

Halifax Regional Council
May 18, 2004
June 15, 2004

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

Pat Hallyday
for Allan MacLellan, Chair
Heritage Advisory Committee

DATE: May 12, 2004

SUBJECT: Case H00128 - Application for Registration of Memory Lane Heritage Village, Lake Charlotte, NS

ORIGIN

April 28, 2004 meeting of the Heritage Advisory Committee.

RECOMMENDATION

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

- 1) Set the date of June 15, 2004 for a Heritage Hearing to provide consideration for the registration of Memory Lane Heritage Village, Lake Charlotte, under the HRM Heritage Property Program.
- 2) Subsequent to the Heritage Hearing, approve the registration of Memory Lane Heritage Village, Lake Charlotte, NS

**PLEASE RETAIN REPORT
FOR HERITAGE HEARING**

BACKGROUND

See attached staff reports dated February 20, 2004 and April 23, 2004.

DISCUSSION

This matter was before the Heritage Advisory Committee on April 28, 2004. The Heritage Advisory Committee evaluated the property for consideration of heritage registration. The property scored the 20 points required for registration.

BUDGET IMPLICATIONS

None.

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:

None proposed.

ATTACHMENTS

- 1) Staff report to the HAC dated February 20, 2004 and April 23, 2004.

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



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee
April 28, 2004

To: Heritage Advisory Committee

Submitted by:

A handwritten signature in black ink, appearing to read "Jim Donovan".

Jim Donovan, Manager, Planning Applications

A handwritten signature in black ink, appearing to read "Maggie Holm".

Maggie Holm, Heritage Planner, Planning & Development Services

Date: April 23, 2004

Subject: H00128 - Application by Lake Charlotte Area Heritage Society to consider the buildings at 28 Clam Harbour Road, Lake Charlotte, as Registered Heritage Site.

STAFF REPORT

ORIGIN

An application by the Lake Charlotte Area Heritage Society requesting the consideration of a building collection located at 28 Clam Harbour Road, Lake Charlotte, as a registered heritage site.

RECOMMENDATION

It is recommended that should the site located at 28 Clam Harbour Road score more than 20 points, the Heritage Advisory Committee recommend to Regional Council that the site be registered under the HRM Heritage Property Program (Map 1).

BACKGROUND

Mr. Gordon Hammond, Chair of the Lake Charlotte Area Heritage Society, has made an application to have a property at 28 Clam Harbour Road, Lake Charlotte (known as Memory Lane) considered a heritage property under the HRM Heritage Property Program.

The Lake Charlotte Area Heritage Society has brought together a large number of buildings representative of typical 1940's buildings in order to create a Historical Village of that era. The buildings, with the exception of the Cookhouse, Mine Manager's Cabin and Ball Mill, have been reclaimed from the surrounding area, and all were built before 1950. This site is quite unique, with reclaimed buildings and new buildings together being introduced to the site creating the feel of an historic village. Through registration of the site the applicants hope to maintain the authenticity of the site as it is now. If, in the future, additions to the site are undertaken, they would first need to have recommendation of HAC and Regional Council as substantial additions to a Heritage Site.

Under the Heritage Property Program, all registration applications for heritage sites 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 County of Halifax's Heritage Property Evaluation System - Heritage Sites (Attachment 2).

Should the site score more than 20 Points, a positive recommendation will be provided to Regional Council, and notice of this recommendation will be provided to the registered owners of the property 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 April 28, 2004, Council cannot consider the registration earlier than May 31, 2004.

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.

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

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

ALTERNATIVES

As an alternative to the staff recommendation, the Committee may choose to recommend that Regional Council approve registration of the entire property situated at 28 Clam Harbour Road.

ATTACHMENTS

Map 1: Location Map, 28 Clam Harbour Road, Lake Charlotte

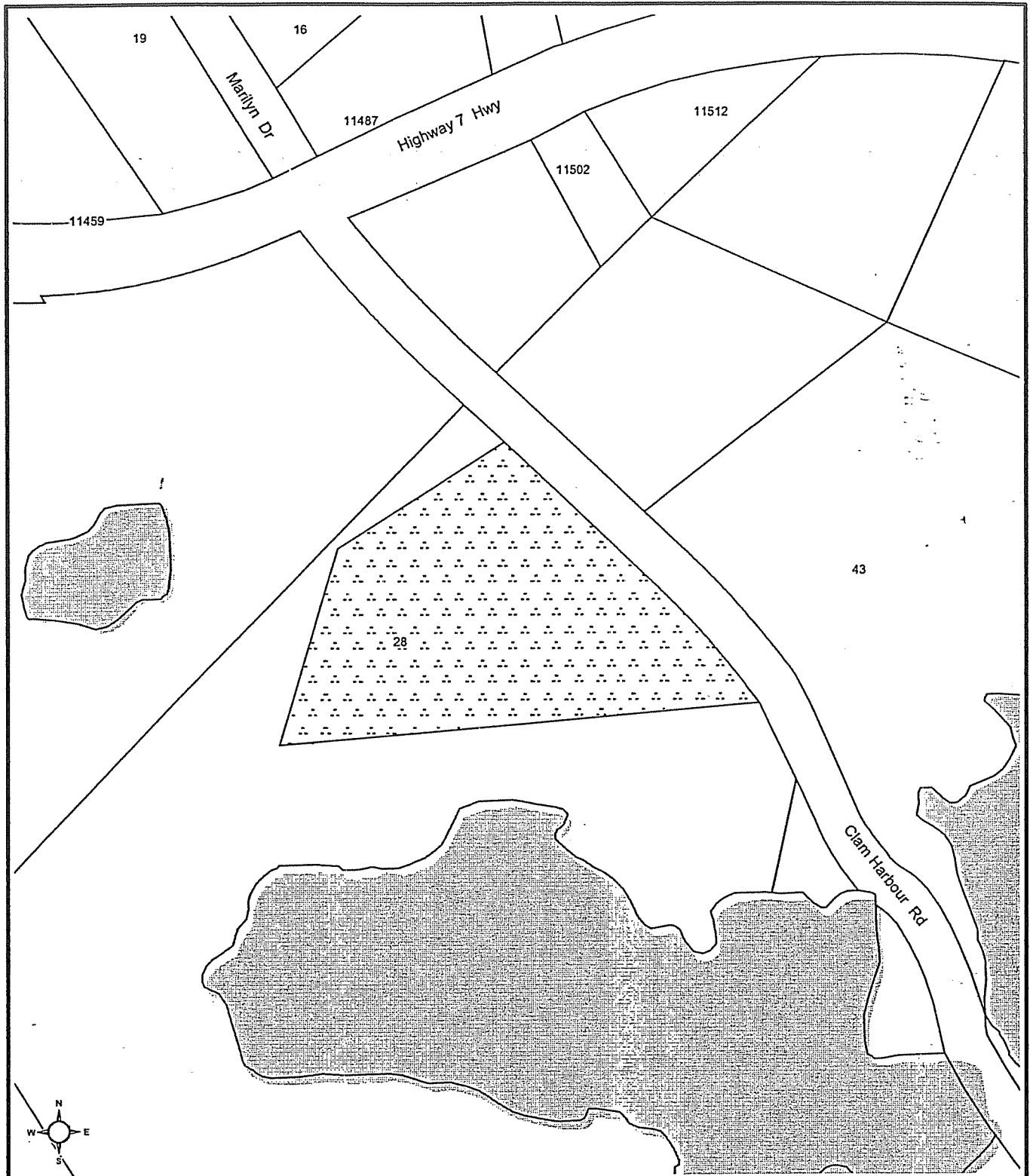
Map 2: Site Plan - 28 Clam Harbour Road, Lake Charlotte

Attachment 1: Heritage Research Report for 28 Clam Harbour Road, Lake Charlotte

Attachment 2: County of Halifax's Heritage Property Evaluation System - Heritage Sites


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: Maggie Holm, Heritage Planner, 490-4419



Map 1 - Location Map

Memory Lane
 28 Clam Harbour Road
 Lake Charlotte

 Subject property under consideration
 for heritage registration

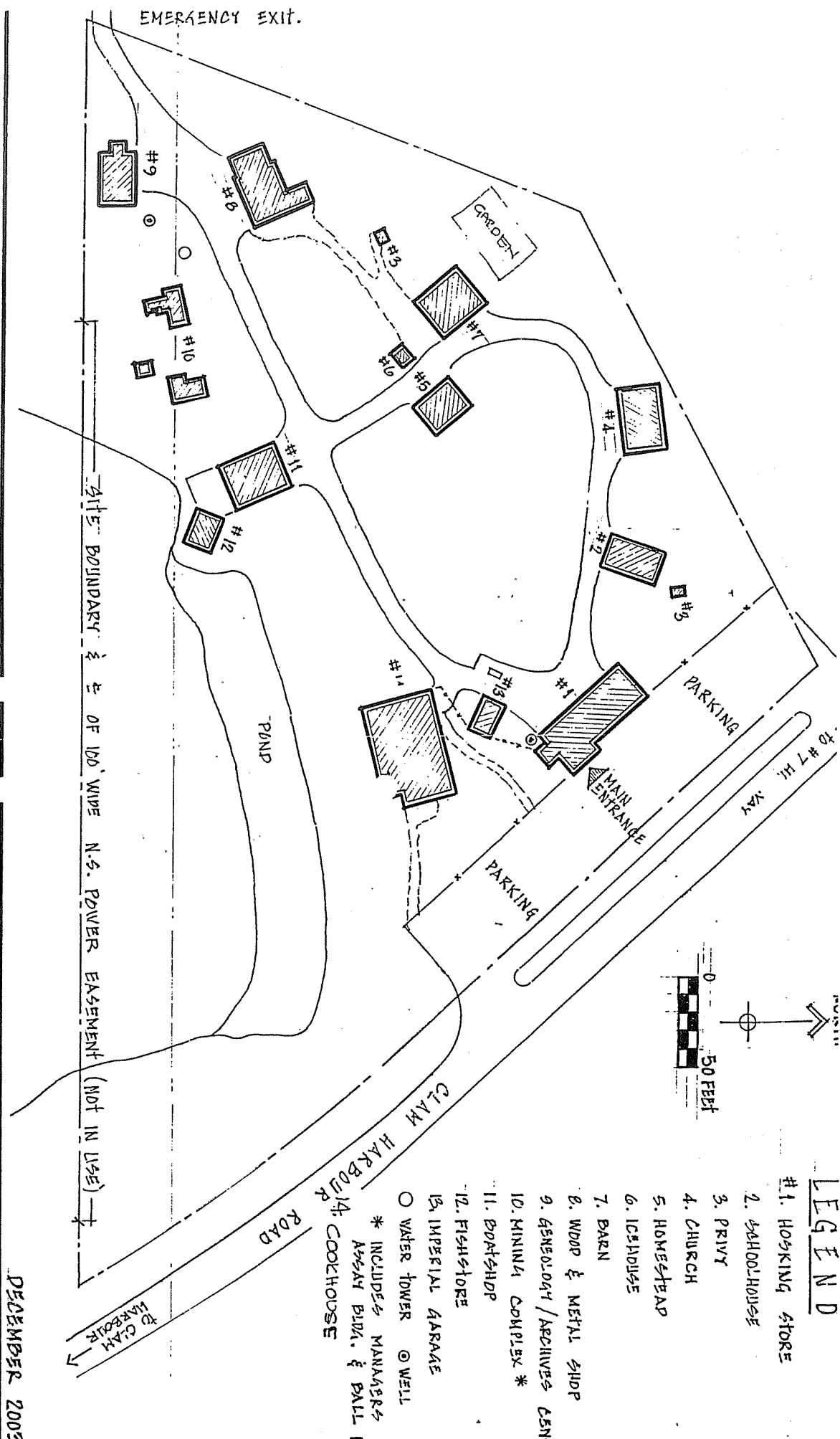
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HALIFAX
 REGIONAL MUNICIPALITY
 PLANNING AND
 DEVELOPMENT SERVICES

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

MEMORY LANE - HERITAGE VILLAGE @ LAKE CHARLOTTE, N.C.



LEGEND

- #1. HOSKING STORE
 - 2. SCHOOLHOUSE
 - 3. PRIVY
 - 4. CHURCH
 - 5. HOMESTEAD
 - 6. ICEHOUSE
 - 7. BARN
 - 8. WOOD & METAL SHOP
 - 9. GENEALOGY / ARCHIVES CENT.
 - 10. MINING COMPLEX *
 - 11. BOATSHOP
 - 12. FISHSTORE
 - 13. IMPERIAL GARAGE
 - WATER TOWER ○ WELL
- * INCLUDES MANAGERS BLDG. & BALL H.

