

7.4

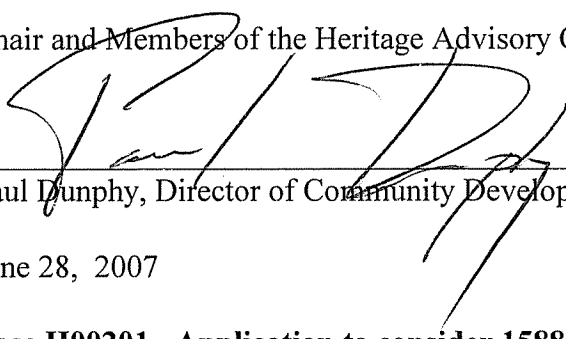


PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee
July 25, 2007

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY:



Paul Dunphy, Director of Community Development

DATE: June 28, 2007

SUBJECT: Case H00201 - Application to consider 1588-90 Henry Street, Halifax,
as a Municipally Registered Heritage Property

ORIGIN

A request by Mr. Richard Arab to consider 1588-90 Henry Street, Halifax, as a municipal heritage property.

RECOMMENDATION

It is recommended that should 1588-90 Henry Street score more than 50 points, the Heritage Advisory Committee recommend to Regional Council that this property (Map 1) be registered under the HRM Heritage Property Program.

BACKGROUND

Mr. Richard Arab has made an application to have the above noted property considered for heritage designation. Mr. Arab also owns a municipally registered property on Morris Street, and is an advocate for the preservation of HRM's built heritage.

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 A) is developed to assist the Committee when scoring the building using *The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality* (Attachment B).

Should the building score more than 50 points, a positive recommendation will be provided to Regional Council, and notice of this recommendation will be provided to the registered owners of the site 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 site is scored on July 25, 2007, Council cannot consider the registration earlier than August 28th, 2007.

BUDGET IMPLICATIONS

There are no budget implications.

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:	Location Map - 1588-90 Henry Street, Halifax
Attachment A:	Historical Research for 1588-90 Henry Street, Halifax
Attachment B:	The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality
Attachment C:	Photographs of 1588-90 Henry Street, Halifax

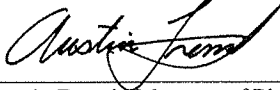
¹As per Section 14(2) of the Heritage Property Act

