



P.O. Box 1749
Halifax, Nova Scotia
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Information Item No. 1
Heritage Advisory Committee
August 24, 2016

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: Original Signed
Bob Bjerke, Chief Planner & Director, Planning and Development

DATE: June 26, 2016

SUBJECT: Request to Register 851 Young Avenue, Halifax as a Municipal Heritage Property

ORIGIN

Application by the Young Avenue District Heritage Conservation Society to consider heritage registration of 851 Young Avenue, Halifax.

LEGISLATIVE AUTHORITY

The Heritage Property Act.

BACKGROUND

On April 5, 2016 the Young Avenue District Heritage Conservation Society made an application to have Council consider 851 Young Avenue, Halifax as a municipal heritage property (Map 1). The property is owned by Mr. George Tsimiklis, who has not participated in submission of the application for registration.

DISCUSSION

Evaluations of heritage registration requests are carried out by the Heritage Advisory Committee (HAC) and are based upon a set of Evaluation Criteria (Attachment A). The HAC generally evaluates and scores a property with the aid of an historical research report. Properties which achieve a passing score of 50 points or more are given a positive recommendation to Regional Council for consideration.

However, on April 21, 2016 a demolition permit was issued for 851 Young Avenue. Demolition was underway with the understanding that portions of the building would be retained to allow the existing non-conforming use to be retained. Heritage staff had prepared a staff report outlining the registration process for the HAC to evaluate the request. This report contained the evaluation criteria and an historical research report, and it was anticipated that this report would be placed on the Heritage Advisory Committee agenda for the June 22nd meeting.

On June 20, 2016 staff were made aware that the building had been fully demolished. Given the complete loss of the building staff are now forwarding an information report to the HAC which includes the historical research report (Attachment B) and historic photographs (Attachment C).

FINANCIAL IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the approved 2016/17 operating budget for C002 Urban Design.

COMMUNITY ENGAGEMENT

The community engagement process for a heritage registration 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.