DECEMBER 2003




PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

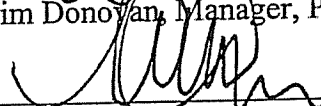
Heritage Advisory Committee
March 24, 2004

To: Heritage Advisory Committee

Submitted by:



Jim Donovan, Manager, Planning Applications



Maggie Holm, Heritage Planner, Planning & Development Services

Date: February 20, 2004

Subject: **H00128 - Application by Lake Charlotte Area Heritage Society to consider the buildings at 28 Clam Harbour Road, Lake Charlotte, as Registered Heritage Buildings.**

STAFF REPORT

ORIGIN

An application by the Lake Charlotte Area Heritage Society requesting the consideration of buildings located at 28 Clam Harbour Road, Lake Charlotte, as registered heritage properties.

RECOMMENDATION

It is recommended that should the buildings located at 28 Clam Harbour Road each score more than 45 points, the Heritage Advisory Committee recommend to Regional Council that those buildings be registered under the HRM Heritage Property Program (Map 1).

BACKGROUND

Mr. Gordon Hammond, Chair of the Lake Charlotte Area Heritage Society, has made an application to have a property at 28 Clam Harbour Road, Lake Charlotte (known as Memory Lane) considered a heritage property under the HRM Heritage Property Program.

The Heritage Society has brought together a large number of buildings representative of typical 1940's buildings in order to create a Historical Village of that era. The buildings, with the exception of the Cookhouse, Mine Manager's Cabin and Ball Mill, have been reclaimed from the surrounding area, and all were built before 1950. This site is quite unique, with reclaimed buildings and new buildings together being introduced to the site creating the feel of an historic village. Staff feel the best approach in evaluating proposal is to address each original building for registration, rather than consider the entire site for registration.

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 site score more than 20 Points, a positive recommendation will be provided to Regional Council, and notice of this recommendation will be provided to the registered owners of the property 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 March 24, 2004, Council cannot consider the registration earlier than April 26, 2004.

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

As an alternative to the staff recommendation, the Committee may choose to recommend that Regional Council approve registration of the entire property situated at 28 Clam Harbour Road.

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

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

ATTACHMENTS

Map 1: Location Map, 28 Clam Harbour Road, Lake Charlotte
Map 2: Site Plan - 28 Clam Harbour Road, Lake Charlotte

Attachment 1: Heritage Research Report for 28 Clam Harbour Road, Lake Charlotte
Attachment 2: County of Halifax's Heritage Property Evaluation System - Heritage Buildings

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: Maggie Holm, Heritage Planner, 490-4419

HERITAGE SITES

Definition: “Heritage Site”, a parcel of land, together with any structures thereon, deemed to be representative of the social, cultural, commercial, military, or political history of the County, Province, or Nation. Sub-categories are: Cemeteries, Places of Heritage Significance, and Heritage Parks.

Basic Criteria.

Related to aspects of life from 50 or more years ago

relationship to the heritage of the County

or

relationship to important occasions, institutions, personages, or eras in the histories of the City, Province, or Nation. (Sites which fulfill this criterion may be added, regardless of ability to fulfill the other two criteria).

Priority Criteria

- 5. Relationship to important (i) occasions, institutions, personages, or (ii) eras
- 6. Relationship to surrounding area

Using the following ranking system, a site could achieve a perfect score of 40 points

■ HERITAGE SITES

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
1. Relationship to Important Occasions, Institutions, Personages, Eras		A site would not be given points for <u>both</u> a relationship to occasions, institutions, persons <u>and</u> to an era. The relationship which was most closely related to the site would be chose.
(i) <u>Occasions, Institutions Personages</u>		For sites with more than one relationship, the most closely related relationship was chosen as the primary relationship, and for additional relations, 2 points would be added for National importance, 3 for Provincial importance and 5 for Local importance, up to an extra 10 points.
Local Importance	20	
Provincial Importance	15	
National Importance	10	
(ii) <u>Eras</u>	10	

■ HERITAGE SITES

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
<p>2. Relationship to Surrounding Area</p> <p>Excellent</p> <p>Good</p> <p>Fair</p>	<p>10</p> <p>7</p> <p>5</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>
<p>ADDITIONAL COMMENTS</p>		
<p>For this criterion, the use of the site in relation to the use of surrounding land would be considered.</p> <p>It would be assumed that for a site the most important factor would be its historical relationships. However, it was also felt that priority should be given to the site which is well-suited to its surroundings, if any choice were necessary between two equally historic areas.</p> <p><u>It is recommended that the minimum scoring level for listing Heritage Sites be 20 points.</u></p>		

A Historical Report

28 Clam Harbour Road (Memory Lane), Lake Charlotte

Prepared by: Maggie Holm, Heritage Planner
Halifax Regional Municipality

Date: March 3, 2004

Age and Ownership of Property:

Memory Lane has been called a "Living Memory" museum. The village includes thirteen rescued or re-created buildings from the area. Memory Lane portrays rural life as it was between 1940 and 1950. Plans for Memory Lane began in 1995 but physical work did not begin until 1999/2000 when funding was secured. The property is owned by the Lake Charlotte Area Heritage Society.

The goal of Memory Lane is to provide the visitor with the opportunity to step back in time and experience life in a rural Nova Scotian community during the era of 1940-1950. This decade was less than a lifetime ago, but conditions were dramatically different from today. It was a time of transition, of war and peace, and a time when new technologies would start to change rural life forever.

THE BUILDINGS **numbering relates to attached map of property*

- 1) **The Hosking Store** is typical of stores built during the early 1900's and was originally located in Oyster Pond. The store was built in 1894 by F. H. Stoddard at a cost of \$350, "including the shelves and counters".

Originally, the store was run from the home of Flora Mitchell who began the business after her husband, John Duncan Mitchell, died in 1883. John and Flora's son, W.M.O. Mitchell, known locally as "Willy O", and daughter Roxy, took over the store in 1918.

Some years later, Roxy's husband, Frederick William Hosking, started an ice cream parlour on the second floor. The ice cream was delivered only once a week, and as there was no refrigeration in the store it had to be eaten soon after it arrived - word spread quickly, and the parlour became a busy place serving the treat at five cents a scoop.

In 1949, Frederick and Roxy's son Garth Hosking, and his wife Mildred, took over the store renaming it Hosking's General Store. The store was successful for 25 years, but closed in 1975. By 1995 the building was showing its age, and demolition was planned. The Heritage Society approached Mildred Hosking to donate the building. The Society removed the building and placed it in storage until funding was secured for the Memory Lane project.

Architectural Merit: The two-storey portion of the store measures 20' x 28', the single-storey warehouse portion 24' x 40' and the office 8' x 12'. The building was moved by separating the top floor from the bottom (which was in poor condition) and moving it and the warehouse and office as separate sections. The first floor of the main part of the store was substantially re-built but the counter, windows, door and canopy are all original.

2. **One Room Schoolhouse** originally located in Little Harbour was built between 1949 and 1950. It was first used for teaching Grades primary to eleven. A number of teachers and pupils who used the school still live in the area. The school was in use until 1962 when a central elementary school was built in nearby Owl's Head.

From its beginnings the school also served as a Community Hall and Catholic Church, and students received religious instruction every Friday afternoon. The various uses to which the school building had been put over the years altered the building significantly, but enough of the original structure remained allowing accurate restoration. Other uses of the building included a Community Hall and summer camp before being acquired by the Heritage Society in 1999.

Architectural Merit: The one storey building has a footprint of 19' x 31'. It is typical of one room schoolhouses built during this period.

- 4) **Clam Harbour United Church** was built circa 1897 as a replacement for an earlier building destroyed by a gale and was used by settlers as a combination meeting house, school and church. Salvaged parts were sold by auction on August 1st 1880, and proceeds of the sale, \$29.47, were "held in reserve to help in the building of a new church".

Work on the replacement church began in 1891, which opened for worship in August of 1894, although "much finishing work remained to be completed". It was built by the congregation, under the direction of trained carpenters Fred and Henry Stoddard.

Over the years the church evolved with the times, starting life as a *Robb Free Church of Scotland*, then *Presbyterian*, and finally as a *United Church of Canada* with the union of the country's *Presbyterian, Congregationalist and Methodist churches*.

Architectural Merit: The building, measuring 24' x 31', is constructed entirely of hand-hewn timbers. The basic integrity of the structure, more than a hundred years later, is a testament to the builders' skills. Details, such as fine stained glass windows, were donated by the congregation in the 1930's.

The Church is now restored to its 1950's state. This work, involved building a replica of the original belfry (including a bell); stairs to the balcony and the restoration of the pews in the balcony; painting the interior in its original colors; finding and installing a wood stove; shingling the outside with wooden shingles; and building and installing a replica of the diamond window originally located above the entrance door.

- 5) **Irvine Webber Homestead** was built circa 1900's and would have been considered substantial in its time, although it was never completely finished on the inside. When it was first built it would not have had running water, an inside toilet, electricity, refrigeration or an oil-fired stove.

As homes in rural areas were modernized, based on the owner's available income, they would first be electrified to allow for lighting. Electricity meant that oil stoves with blowers could be installed for heating, a refrigerator could be installed, and electric pumps to pressurize water. Pressurizing meant that flush toilets and showers could be installed.

Architectural Merit: The building measures 22' x 28'. It has four bedrooms upstairs, and a parlour, kitchen, pantry and birthing room (a room usually on the ground floor and close to the heat source used for childbirth and recuperation from illness) downstairs.

When the building was moved to Memory Lane, much of the original floor and lower sections of the walls were replaced, and a lighting system and pressurized water system were installed. The birthing room has been converted into a small telephone exchange. In the Lake Charlotte area hand crank phones were used until 1975, and the local telephone exchange was in a private home staffed 24 hours a day, seven days a week, by two resident operators.

- 7) **Irvine Webber Barn** and Homestead were originally located in Oyster Pond with almost exactly the same spacing and positioning as they have now. Simply constructed, the barn reflects the small holding nature of farming on the Eastern Shore of Nova Scotia, and are considered small in comparison to barns in more productive agricultural areas.

Based on the interior configuration of the building when it was acquired by the Heritage Society, a wooden floor was installed in the main section along with a stall for a horse and cow, plus a pig pen and chicken coop. The lean-to has a dirt floor and houses a tractor and its implements. It is interesting to note that the lean-to is constructed almost exclusively of recycled lumber ranging from hand-hewn posts to painted boards.

Architectural Merit The main part of the barn (c.1930) measures 18' x 29', while the lean-to portion measuring 14' x 27' was added later. The barn is a good example of the transition which took place between 1940 and 1950 with substantial tools and equipment from the era of the horse, alongside the "modern" 1949 International Farmall Cub tractor.

- 8) **Wood and Metal Shop** In the days before easy access via road to urban centers, tools and equipment had to be repaired or manufactured locally. Usually there was a workshop where this happened, often with a variety of machines, old and new. This fully functional shop was built in about 1950. The building's corrugated iron cladding was a popular post-war product. At one end of the workshop is an addition housing metalworking and blacksmith's equipment.

- 10) **Loganda Gold Mine Complex** is a collection of three buildings including a Mine Manager's Cabin, an Assay Office (original) and a Ball Mill. The Cabin and Ball Mill are new buildings based on the original Loganda Mine building which no longer exists. The Loganda Mine was a key factor in the development of Upper Lakeville, the closest community to the mine and Lake Charlotte, then known as Lower Lakeville.

Architectural Merit: The Mine Manager's Cabin features authentic wall board from the 1940's and period furnishings. The Assay Office houses some of the simple equipment used to check for traces of gold in the crushed ore. The Ball Mill houses much of the original equipment and is still in good working condition.

- 11) **The Norma Hutt Fisherman's Boatshop** was built in about 1950 and was typical of the small wooden buildings within which inshore fishing boats for local fisherman were made. Norm Hutt was well known throughout Nova Scotia for the quality and design of his boats. He learned the trade from his father, Rubin Hutt, also a well respected builder. The boatshop was donated to the Heritage Society in 2001, and is one of the last few remaining boatshop's which show how wooden inshore fishing boats were built before they were supplanted by fibreglass boats.