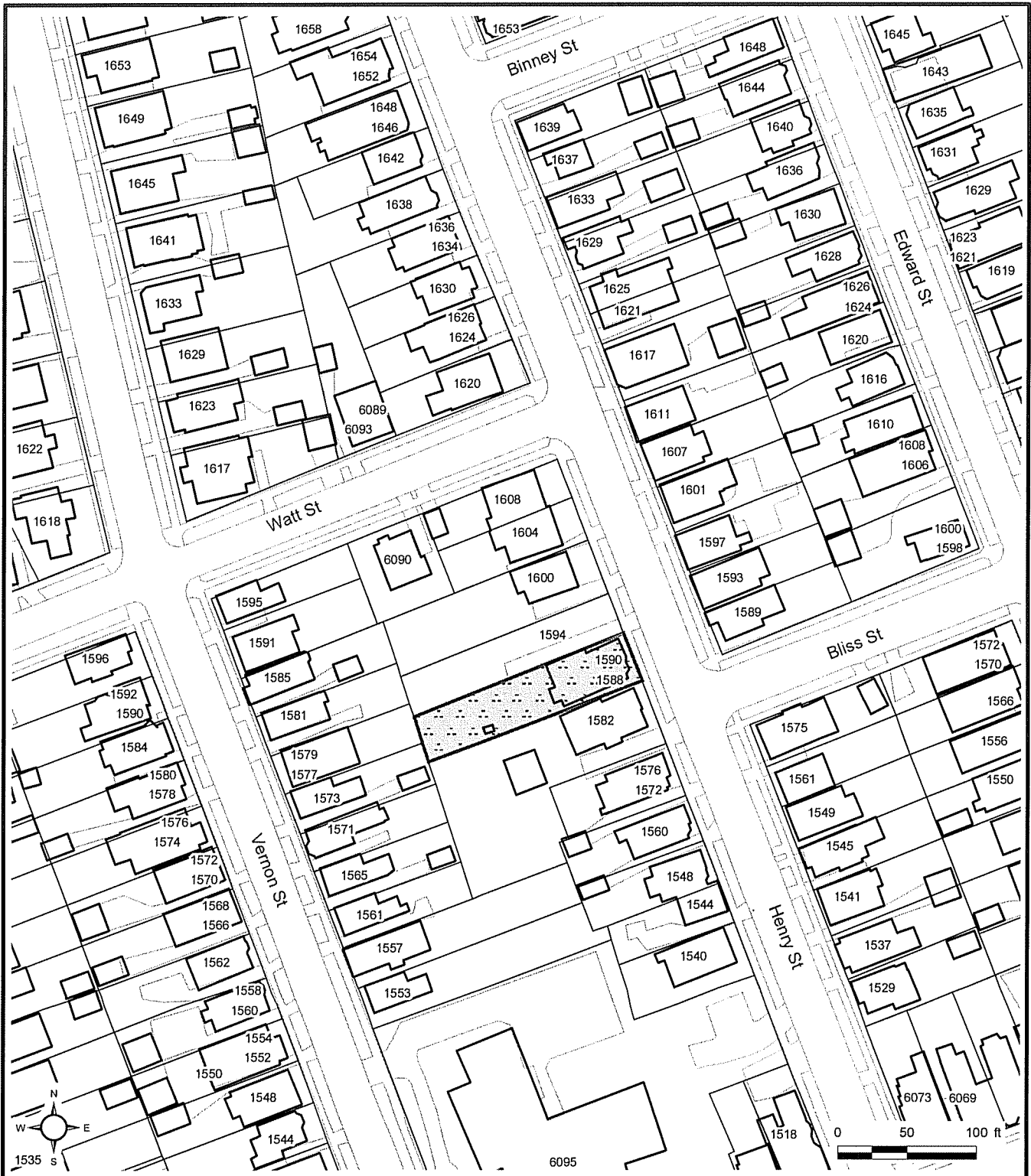
²As per Section 15(2) of the Heritage Property Act.

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 : Maggie Holm, Heritage Planner, 490-4419

Report Approved by:


Austin French, Manager of Planning Services, 490-6717



Map 1 - Location Map
1588-90 Henry Street
Halifax

 Subject property

HALIFAX
 REGIONAL MUNICIPALITY
 COMMUNITY DEVELOPMENT
 PLANNING SERVICES

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

Halifax Plan Area

**An Historical Report on:
1588-90 Henry Street, Halifax
(Formerly 110-112 Henry Street)**

Prepared for: Maggie Holm, Heritage Planner
Halifax Regional Municipality

Prepared by: Alfreda Withrow
Research Consultant

Date: June 29, 2007

**Age and Ownership of Property:
(Formerly civic number 110-112 Henry Street)**

In 1896 Elizabeth O'Dell sold this lot on Henry Street to William P. Burns. On the Halifax Fire Insurance map of 1895 there is no building shown as being erected on this lot. Even though William Burns purchased the property he did not build a house and this is obvious after researching the Halifax City Directories of 1895 to 1908 as no structure is listed as being constructed on this lot. In 1908 the property was sold to John J. Burns who resided there until his death in the early 1940s. His widow, Florence, decided to sell the property to Pauline Ramsey in 1945. Ms. Ramsey only owned the structure for two years and sold the property to J. Eldon Ramsay. According to Mr. Ramsay's will, his home was left to his widow, Hazel. She resided in the home until her passing in 1992 and according to her will, her daughter Lois Barlow was given ownership of the property. Mrs. Barlow sold the property to the present owner, Richard Arab in 2007. (See Appendix I)

Relationship to Personage:

Throughout Halifax City, during the mid-1890s, large estates were being sold off with the land being surveyed and formed into building lots similar to what is taking place in the rural areas of the Halifax Regional Municipality today.