ATTACHMENTS

Map 1: Location Map

Attachment A: Evaluation Criteria for Registration of Heritage Buildings in HRM

Attachment B: Historical Research Report

Attachment C: Historic Photographs

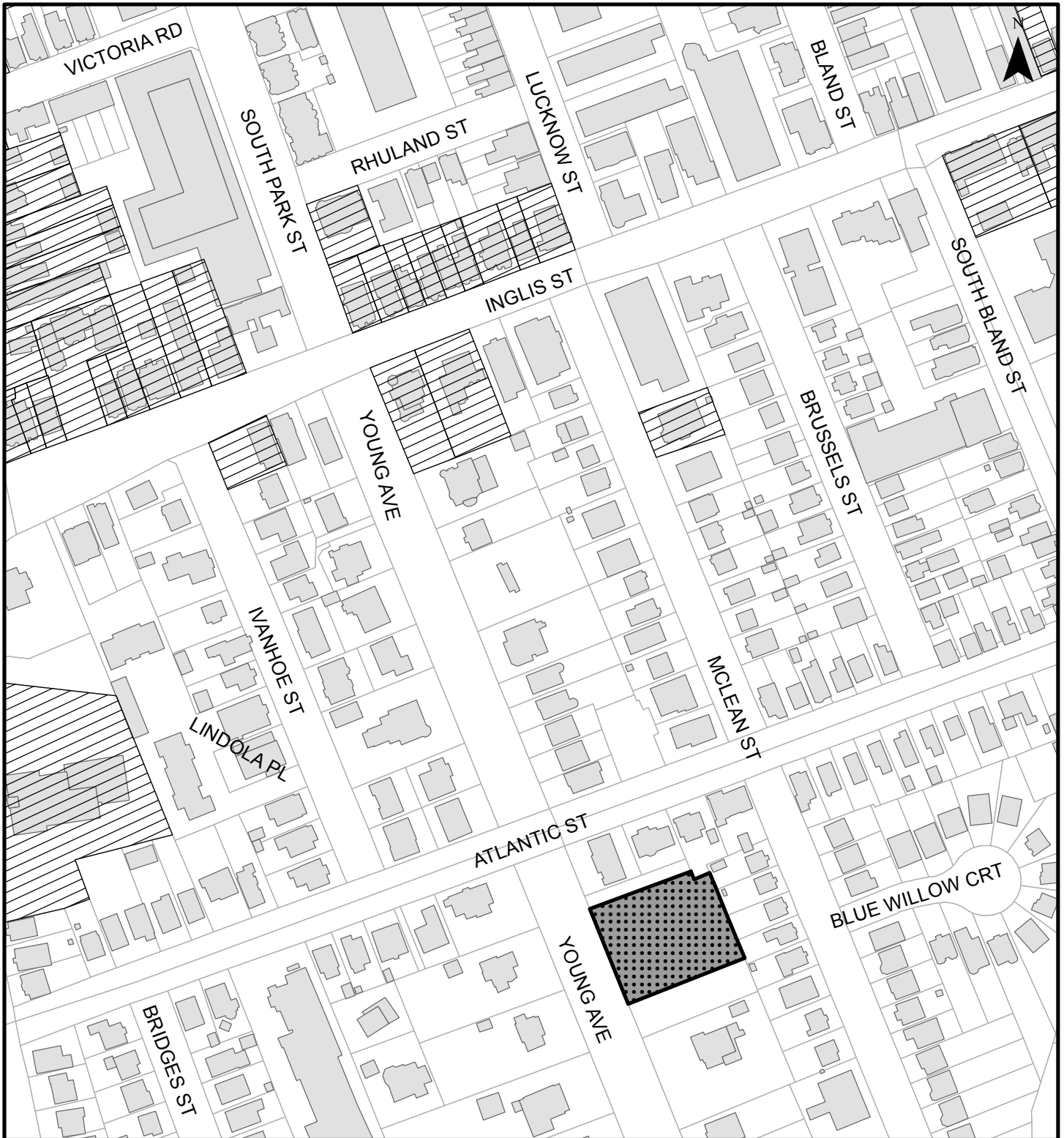
A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Maggie Holm, Planner III, 902.490.4419

Original Signed




Report Approved by:

Jacob Ritchie, Urban Design Program Manager, 902.490.6510




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Map 1 - Location Map

-  851 Young Avenue
-  Existing Municipally Registered Heritage Property
-  Building

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 Planning & Development

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ATTACHMENT A

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 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) 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.

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	<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.

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	<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 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:

Historical and Architectural Research Report

851 Young Avenue, Halifax

Prepared by Maggie Holm, Heritage Planner
1-7-2016

1. AGE/DATE OF CONSTRUCTION

The property now known as 851 Young Avenue (renumbered from 111 Young Avenue in 1963) was originally owned by William Anderson Black. Black purchased a large parcel of land fronting on Young Avenue which also had frontage on Atlantic and McLean Streets. In 1909 Black engaged local architect Richard Johnson to design a house and stables at this location; both structures were completed in 1910. This is evident in the 1918 HB Pickings map (left):