Architectural Merit: The building was located in Owl's Head Harbour adjacent to the government wharf. Buildings such as these were usually quite simple, located close to the shore with large doors at one, and often both ends, allowing boats to be moved in and out. The main requirement of the building was that it be weather tight with enough clear space to accommodate the vessel being built with sufficient space around it to work on the outside of the hull.

The roofing, siding, colour and signage are original. The building is actually about two thirds of the length it was when acquired by the Heritage Society, but in its shortened form more closely matches the size of the building when it was originally built. The partially built boat inside the shop is a work-in-progress replica of a typical local inshore fishing boat of the 1940s. Its design is based on a boat built by Wallace Russell for Burriss Russell, both of Clam Harbour.

- 12) **The Fisherman's Store**. This replica is typical, and was constructed very simply, no larger than necessary, often using second-hand materials to minimize costs. A store would almost always be very close to the shore and the fisherman's wharf to minimize the distance gear would have to be carried to go fishing, and the distance the catch would have to be transported if it was being processed in the store.

The ground floor would be used primarily for processing the catch during the summer, holding the supply of salt for salting the fish, and the barrels in which the fish were cured, all under cover and in the shade to minimize spoilage. In the Fall, after the fishing season was over and the processed fish sold, the fisherman's boat and heavier gear such as anchors, traps and buoys would be stored on the ground floor for the Winter.

The second floor was usually quite low because it would be used mostly during the winter months and the less space to heat the better. The second floor would be dry because it was well above ground level, and the sun shining on the roof would heat the relatively small space, keeping it hot and dry during the summer months. A dry area was very important before the introduction of nylon and polyester twines and nets, because cotton, the material in use in the 1940s, easily rotted if it was stored in damp conditions. The second floor, therefore, was primarily an area where fishing gear was repaired, and new gear, such as lobster traps were made.

Architectural Merit: The fisherman's store is based on a number of buildings in the area, mostly in East Jeddore, that date to before the 1950's. This replica was created by

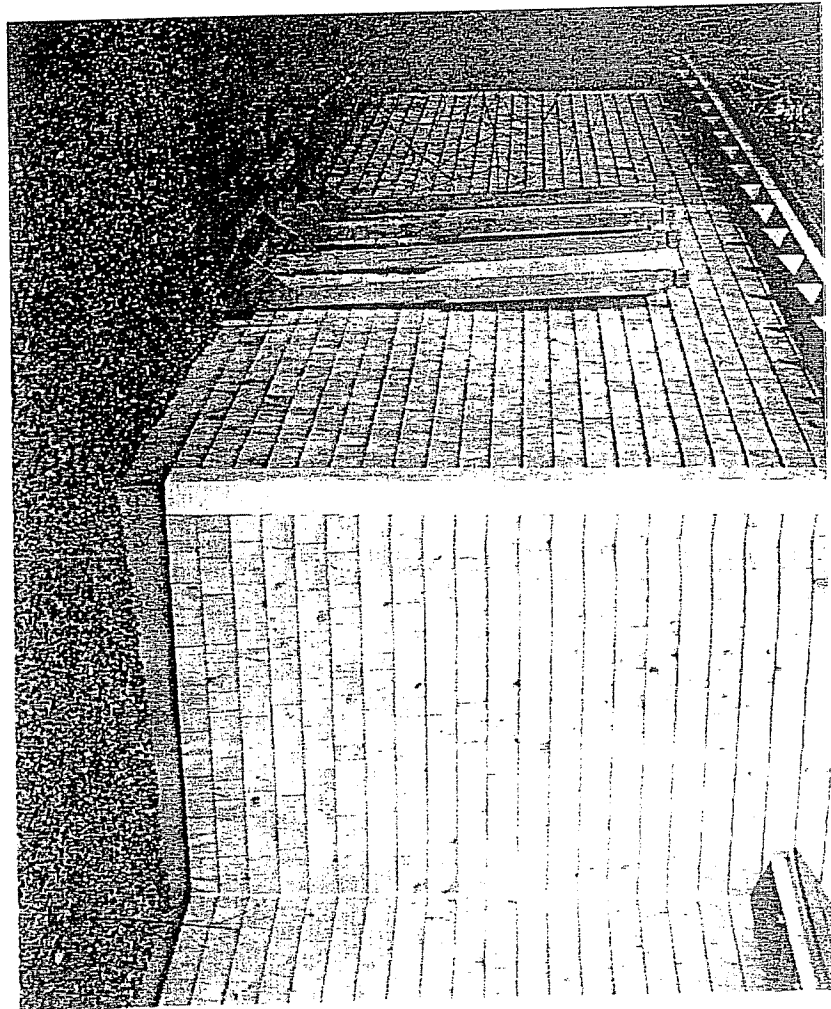
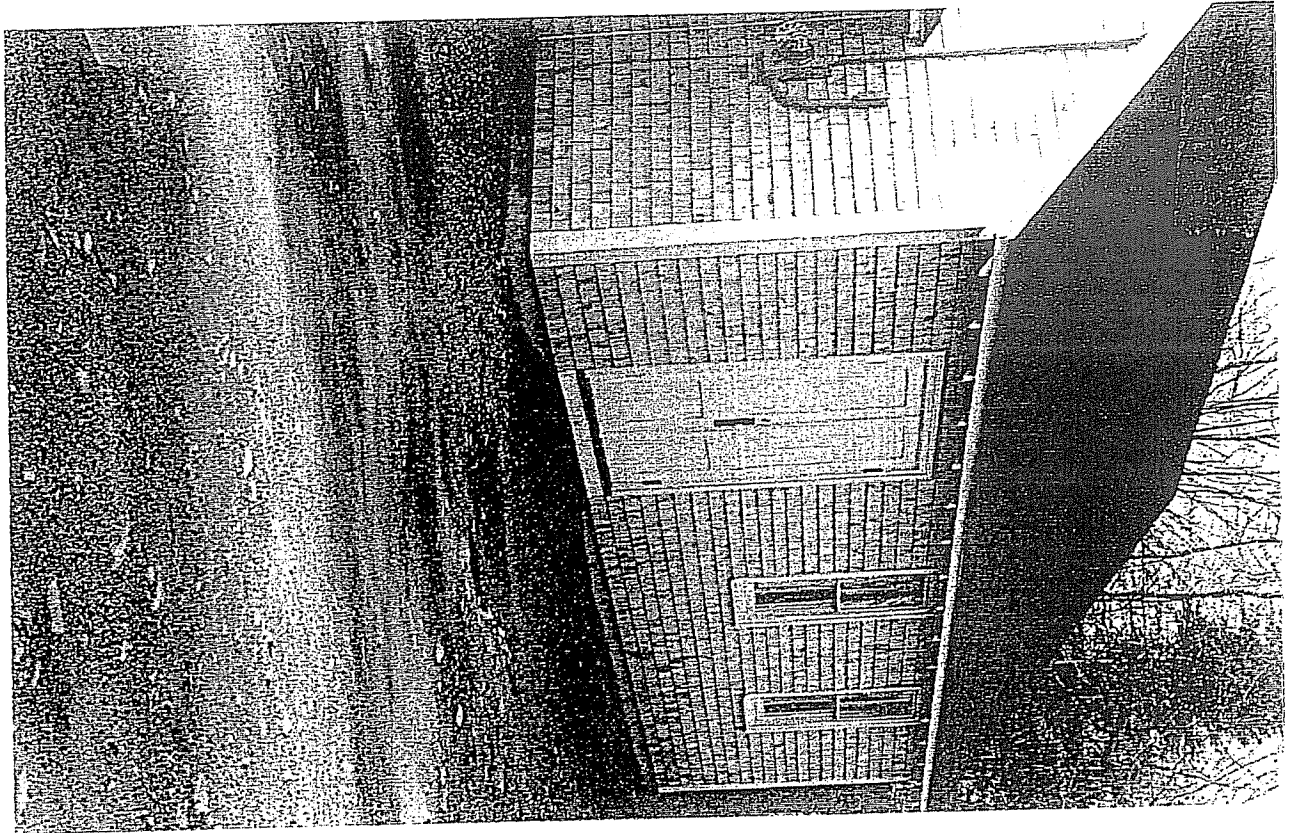
salvaging a c. 1950 garage from Clam Bay and building a new level beneath it to create a typical two-storey building.

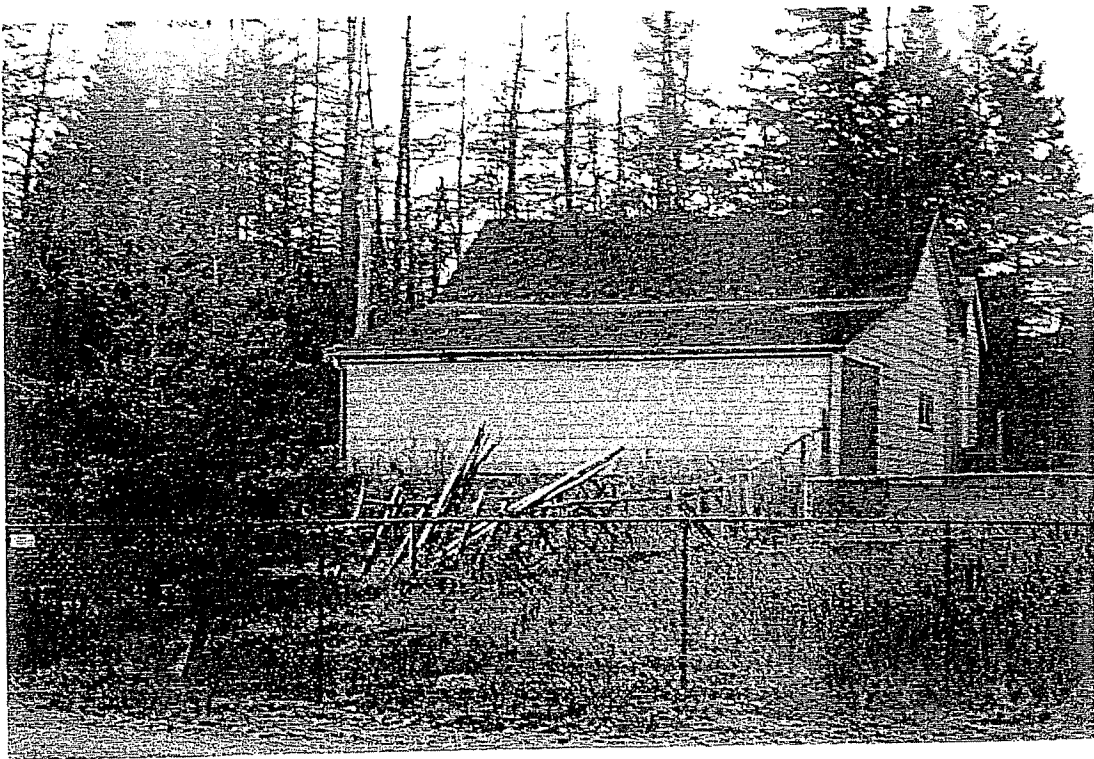
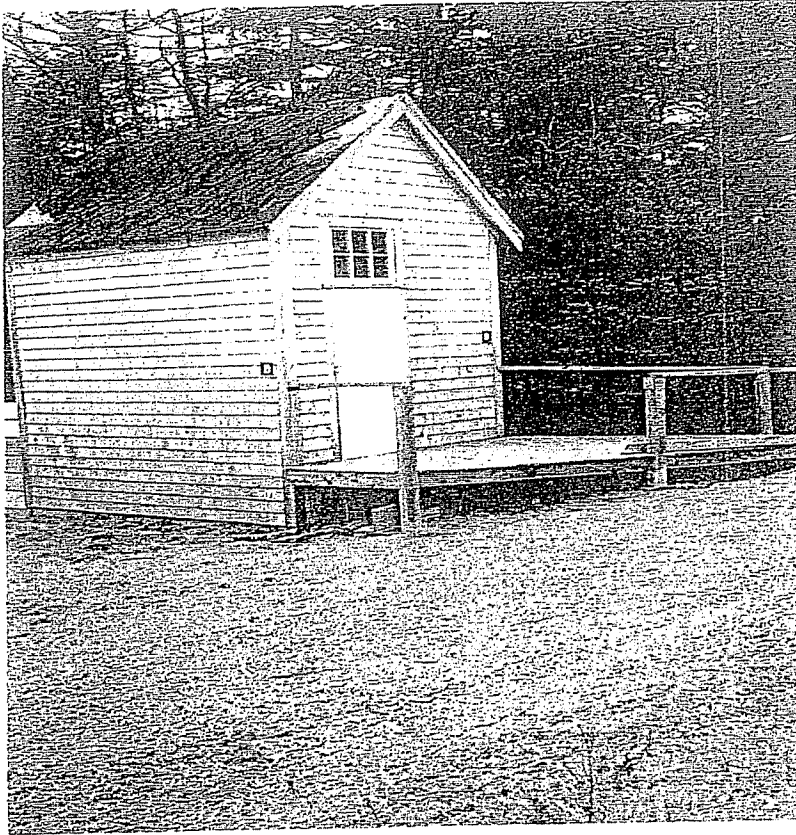
- 13) **Imperial Garage** Originally located in Upper Lakeville was a butcher's shed, although it had not been used as such for many years and was in serious disrepair when donated to the Heritage Society. The butcher would purchase local animals and usually truck them to the premises, although there are still residents of the community who remember driving their cattle there on foot. After slaughtering, hanging and butchering, the butcher would sell the meat door-to-door.

