



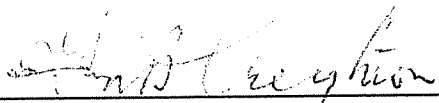
PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 10.3.2

Halifax Regional Council
February 5, 2008
March 25, 2008

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



Mr. Tom Creighton, Chair, Heritage Advisory Committee

DATE: January 23, 2008

SUBJECT: Case H00211: Application to consider 11 St. Margaret's Bay Road, Halifax, as a Municipally Registered Heritage Property

ORIGIN

A request by the property owner to consider 11 St. Margaret's Bay Road, Halifax, as a municipal heritage property.

On January 23, 2008, this matter was considered by the Heritage Advisory Committee and scored as per the Evaluation Criteria for Registration of Heritage Buildings.

RECOMMENDATION

The Heritage Advisory Committee recommend that Regional Council:

1. Set a date for a heritage hearing to consider an application for registration of 11 St. Margaret's Bay Road, Halifax, as a Municipally Registered Heritage Property; and
2. Approve the registration of 11 St. Margaret's Bay Road, Halifax, (shown in Map 1 of the December 12, 2007 staff report) under the HRM Heritage Property Program.

BACKGROUND

See the attached staff report dated December 12, 2007 and draft extract of the Heritage Advisory Committee minutes of January 23, 2008.

DISCUSSION

See the attached staff report dated December 12, 2007 and draft extract of the Heritage Advisory Committee minutes of January 23, 2008.

BUDGET IMPLICATIONS

There are no budget implications associated with the registration of this property. The costs associated with registering this property will be covered under the C310 operating budget.

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

Regional Council may choose not to support the recommendations of the Heritage Advisory Committee and staff to register 11 St. Margaret's Bay Road, Halifax, as a Municipally Registered Heritage Property. This is not recommended.

ATTACHMENTS

1. Extract of the draft minutes from the January 23, 2008 Heritage Advisory Committee meeting;
2. Staff report to the Heritage Advisory Committee dated December 12, 2007, with attachments.

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

Report Prepared by:

Jennifer Weagle, Legislative Assistant, 490-6521

Draft extract of the Heritage Advisory Committee minutes of January 23, 2008

7.2 Case H00211 - Application to consider 11 St. Margaret's Bay Road, Halifax, as a Municipally Registered Heritage Property

- A staff report dated December 12, 2007 on the above noted was before the Committee.

Ms. Maggie Holm, Heritage Planner, advised that this is a request by the property owner to consider 11 St. Margaret's Bay Road, Halifax, as a municipal heritage property. Ms. Holm reviewed the staff report with the Committee.

Ms. Alfreda Withrow, research consultant, reviewed the historical research for 11 St. Margaret's Bay Road (included as Attachment B to the staff report) including the age, ownership, relationship to personage, and architectural merit of the building. Ms. Withrow also reviewed a submission from the property owner.

Ms. Holm responded to questions from the Committee at this time.

The Committee scored the property as follows, as per the Evaluation Criteria for Registration of Heritage Buildings:

Criterion	Highest Possible Score	Score Awarded
1. Age	25	9
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	17
3. Significance of Architect/Builder (don't know builder)	10	0
4. a) Architectural Merit: Construction type/building technology	10	8
4. b) Architectural Merit: Style	10	7
5. Architectural Integrity	15	10
6. Relationship to Surrounding Area	10	8
Total	100	59

SCORE NECESSARY FOR DESIGNATION

50

MOVED by Councillor Sloane, seconded by Lisa Miller, that the Heritage Advisory Committee recommend that Regional Council:

Draft extract of the Heritage Advisory Committee minutes of January 23, 2008

1. Set a date for a heritage hearing to consider an application for registration of 11 St. Margaret's Bay Road, Halifax, as a Municipally Registered Heritage Property; and
2. Approve the registration of 11 St. Margaret's Bay Road, Halifax, (shown in Map 1 of the December 12, 2007 staff report) under the HRM Heritage Property Program.

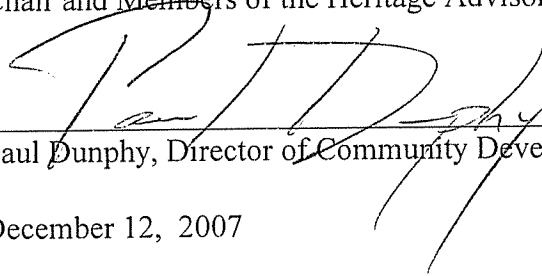
MOTION PUT AND PASSED.



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee
January 23, 2008

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: December 12, 2007

SUBJECT: Case H00211 - Application to consider 11 St. Margaret's Bay Road, Halifax, as a Municipally Registered Heritage Property

ORIGIN

A request by Mr. Roy Redgrave to consider 11 St. Margaret's Bay Road, Halifax, as a municipal heritage property.

RECOMMENDATION

It is recommended that should 11 St. Margaret's Bay Road, Halifax score more than 50 points, the Heritage Advisory Committee recommend that Regional Council:

1. Set a date for a heritage hearing to consider the application; and
2. Approve the registration of this property (Map 1) under the HRM Heritage Property Program.

BACKGROUND

Mr. Roy Redgrave, property owner of 11 St. Margaret's Bay Road, has made an application to have his home considered for municipal heritage designation. Mr. Redgrave's detailed request can be found in Attachment A.

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

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 property owner(s) at least thirty (30) days prior to its registration. An opportunity for the owner(s) to be heard is provided before Council votes on the recommendation. Therefore, if the date of the heritage hearing is set on February 5th, 2008 Council may consider the registration on March 18th, 2008.