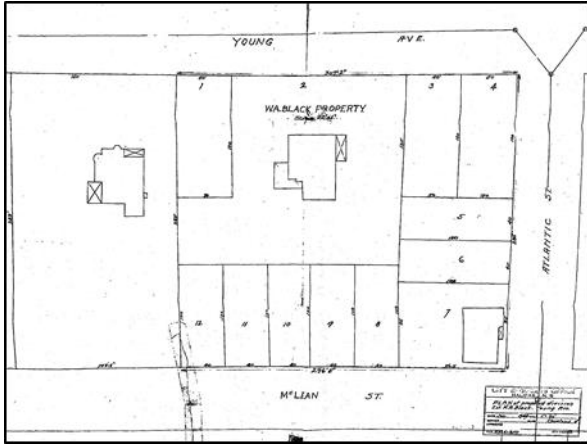


Figure 1: excerpt from HB Pickings 1918 map

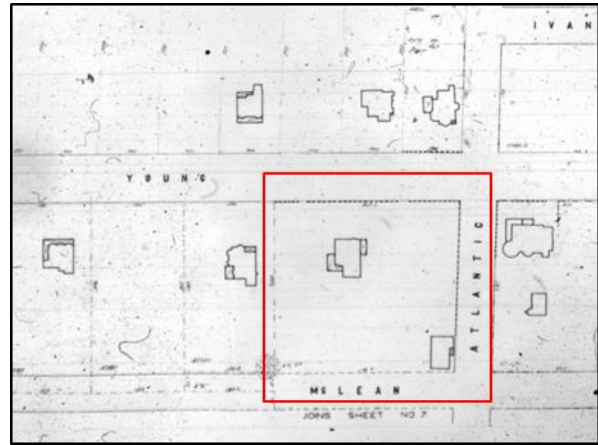


Figure 2: 1940 subdivision for lands of William Black

In 1940 this large parcel was subdivided (map right above) creating several smaller lots on Young Avenue, Atlantic and McLean Streets. This subdivision also placed the Black house on a large remainder lot, and the stable building (drawings below) on a separate lot at the corner of Atlantic and McLean Streets. The stables building is still in this location and still resembled the original drawings. Entries in the Halifax City Directory for 111 Young Avenue list William A. Black residing in the house from 1912-1935. A full listing of building occupants can be found in Appendix A.

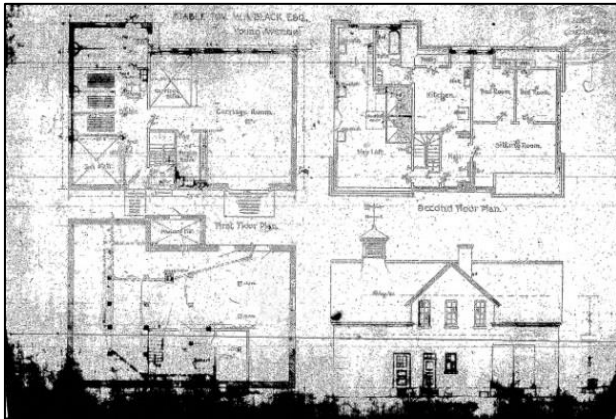


Figure 3: elevation drawings of the stables

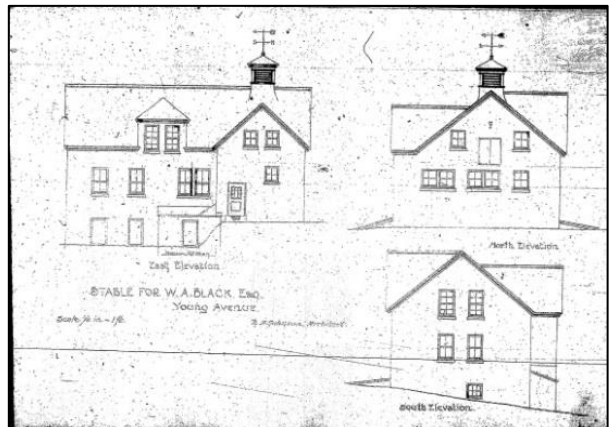


Figure 4: elevation and floor plans of the stables

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A) Specific associations with important occasions, institutions, personages and groups



Figure 5: William Black

The house is most strongly associated with William Anderson Black, a local merchant, who was born in Windsor, Nova Scotia (1847-1934), son of Samuel Gay Black and Sophia Wright. Black married Annie Bell, and they had five children.

In 1876 William Black partnered with Robert Pickford and together they founded the company Pickford and Black. The company started as a ship chandlery and hardware firm outfitting fishing and other vessels. In 1876 the firm moved into the Collins Bank building on (the now) Historic Properties, and in 1877 the partners purchased Seeton's wharf, which came to be known as Pickford & Black's wharf at 51 Upper Water Street¹.