During the 1940s, as vehicles became more common, small garages were opened by local entrepreneurs to service the motorists. As well as selling gas and oil, a crucial service was the ability to repair the tubes inside the tires as the unpaved roads made punctures common.

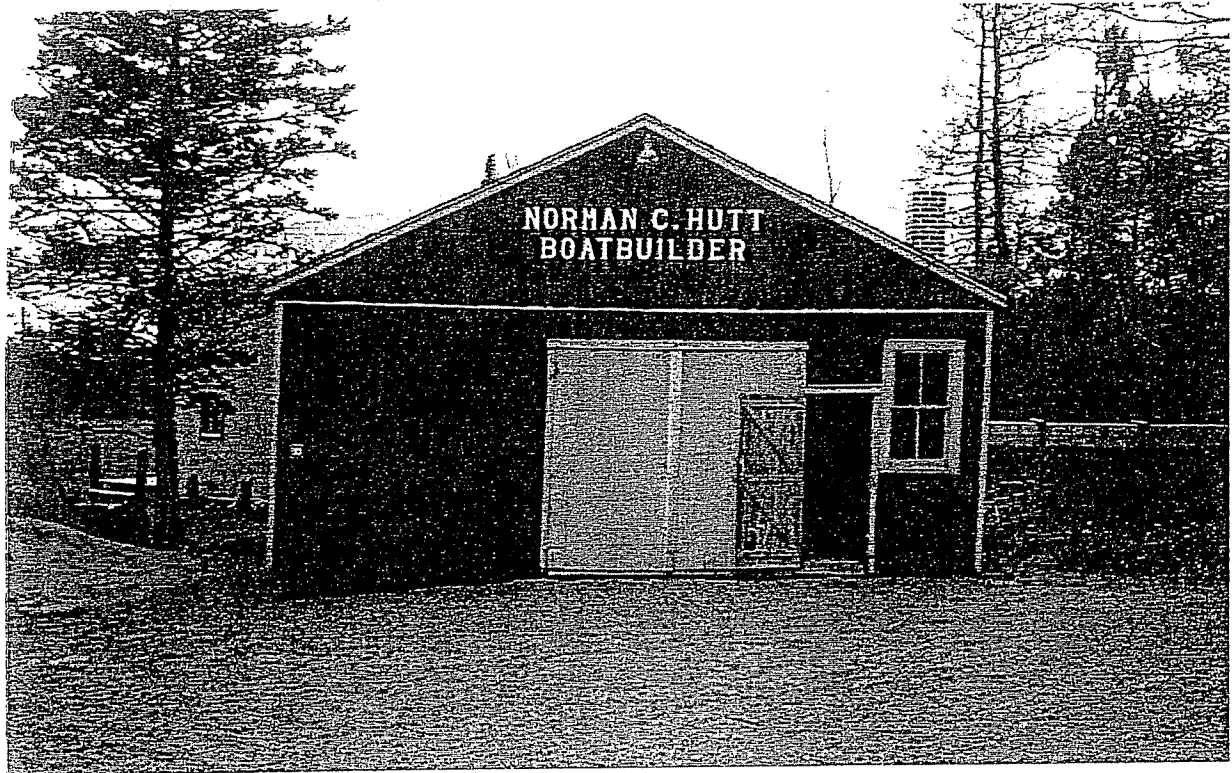
Architectural Merit: Measuring only 14'x19' this building was originally used as a butchers shed, but converted into a garage when the Historical Society moved the building to Memory Lane. The design of the building, with its high exterior walls and double-door entrance makes it very close to what would have been built to make a small garage.

- 14) **CookHouse** is a new building built with a large input of community labour. It measures 40' x 60' and has been patterned on what might have been built for a local sawmill, or a wood processing operation, such as the old Ship Harbour peg factory. Just inside the Cookhouse is a large barrel stove used to heat the building. At the other end is a typical cookhouse kitchen of about 1950, while and hidden from view, is a modern industrial kitchen.

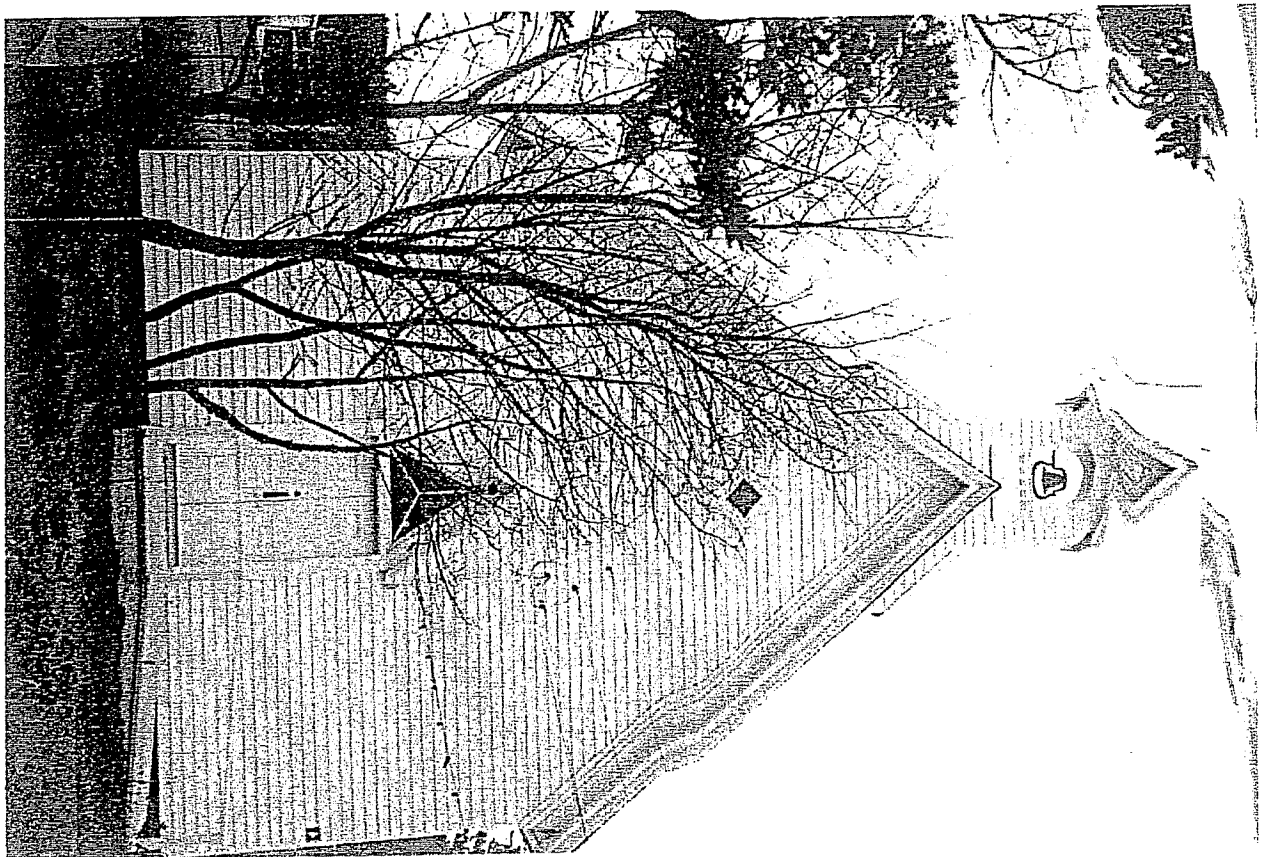
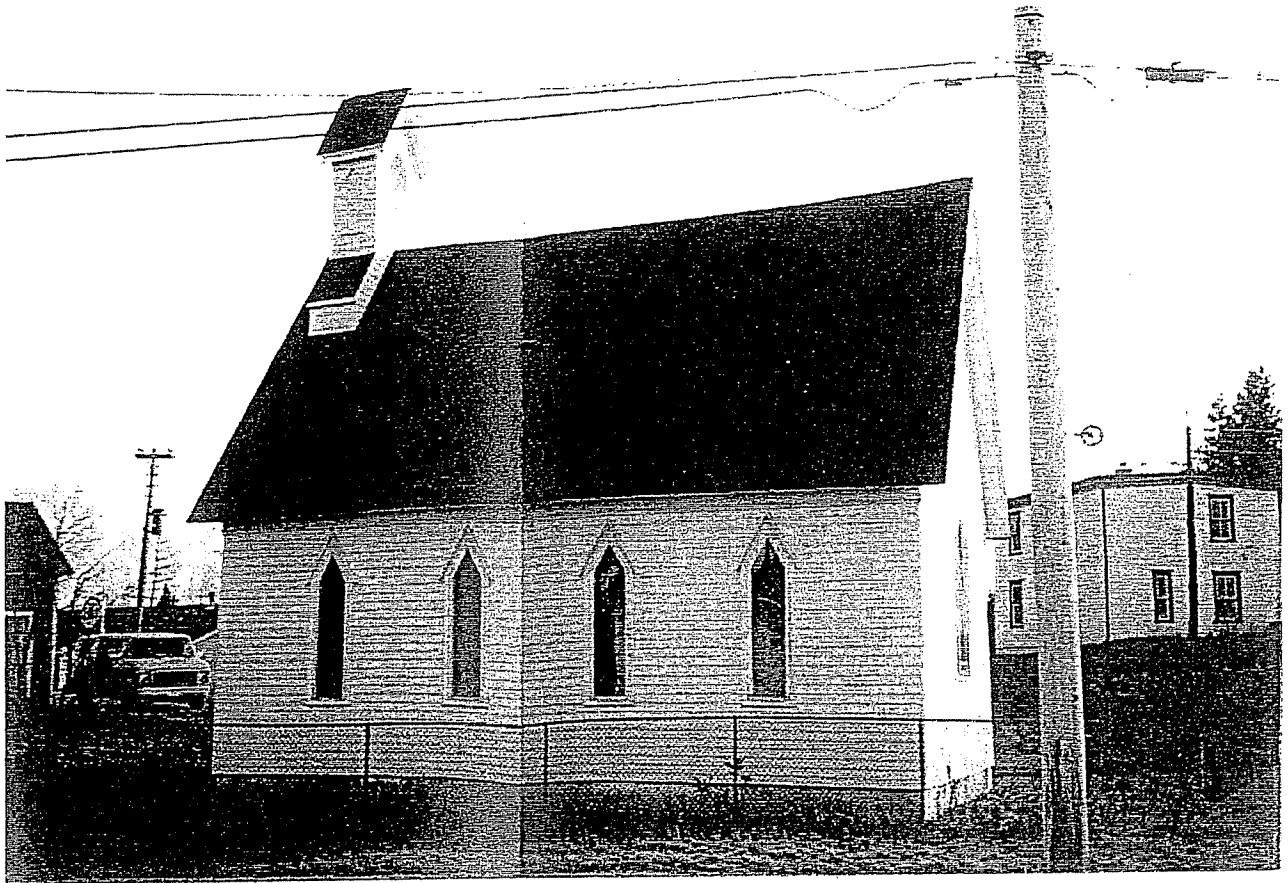