This particular area was originally owned by the Cogswell family who sold it to the Bliss family. The land was recorded as being in the estate of Sara A. Bliss for many years. The estate was sold at an auction in 1892. However, according to the Halifax Fire Insurance maps, there were very few houses constructed on the lots in the vicinity of this property in 1895. Even though William P. Burns, a coppersmith, purchased the land in 1896 he did not build a house on the property. Mr. Burns was co-owner of the W. P. Burns & D. Kelleher Ltd., a company that provided coppersmiths, marine plumbers, sheet metal workers and iron pipe fitters. William and Cecelia Burns sold the lot to John J. Burns and his wife Florence in 1908. It is not known if the two Burns families were related.

After examining the City directories it was discovered that the structure was not built until after John J. Burns purchased the lot. When John Burns, who was employed with the railway, passed away, his widow Florence continued to live there for a few years. In 1945 she decided to sell the property to Pauline Ramsey who owned the property until 1947. Pauline sold the structure to James Eldon Ramsay and his wife Hazel and without further genealogical research being conducted it is not known if these two families were also related. At the Registry of Deeds, Ms. Ramsey's name was spelt with an 'e' rather than an 'a' but this may have been a typo.

Mr. Ramsay was the President of a well-known Halifax hearing aid company that is still an established prominent business today. After James Eldon Ramsay died around 1984, his will states that the property was to be passed on to his widow, Hazel. She lived in the home until her death in 1992 and after her death, her daughter Lois Barlow, the wife of James M. Barlow received ownership. They rented the structure to a number of Halifax

residents until it was sold to the present owner Mr. Richard Arab. Some of the owners lived in 1590 Henry Street, while 1588 was rented to various Halifax citizens.

Those families who resided in this home during the early to mid-1900s were employed in such fields as travelling salesmen, as foremen or assistants in various Halifax businesses. Unfortunately no information could be discovered of historical significance regarding the owners of this property.

Architectural Merit:

This two story wooden shingled structure was built along a plain Italianate architectural style but constructed as a two family dwelling. Allan Penney stated the following in his book called, *Houses of Nova Scotia*, "Despite the extravagances of the mid-Victorian era, many houses of simple or straight forward form were built during the same period." (1880-1915). It is difficult to discover if the structure was erected on a brick foundation as it is painted over with grey colored cement. The low-pitched roof and the two story three bay projection extending from the ground to the eaves of the overhanging roof are two examples of the common elements connected with this style. Also the decorative cornices projecting from the façade of this building with brackets situated under the overhanging eaves of the roof are also representative of this design.

The entrances have transom windows situated above the twin doors. An open verandah with a flat roof is situated over the entryway. Fret work and small spindles are located under the roof cornice giving the structure a more decorative late Victorian style. The two doors leading into the two flats are modern in style and have replaced the originals at some point in the past. This structure gives the appearance of a single family dwelling with only the two doors giving the observer an indication that two families reside in this home.

Within the vicinity of this property, as well as in other areas of Halifax, there are structures visible that were constructed architecturally similar in design to this home but with variations in the ornamental decoration and entrances. Since no family is listed in the Halifax City directories as residing at this address prior to 1907 we can safely say that the structure was built in 1908. Unfortunately no photographs could be located showing if the property has changed since its' construction.

Appendix I:

Name	Book/Page	Year
Richard Arab	#87522752	2007-2007
Lois Barlow	5544/729	1992-2007
Hazel Ramsay (widow)	3904/834	1984-1992
James Eldon Ramsay	986/221	1947-1984
Pauline Ramsey	885/133	1945-1947
Florence Burns (widow)	?	1927-1945
John J. Burns	392/149	1908-1927

2007-01-10 09:26:59

PDCA: NOTIFICATION OF APPROVAL

This is to confirm that we have approved a Parcel Description Certification Application for the following parcel
40619926

The Type of Application is AMENDING PARCEL.

The Application Number is 198255.

The User Supplied Reference is 1588 HENRY STREET

Parcel Description:

All that certain lot, piece or parcel of land situate, lying and being at Halifax, Province of Nova Scotia, said lot being shown as Lot 2 on a plan "Showing subdivision of property of J. E. Ramsay" on Henry Street, dated July 21, 1950, certified by George T. Bates, PLS. Said Lot 2 was approved by the City of Halifax on May 3, 1951 and is more particularly described as follows:

BEGINNING at a point being the intersection of the southern boundary of Lot 1 and the western boundary of Henry Street;

THENCE westerly along the southern boundary of Lot 1 a distance of 162.5 feet more or less, to the south west corner of Lot 1;

THENCE southerly 35.25 feet to the southwest corner of Lot 2 herein described;

THENCE easterly 160.5 feet to the western boundary of Henry Street;

THENCE northerly along the western boundary of Henry Street a distance of 35.25 feet to the place of beginning.