The company expanded in 1889 when they purchased the Cunard ships Alpha and Beta and established trading services in the West Indies. The firm also began to operate steamer lines in the Atlantic Provinces as well. The firm acted as agents for several leading marine insurance underwriters, including Lloyd's of London. Pickford retired in 1911, and after the death of Black in 1934, the company was involved in several mergers. In 1946 Pickford & Black Ltd. managed the Maritime Stevedoring Company, and the Pickford & Black Agency, a customs brokerage. In 1975, Pickford & Black Ltd. became a subsidiary of McLean Kennedy Limited, and in 2002, a branch of F.K. Warren.



Figure 6: Pickford & Black warehouse c. 1890

Black was also a politician, and represented Halifax County in the Nova Scotia House of Assembly from 1894 to 1897. In 1923 Black was elected to the Canadian House of Commons for the riding of Halifax in a by-election. A Conservative, he was subsequently re-elected in 1925, 1926, and 1930².

As a businessman, Black co-founded the Maritime Life Assurance Company in 1922, and established a chair of commerce at Dalhousie University in 1924. Black also served as president of Eastern Canada Savings and Loan Company, and was a director for the Royal Bank.

¹ MemoryNS website (<https://memoryns.ca/pickford-black>)

² Parliament of Canada (<http://www.lop.parl.gc.ca/ParlInfo/files/Parliamentarian.aspx?Item=11b8208d-6fb2-42a6-b579-9d51a881cd80&Language=E>)

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Local architect Richard Arthur Johnson designed a house and stables on Young Avenue for William Black in 1909. The buildings were constructed by 1910, and the Halifax Directories list Black as residing at 111 Young Avenue in that same year.



Figure 7: Johnson's elevation drawings of the Black house.

Street (1909), the W.M. Brown building on Barrington (1910), two residence on Young Avenue (1909), and residences on Robie, Coburg and Henry Streets³.

Johnson also collaborated with Walter Busch from 1920-26, possibly on churches. Johnson is also known to have designed a number of rural Nova Scotia churches in Liscomb, New Germany, and Ecum Secum on his own. During this period Johnson moved his office to Hollis Street; however, in 1927 he established a practice in Bedford closer to where the family home was located.



Figure 8: Johnson's elevation drawings of the Black house

³ Maud Rosinski, *Architects of Nova Scotia: A Biographical Dictionary 1605-1950* (Halifax: Province of Nova Scotia, 1994), page 244-45.

4. ARCHITECTURAL MERIT

A) Construction type/building technology

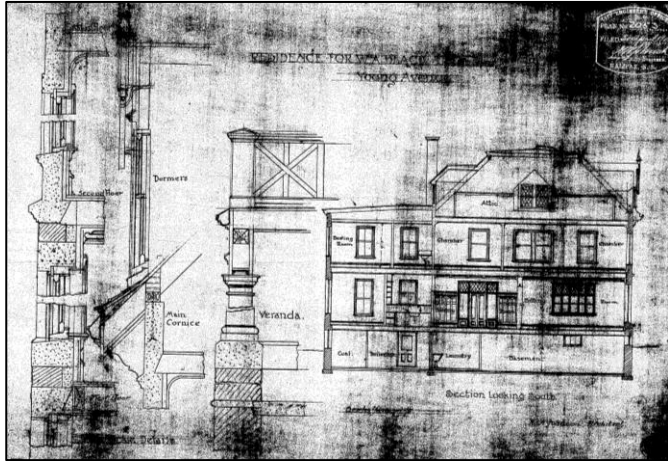


Figure 9: Cross section of the Black house

The building was designed (and presumably built) as a two and a half storey structural masonry system rather than a timber frame. Johnson's original building drawings include a cross section which indicates that the building was designed as masonry building.

The first floor utilizes local ironstone laid in a squared rubble pattern (set in mortar) with stone window lintels and sills. Second floor

has a stucco finish, and the construction drawings suggest masonry construction behind.

AND

B) Architectural Style

The house was designed in a Tudor Revival style of architecture. Typical elements of the Tudor Revival style include pitched roofs, half-timbering, high chimneys, overhanging first floors over pillared porches, and dormer windows. While this building illustrated most of these Tudor Revival styled elements, the building has been partially demolished and only some of these defining elements remain.