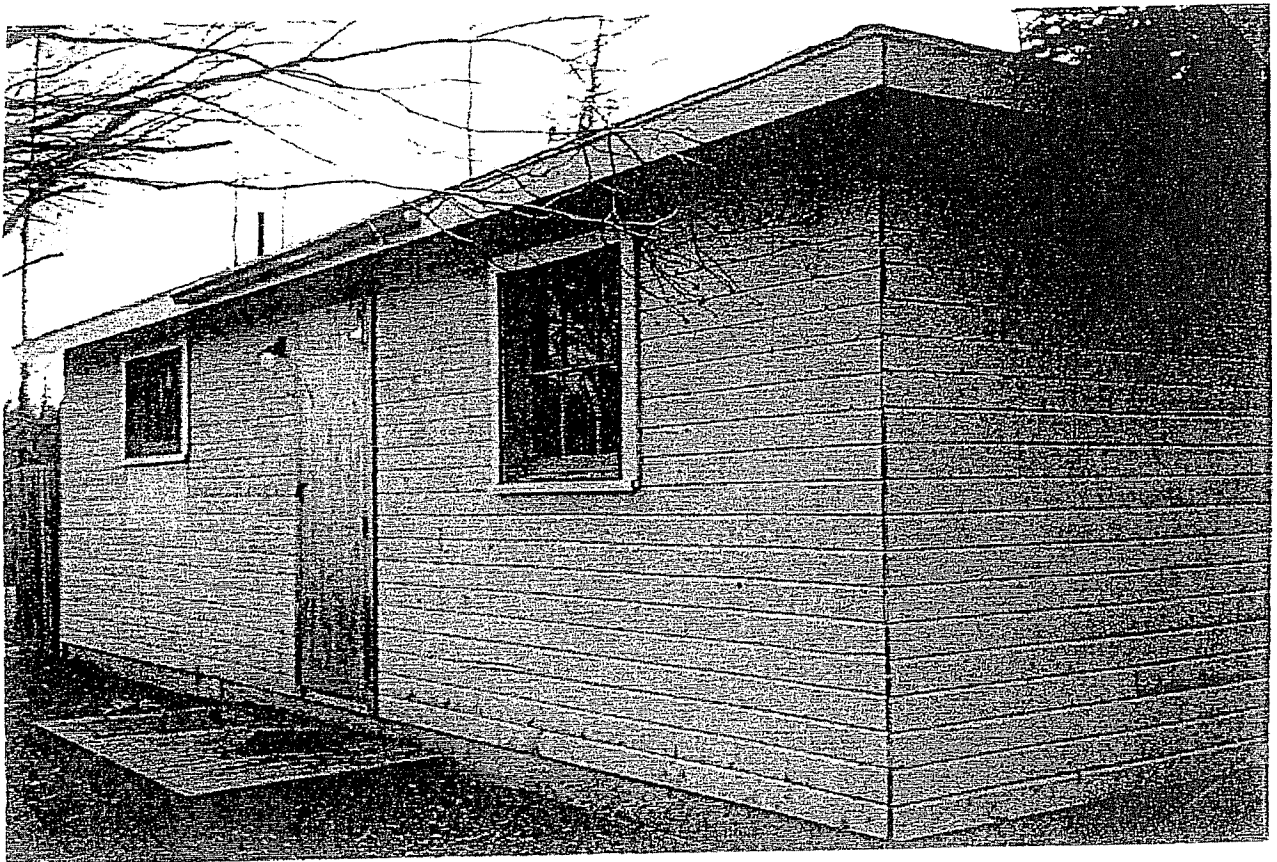
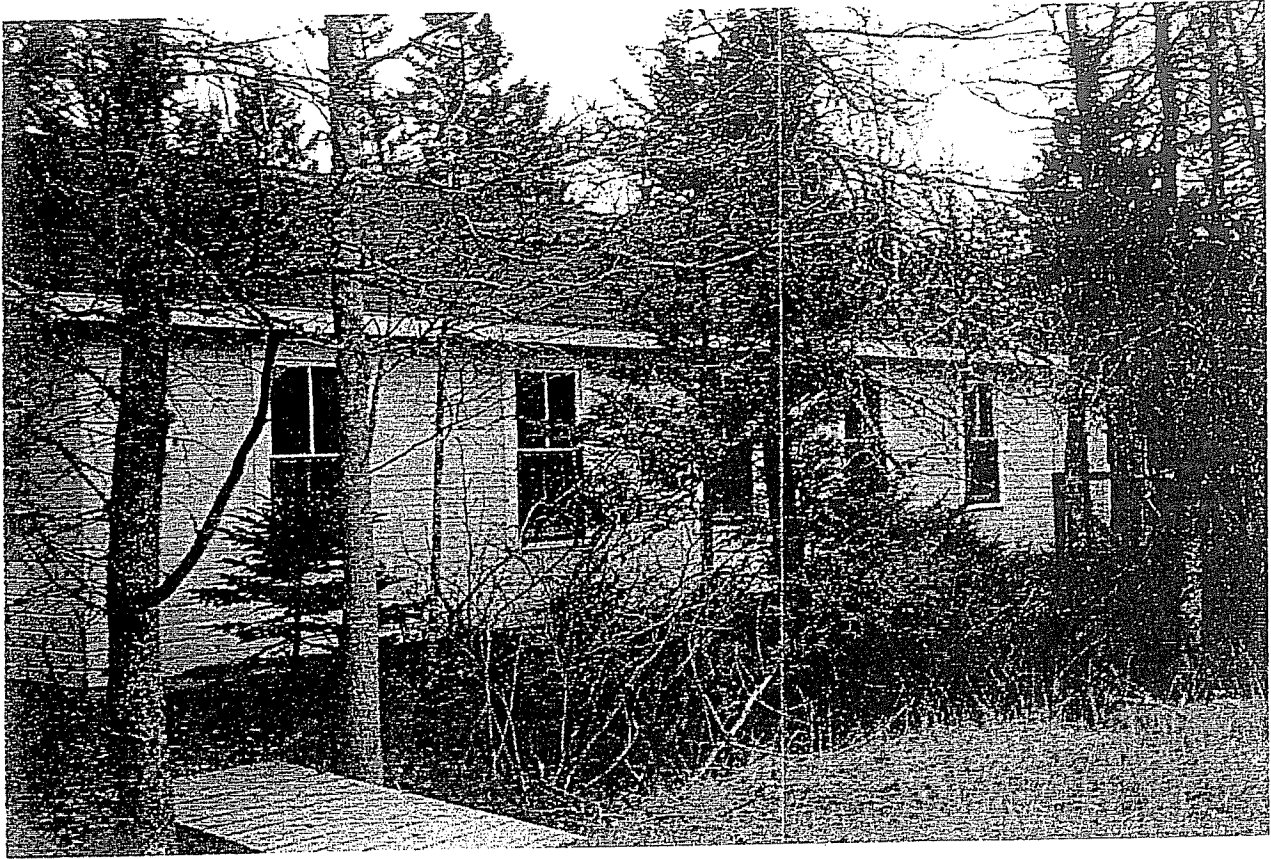
BARN



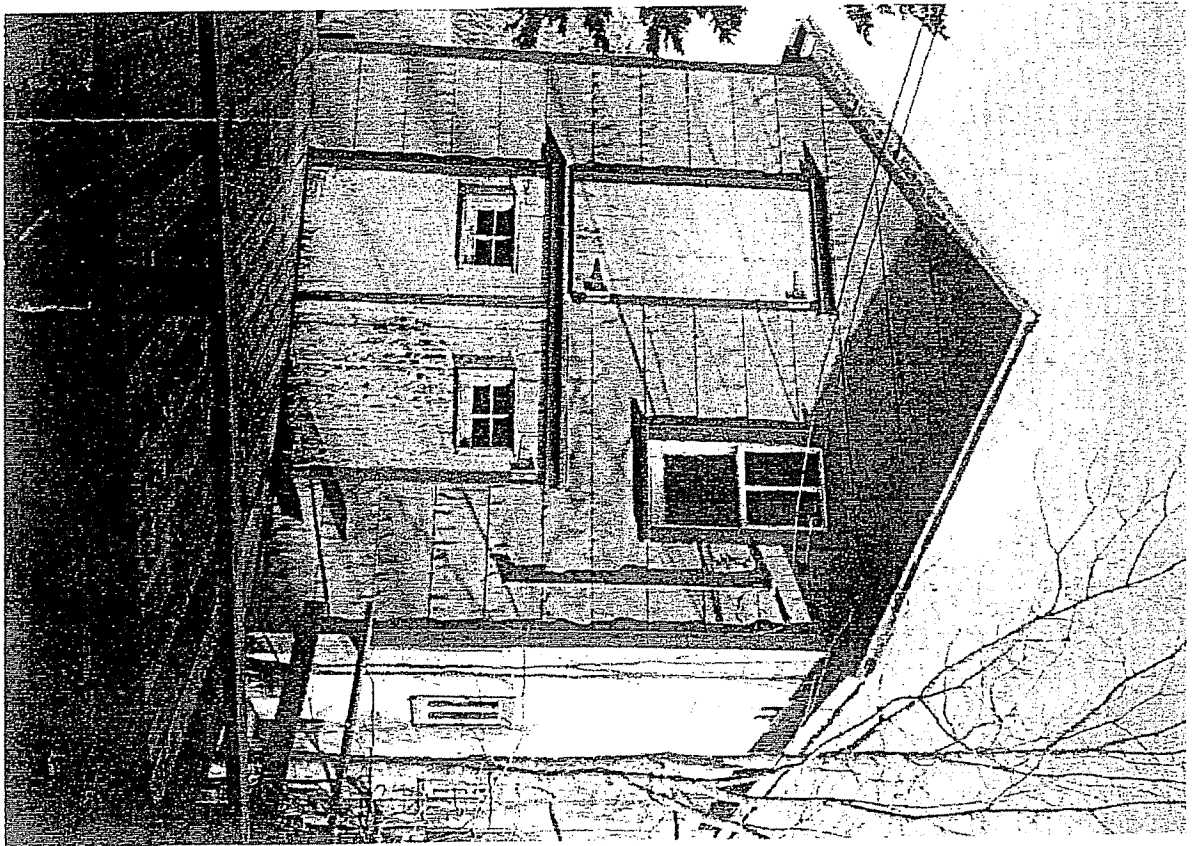
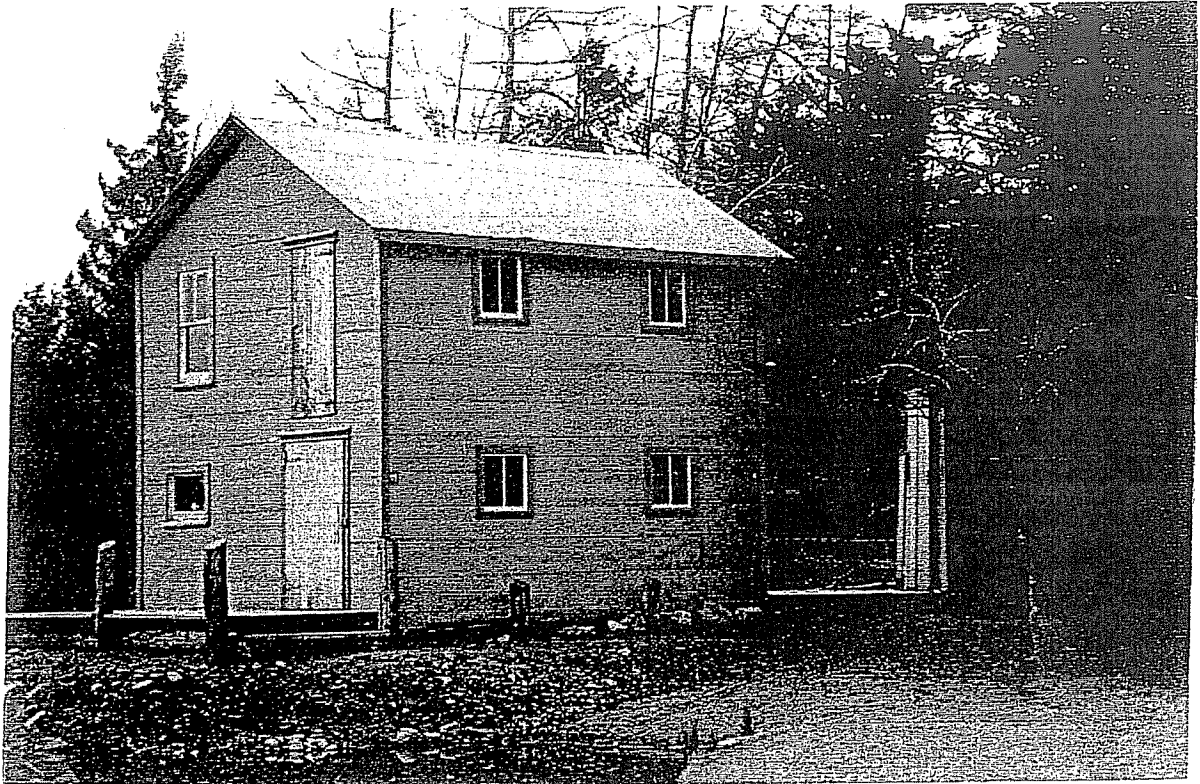
BOAT SHOP