TOGETHER WITH an access right-of-way shown as Parcel A over a portion of Lot 1, said access right of way in favor of Lot 2 (Civic 1588 Henry Street).

TOGETHER WITH the terms of a Shared Driveway Agreement as recorded as Document #86367381.

SUBJECT TO an access right-of-way shown as Parcel B on a sketch showing access right-of-way parcels A and B between Civic 1588 and 1594 Henry Street, Halifax, Nova Scotia, prepared by Thompson Conn & Associates, Nova Scotia Land Surveyors dated the 11 day of May, 1992 and being over a portion of Lot 2 (Civic number 1588 Henry Street).

SUBJECT TO the terms of a Shared Driveway Agreement as recorded as Document #86367381

The parcel was created by a subdivision that predates subdivision control or planning legislation or by-laws in the municipality and therefore no subdivision approval was required for creation of this parcel.

HALIFAX COUNTY Land Registration Office

Research Sources:

Registry of Deeds....

Completed a deed search on property

NSARM:

McAlpine City Directories1895-1969

Halifax Fire Insurance Maps..... Reel #955... 1895

Bibliography Index Cards..... Nil for families living at this address

Books:

Allen Penney..... *Houses of Nova Scotia*.....

Formac Publishing Company....Halifax, NS, 1989

Maude Rosinski..... *Architects of Nova Scotia: A Biographical Dictionary 1605-1950*.

Province of Nova Scotia (Publishers).... Halifax, NS, 1994

Phyllis Blakeley..... *Glimpses of Halifax*.....

Mika Publishing....Belleville, ON, 1973

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS
HALIFAX REGIONAL MUNICIPALITY**

Attachment B

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 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/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	

* 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 Significant	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;

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 example	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 example	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*

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 OR 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	
Total	100	

SCORE NECESSARY FOR DESIGNATION 50

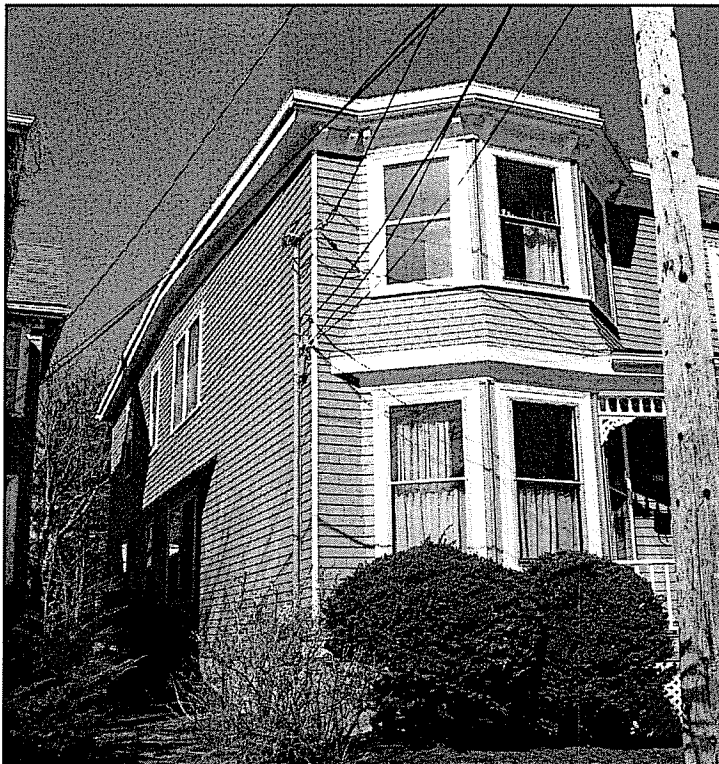
Designation Recommended? YES NO

COMMENTS:

Attachment C
Photographs of 1588-90 Henry Street



Front elevation, 1588-90 Henry Street.



Front/side elevation, 1588-90 Henry Street.

Attachment C