Given the present building condition the character defining elements listed only include those building elements present at the time this report was created:

- significant setback from the street;
- structural masonry system;
- beach stone foundation with concrete string course above;
- 1st floor ironstone laid in a squared rubble pattern set in mortar with a concrete string course above;
- 2nd floor has a stucco exterior finish and partial concrete string course remains;
- Some original vertically proportioned windows on both the first and second floor remain which include some stained/leaded windows;

- stone window lintels and sills at the first floor; and
- Large central beach stone chimney.

**This section was written when portions of the building remained, and the description/character defining elements reflects this.*

5. ARCHITECTURAL INTEGRITY

Unfortunately, given the ongoing redevelopment of the building and site much of the original massing and detailing has been lost. Therefore the architectural integrity of the building is quite low and would the building could fall under the 'seriously compromised' category.

6. RELATIONSHIP TO SURROUNDING AREA

The partial demolition and unknown final design of the redevelopment of the building/site make it difficult to fully understand how the building will contribute to the surrounding area. Given the present condition of the building and would fall within the 'does not contribute' category.

APPENDIX A – List of building Occupants

Entries in Halifax City Directory for 111 Young Ave. (#851 as of 1963)	
<small>(Compiled by Halifax Municipal Archives) Note- HRM does not have Directories for every year and none past 2000</small>	
Year	Occupants (*=owner)
1912-1935	Black, WA*
1936	Gibson Stewart L (Muriel)
1937	Vacant
1938	Black Violet Mrs*
1940	Lane, John N (Margt)
1941	Lane, John N (Margt) Connolly Jos P
1942	Cate Carroll L (Elizth) Kolm H B Connolly Jos P
1943	Cleveland Chas G (Harriett)*
1945	Cleveland Chas G (Harriett)* Brooks Susan Ball Wm A K (Eileen) Kolm Harvard (Elsie)
1948	Cleveland Chas G (Harriett)* Brooks Susan Kolm Harvard (Elsie)
1949	Cleveland Chas G (Harriett)* Dumaresque B A (Agnes) Kolm Harvard (Elsie) Sutherland Allan J (Betty)
1950	Cleveland Chas G (Harriett)* Kent Percy C (Clara) Dumaresque B A (Agnes) Sutherland Allan J (Betty)
1951	Cleveland Chas G (Harriett)* Cleveland Grover N (Betty) 2. Dumaresq B A (Agnes) 3. Sutherland Allan J (Betty)
1952	Cleveland Chas G (Harriett)* Cleveland Grover N (Betty) 2. Dumaresq B A (Agnes) 3. Vacant
1953	Cleveland Chas G (Harriett)* Cleveland Grover N (Betty) 2. Staples A MoM (Anna) 3. Lakie David (June)
1954	Cleveland Chas G (Harriett)* Cleveland Grover N (Betty) 2. Staples A MoM (Anna) 3. Magee Stanley A (Alice)

Entries in Halifax City Directory for 111 Young Ave. (#851 as of 1963)

(Compiled by Halifax Municipal Archives)

Note- HRM does not have Directories for every year and none past 2000

Year	Occupants (*=owner)
1955	Cleveland Chas G (Harriett)* Cleveland Grover N (Betty) 2. Skerry M Ellen Mrs 3. Magee Stanley A (Alice)
1956	Cleveland Chas G (Harriett)* 2. Corrigan Pauline B Keating Ella J 3. Magee Stanley A (Alice) 4. MacLeod Robt
1957-1962	Cleveland Chas G (Harriett)* 2. Corrigan Pauline B Keating Ella J 3. Begg Annie Mrs 4. MacLeod Robt
1963 –1964 Changed to 851	Cleveland Harriett V Mrs * 2. Corrigan Pauline B Keating Ella J 3. Begg Annie Mrs 4. MacLeod Robt
1965	1. Cleveland Harriett Mrs* 2. Corrigan Pauline P 3. Begg Annie Mrs 4. MacLeod Robt
1966	1. -- 2. Corrigan Pauline B 3. Begg Annie Mrs 4. MacLeod Robt
1967	1. Cleveland Harriett Mrs* 2. Corrigan Pauline P 3. -- 4. MacLeod Robt
1968-1970	1. Cleveland Harriett Mrs* 2. Corrigan Pauline P 3. Begg Jean K 4. MacLeod Robt
1971-1988	1. Cleveland Harriett Mrs 2. Corrigan Pauline P 3. Begg Jean K 4. MacLeod Donaldine
1989-1992	1. Cleveland Grover N 2. Corrigan Pauline P 3. Begg Jean K 4. MacLeod Donaldine
1993-200-	1. Cleveland Grover N & M Eliz