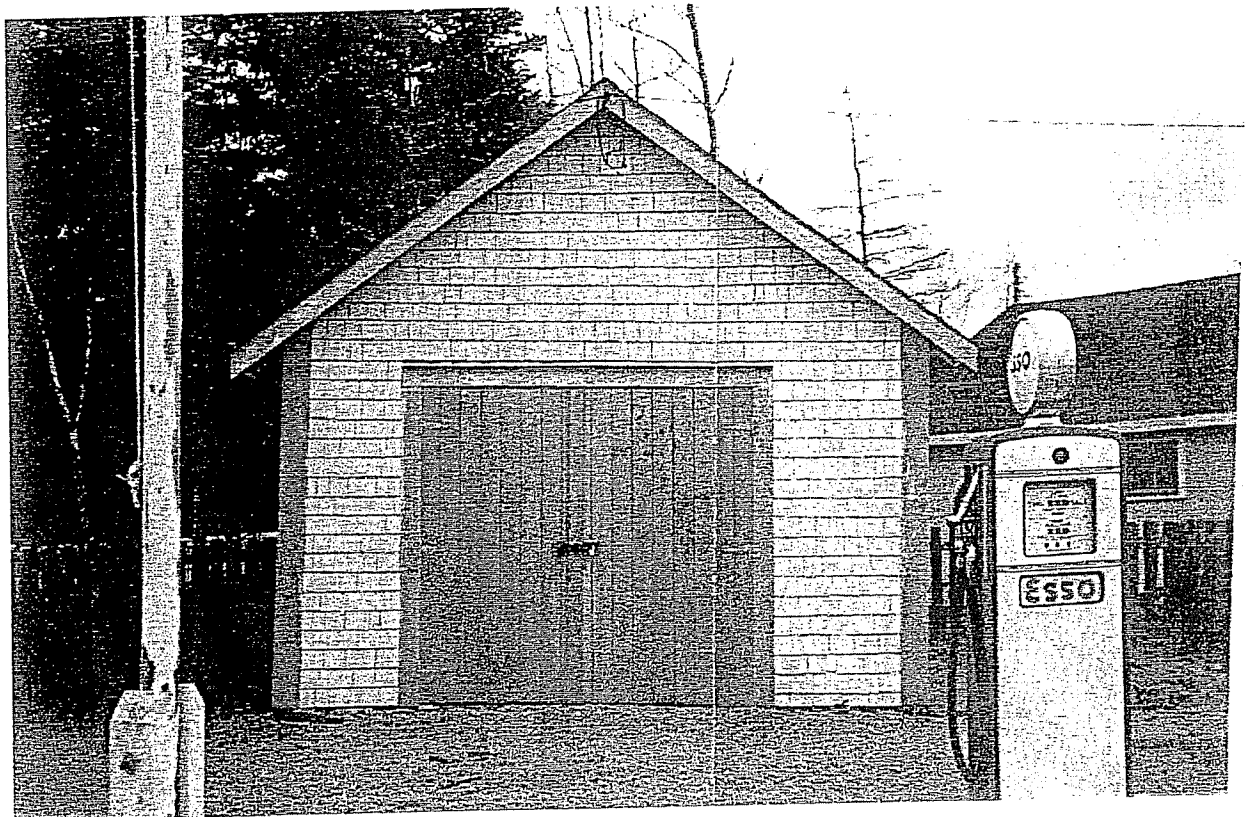
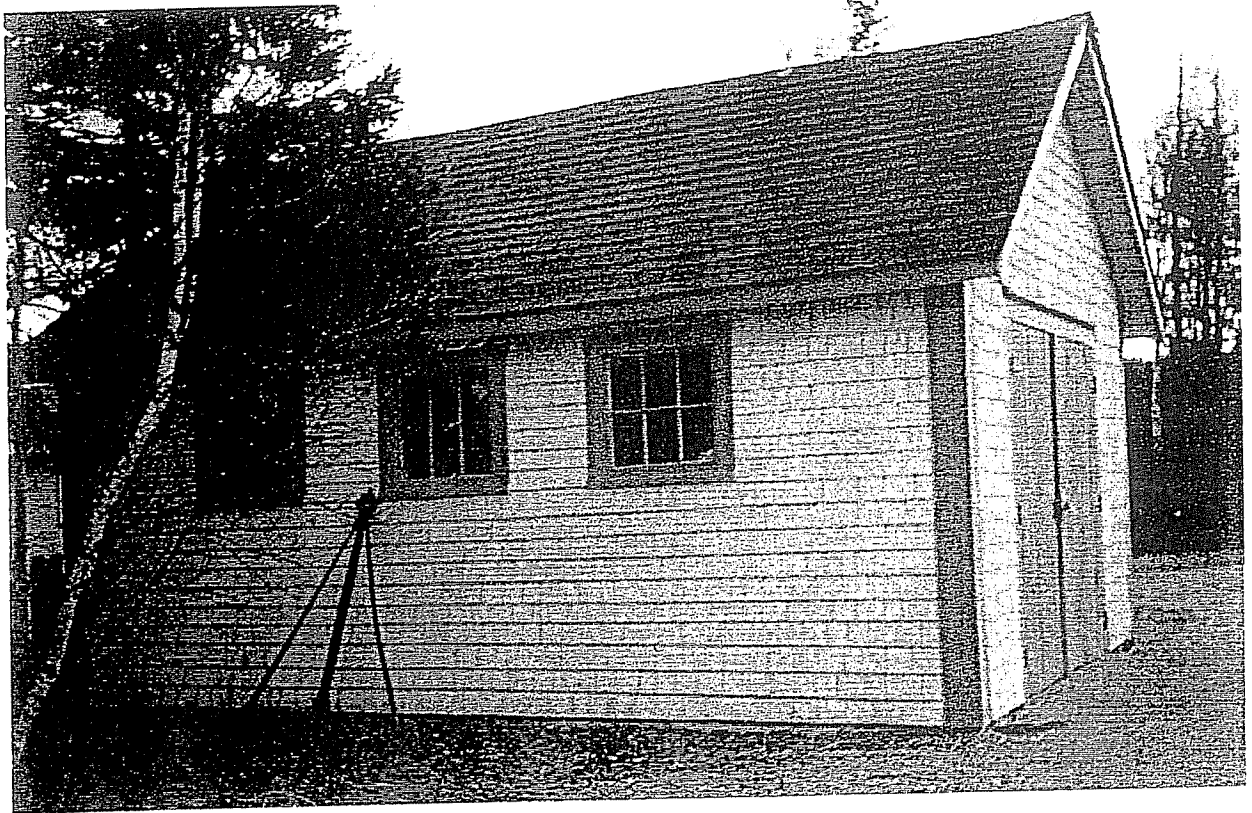
CHURCH



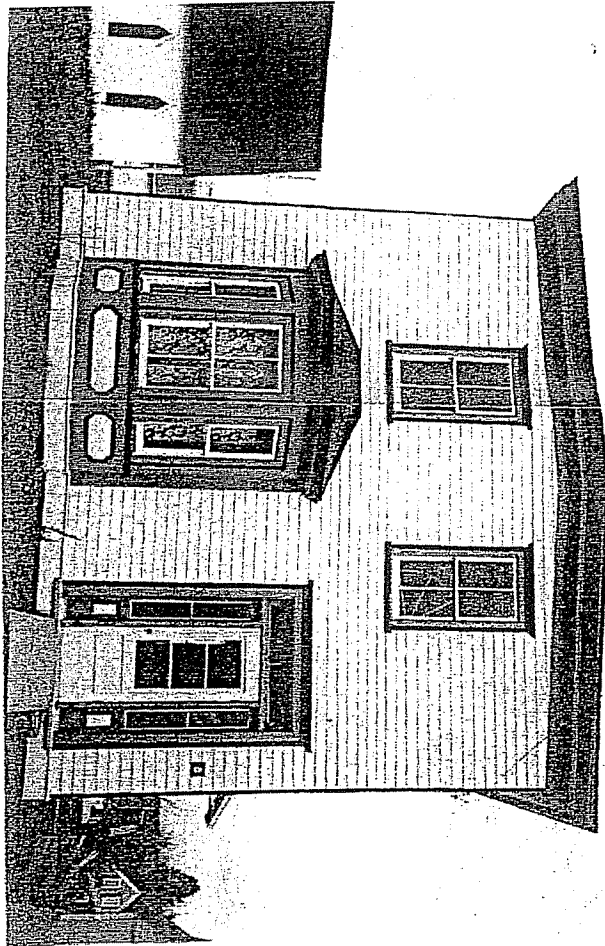
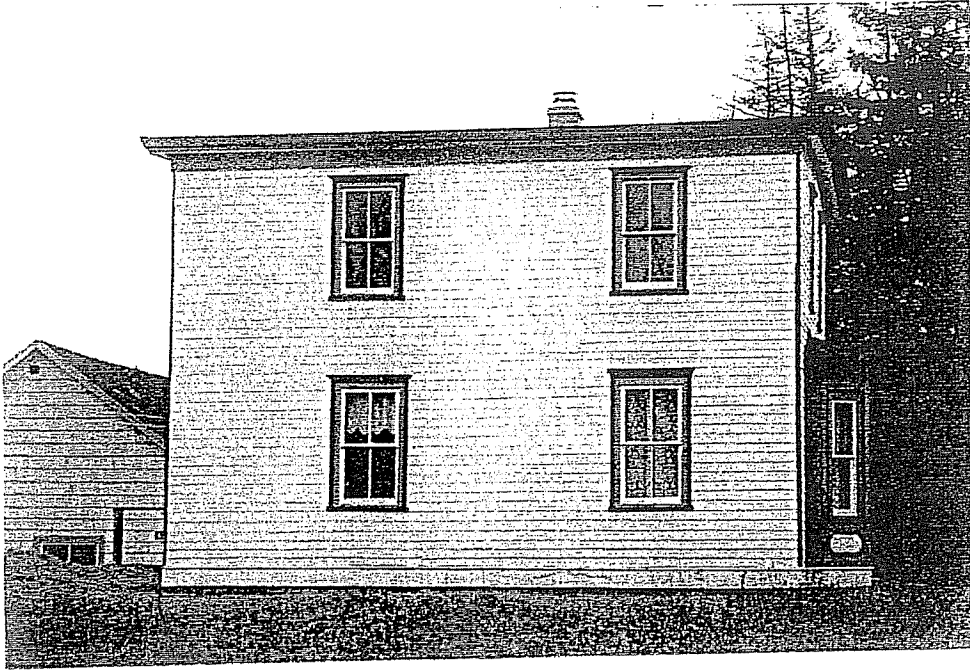
COOKHOUSE



