (i.e., one-third or more).</p>

■ SCORING SYSTEM FOR HERITAGE PROPERTIES

In order to be considered for recommendation to Council for registration in the City of Halifax Registry of Heritage Property, properties must receive the following number of points:

- | | | | |
|----|----------------------------|---|------------|
| 1. | Heritage Building | ● | 45 points |
| 2. | Heritage Site | ● | 20 points |
| 3. | Heritage Streetscape: | | |
| | Residential & Commercial | ● | 105 points |
| | Rowhousing | ● | 120 points |
| 4. | Heritage Conservation Area | ● | 80 points |