APPENDIX B - DEED DESCRIPTION (From the Registry of Deeds – Land Registry Office)

Parcel Description

All that certain lot, piece or parcel of land situate on the East side of Young Avenue, in the City of Halifax, and being part of lots 1 and 2 on a plan dated June 2nd, 1941, entitled Survey for C.G. Cleveland, made by R.W. MacKenzie, Provincial Land Surveyor, the said lot being more particularly described as follows:

Beginning at a point on the East side of Young Avenue, distant fifty-five (55) feet Northerly from the intersection of the West side of the said lots (being the East side of Young Avenue) and the North side of property marked G.S. Campbell (being the South side of said lots 1 and 2);

Thence to run Easterly in a line parallel with the line dividing the said lots numbered 1 and 2, and the property of the said G.S. Campbell, One Hundred and Eighty-four (184) feet more or less to the rear line of the lots fronting on McLean Street;

Thence to run Northerly along the said rear line of said lots, One Hundred and Forty-Five and Two-tenths (145.2) feet more or less to the South side line of lot number 6 on said plan;

Thence to run Westerly along the South line of said lot number 6 and lots numbers 5, 3 and 4, One Hundred and Eighty-four (184) feet more or less to the East side of Young Avenue;

Thence to run southerly along the East side of Young Avenue, One Hundred and Fifty-two and Two tenths (152.2) feet more or less to the place of beginning.

SAVE AND EXCEPT all that certain lot, piece or parcel of land situate on, lying and being on the southern side of Atlantic Street, in the City of Halifax, Province of Nova Scotia and being shown as a portion of Lot B on a plan showing Subdivision of property of the Cleveland Realty Corporation Ltd. made by Nolan Brothers & Company and dated October 14, 1954, the said portion of Lot B being more particularly described as follows:

Beginning at a point on the northern boundary of lands of Cleveland Realty Corporation Ltd. at the southeastern corner of Lot B;

Thence easterly twenty-four and fifteen hundredths feet to a point;

Thence southerly fifteen feet to a point along the said western boundary of Lot No. 8 at the eastern boundary of lands of Cleveland Realty Corporation Ltd.;