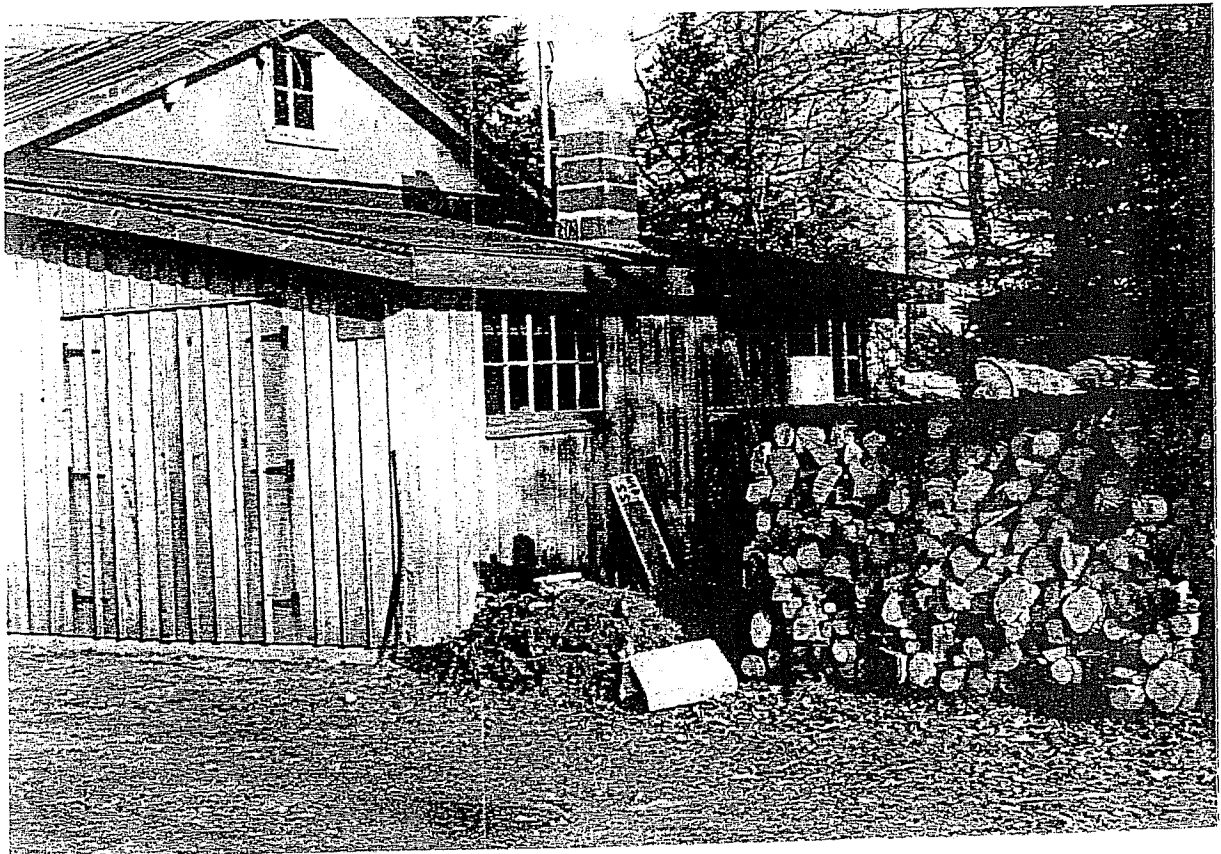
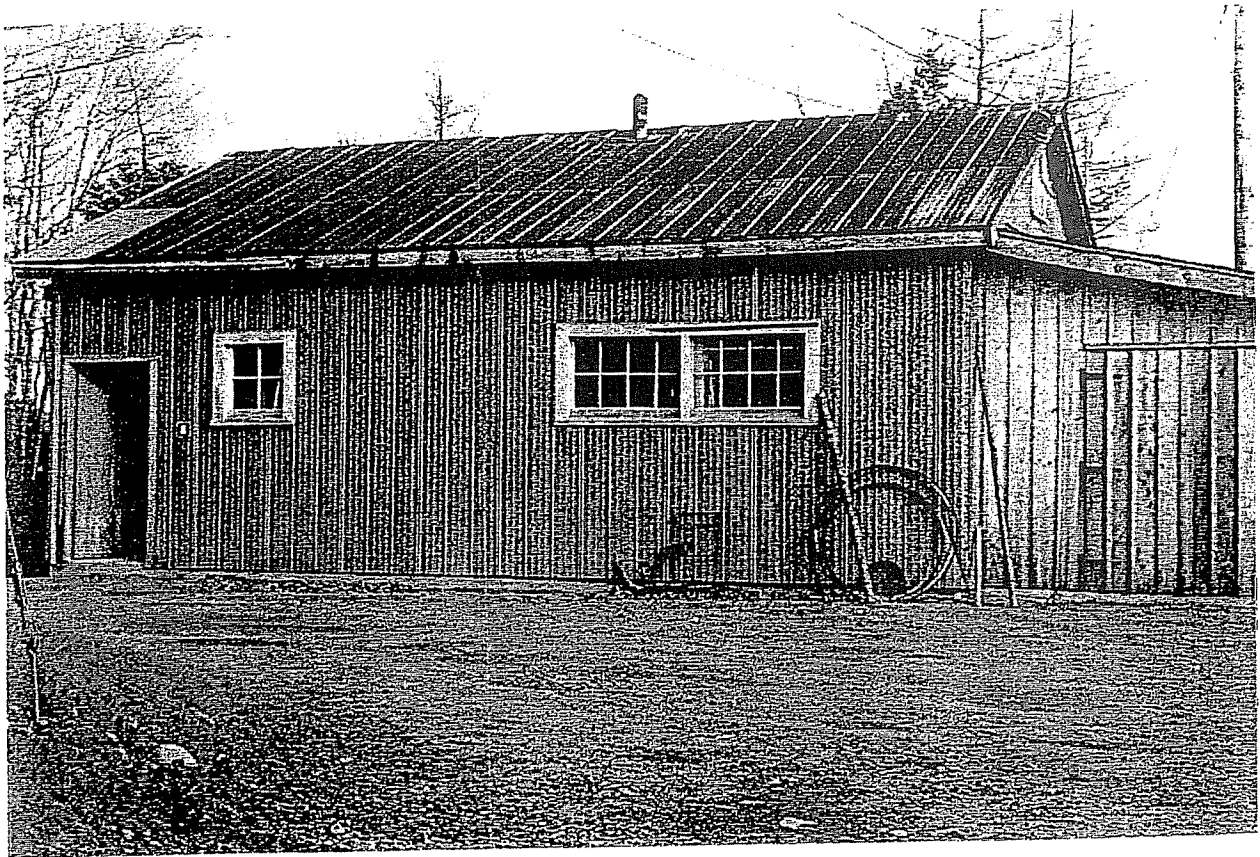
FISHERMAN'S STORE



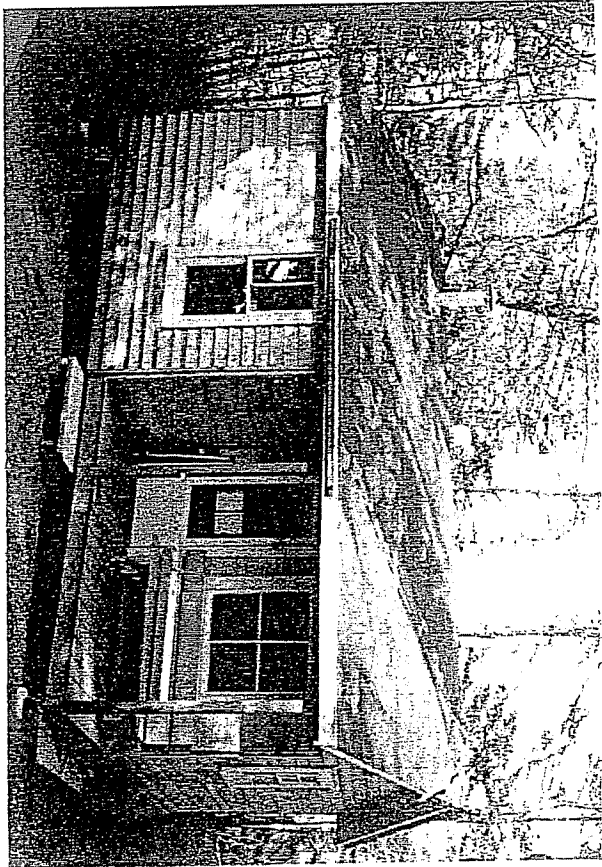
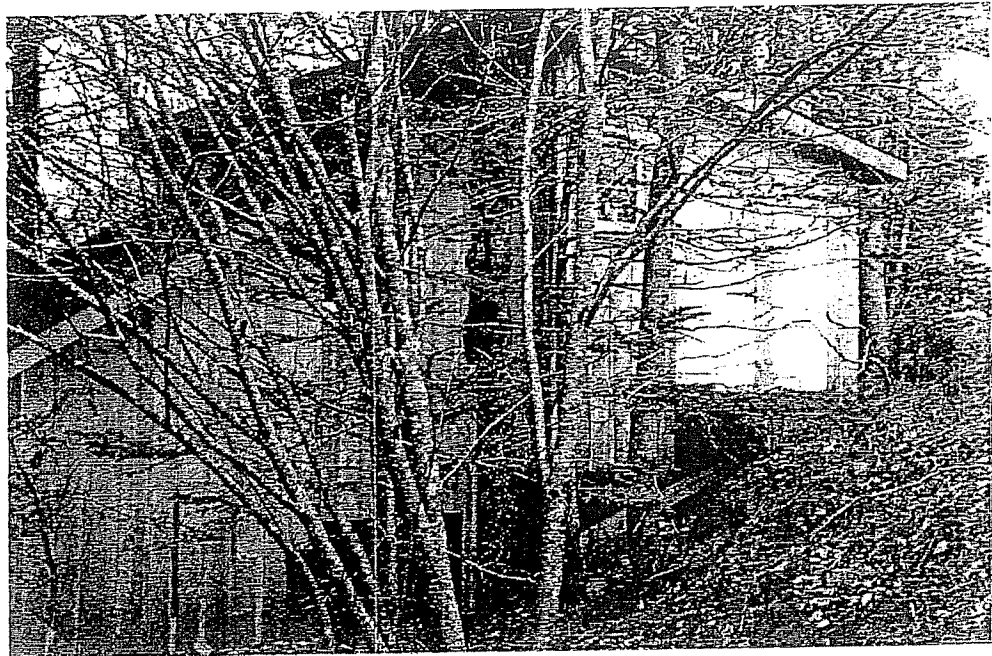
GARAGE



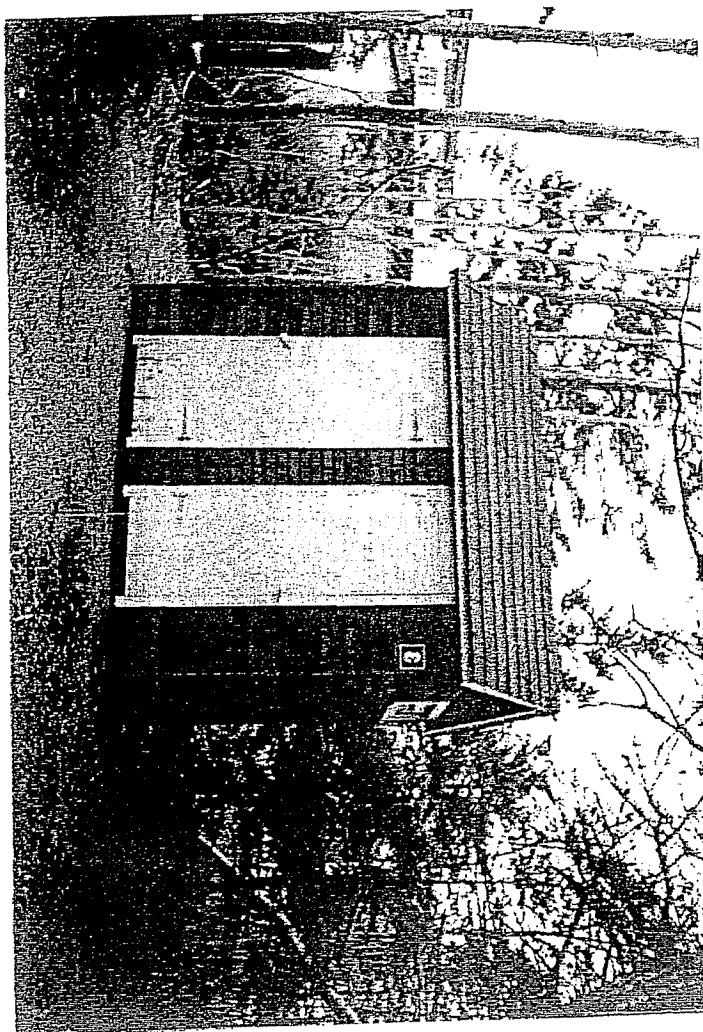
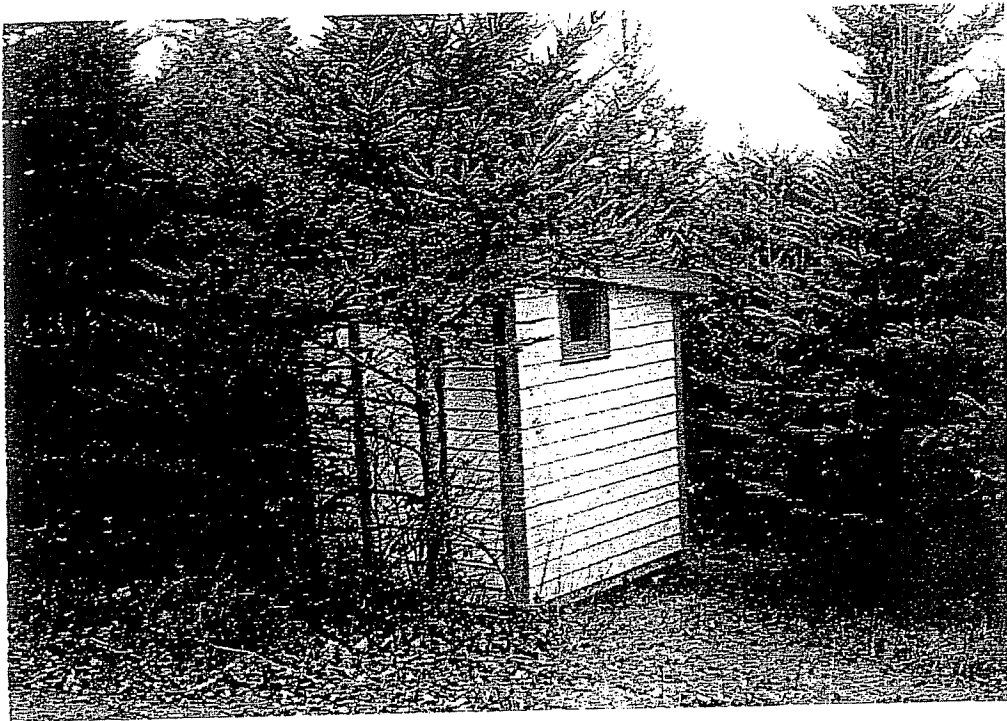
HOMESTEAD



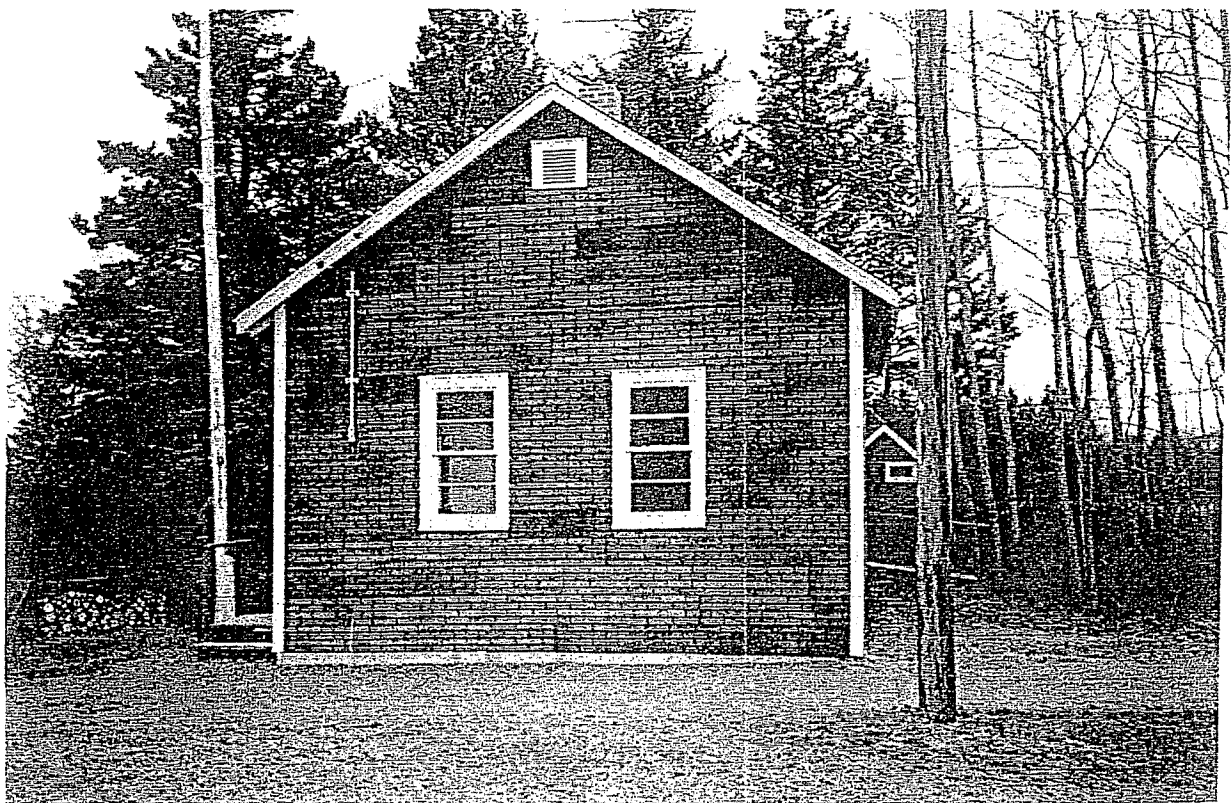
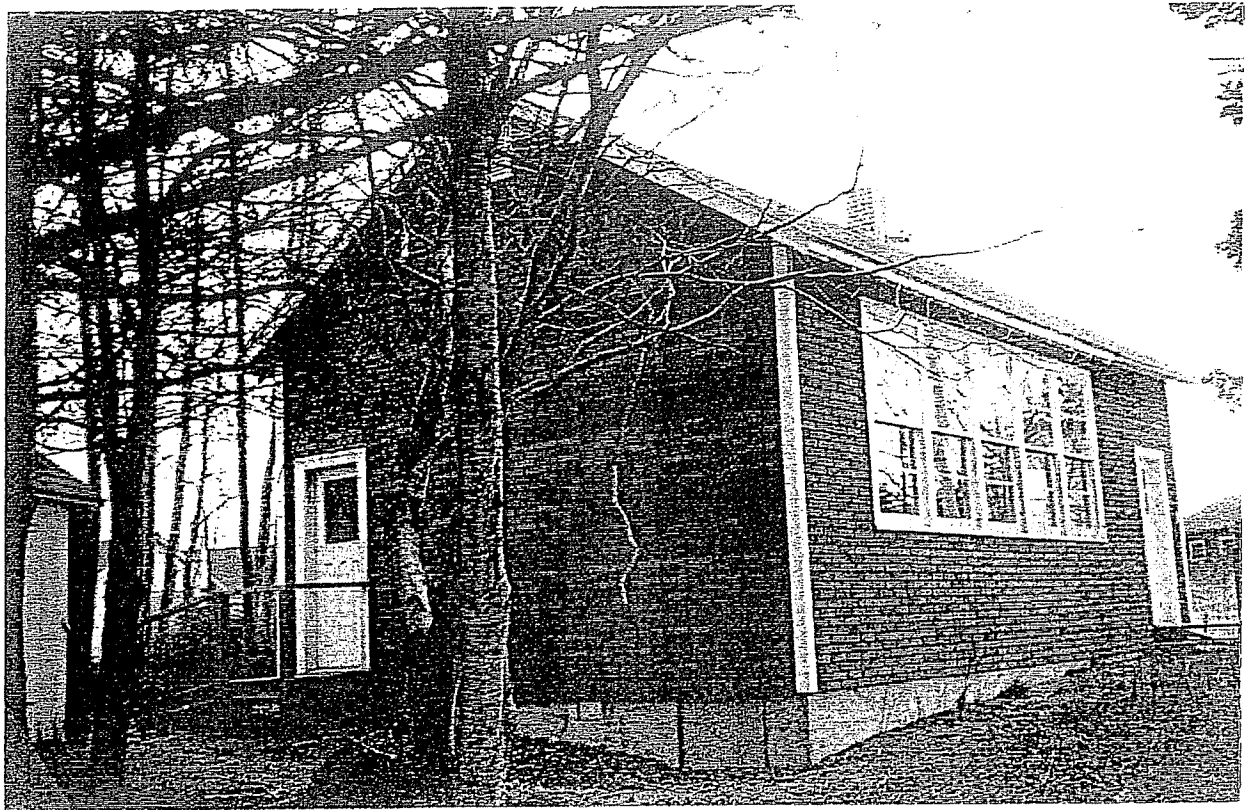
METAL SHOP



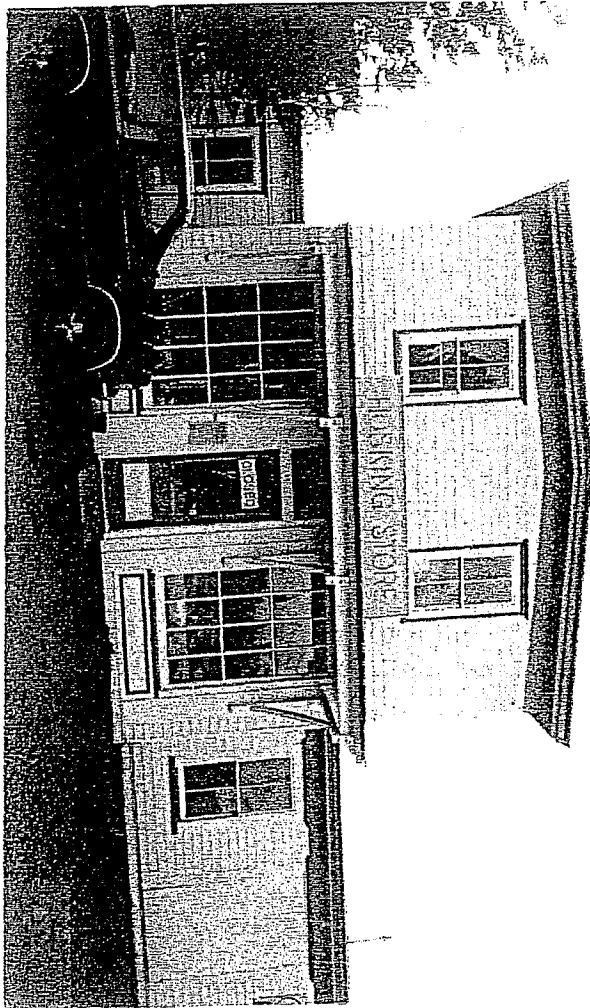
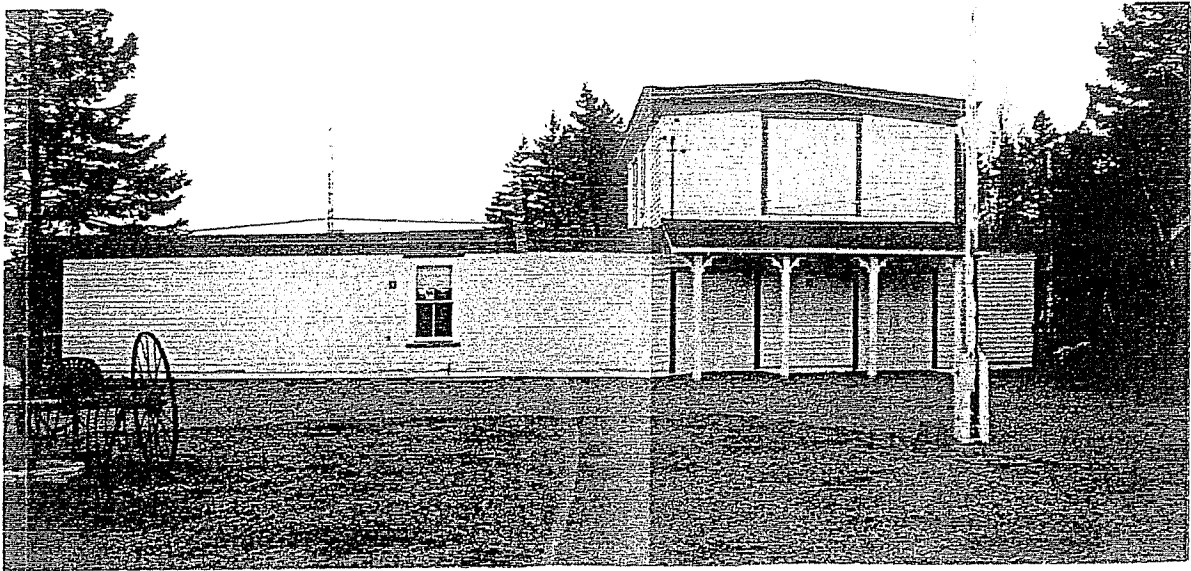
MINING COMPLEX



PRIVIES



SCHOOLHOUSE



STORE