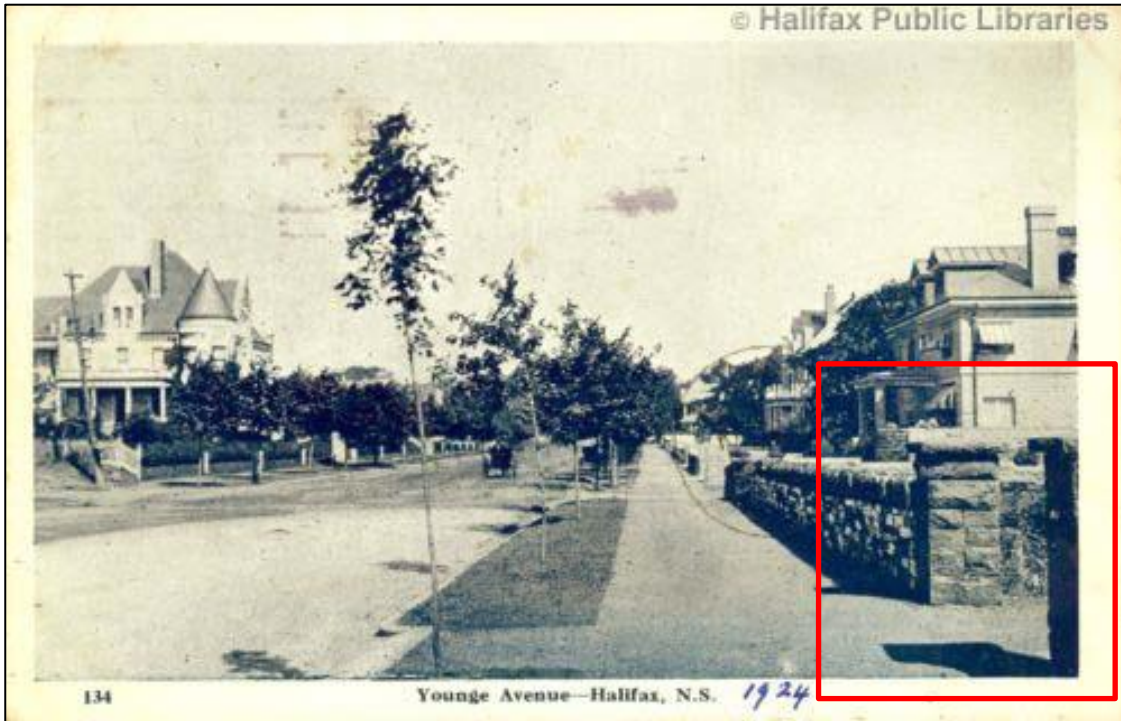
Thence westerly twenty-four and fifteen hundredths feet to a point;

Thence northerly fifteen feet to the place of beginning.

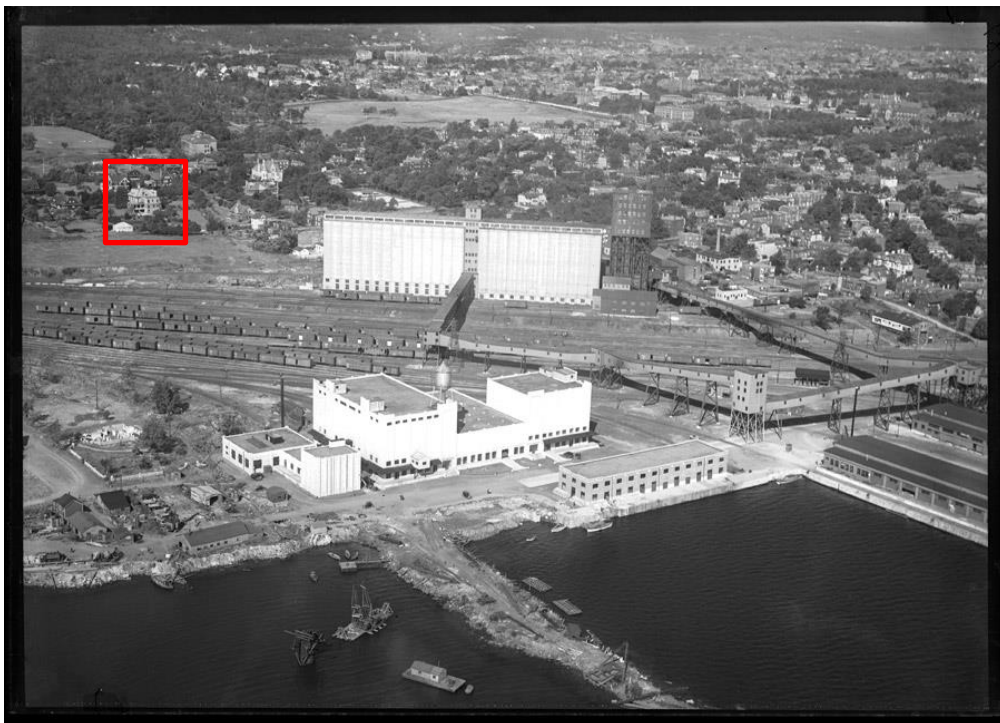
Being or intended to be a portion of the same lands and premises as were conveyed to the said John W. Fram by Cleveland Realty Corporation Ltd. by Deed bearing date the 29th day of October, A.D., 1954 and recorded in the Registry of Deeds at Halifax, Nova Scotia, in Book 1286 at Page 321 and by John W. Fram et ux to Butler Bros. Limited by Deed dated September 14th, A.D., 1956, and recorded in said Registry of Deeds in Book 1430, Page 513.

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

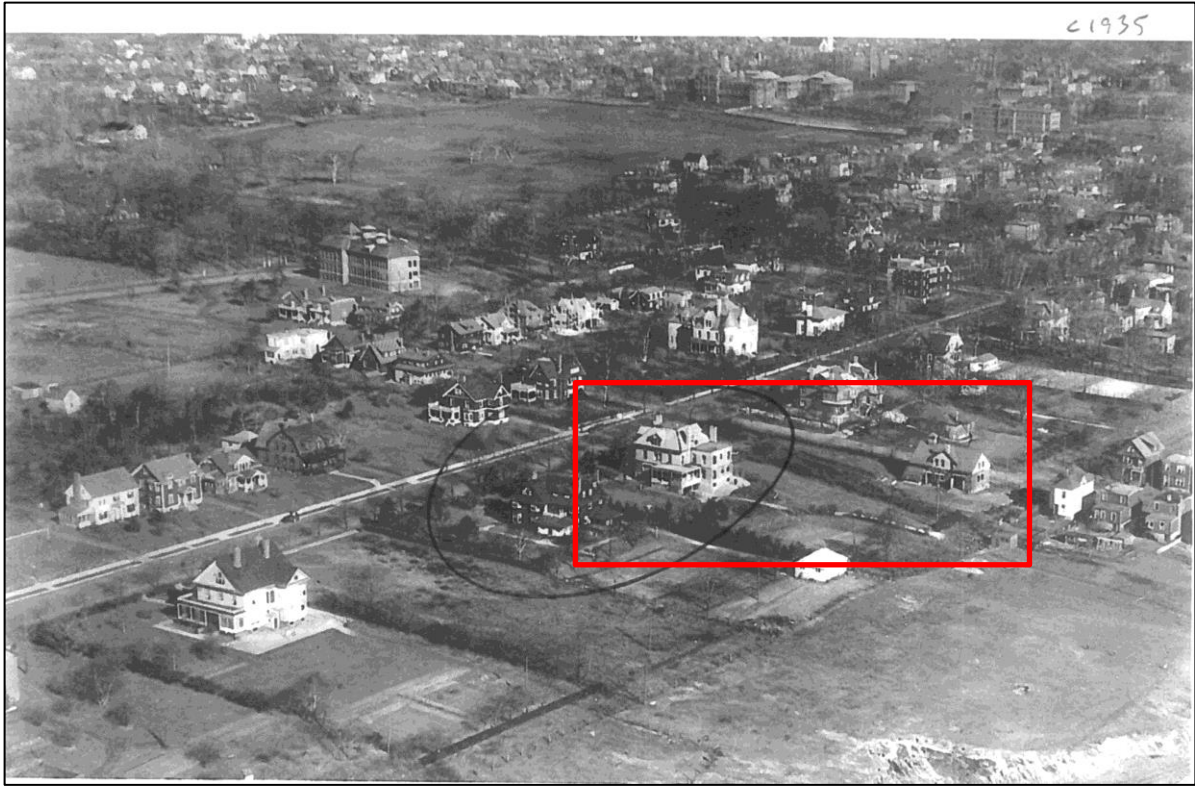
Attachment B: Historic Photographs



Historic postcard of Young Avenue, Halifax from approximately 1924, stone wall of entrance to 851 Young Avenue in the immediate foreground.



Aerial photograph showing 851 Young Avenue (McCully Collection - NSARM) c. 1931.



Aerial photograph c. 1935 showing 851 Young Avenue, Halifax (source unknown).