DISCUSSION

The building (known as Craigmere) is located in the Armdale area, on a prominent site with views to the North West Arm. The Craigmere property is typical of the many estates which were established in Armdale at the turn of the century with large grounds, outbuildings, prominent entrances with wrought iron gates.

Although there are a number of Arts and Crafts styled buildings in the area, none are municipally registered heritage properties. Craigmere is an anchor for other homes at the corner of St. Margaret's Bay Road and Keating Drive which all show Arts and Crafts influences. Additionally, this property abuts the rear property boundary of another registered heritage property known as Craigmere House (The Pepperberry Inn) which fronts on Joseph Howe Drive.

The property is well cared for, and a good example of Arts and Crafts architecture. This could be the catalyst for registering more properties in this area which is under represented in HRM's Registry of Heritage Properties.

BUDGET IMPLICATIONS

There are no budget implications. The costs associated with registering this property will be covered under the C310 operating budget.

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 Municipal Heritage Registrations. Additionally, the Heritage Property Act does not include appeal provisions.

ATTACHMENTS

- Map 1: Location Map - 11 St. Margaret's Bay Road, Halifax
- Attachment A: Submission by owner supporting request for registration
- Attachment B: Historical Research for 11 St. Margaret's Bay Road, Halifax
- Attachment C: The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality
- Attachment D: Original plans for 11 St. Margaret's Bay Road, Halifax
- Attachment E: Photographs of 11 St. Margaret's Bay Road, Halifax

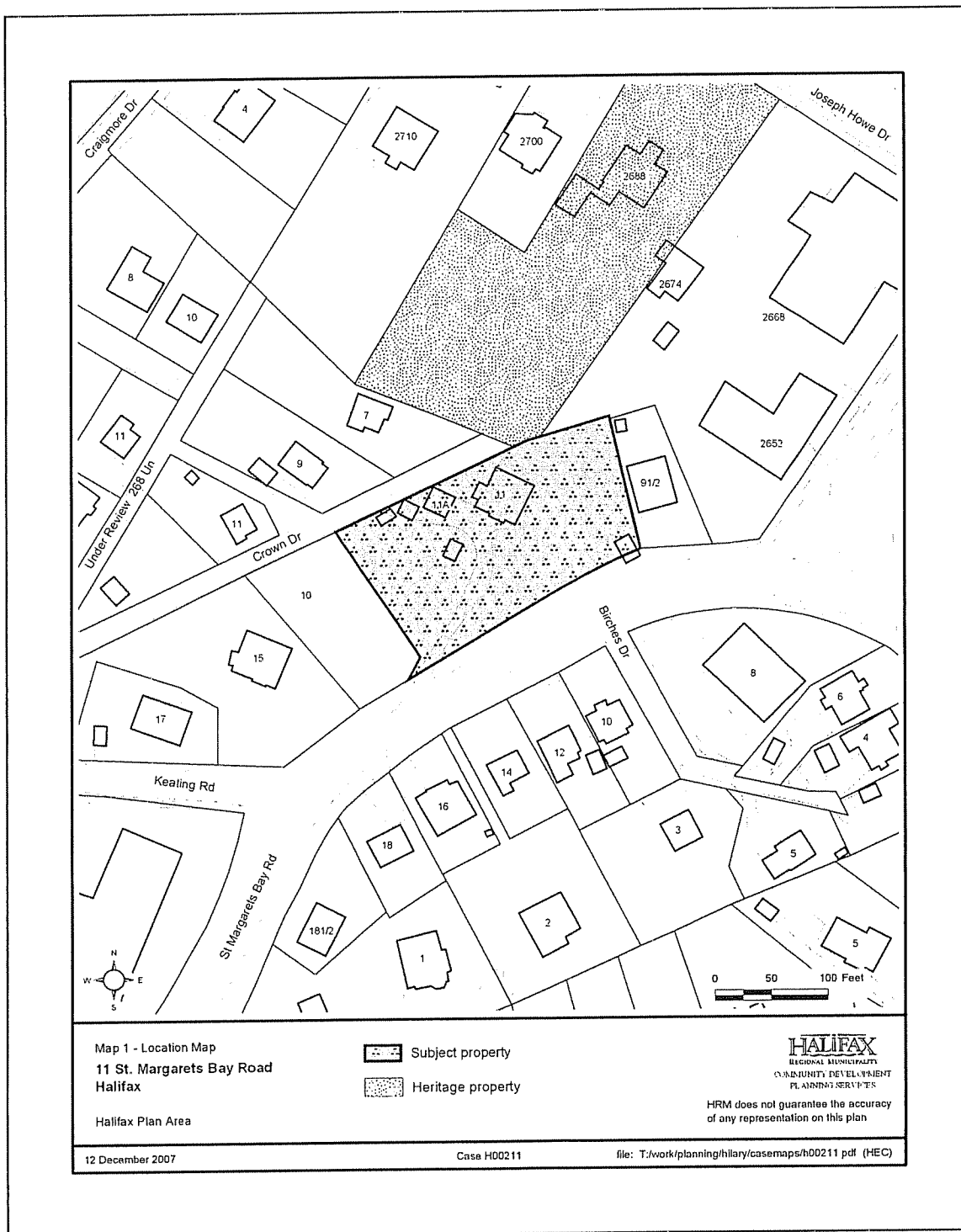
A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by : Maggie Holm, Heritage Planner, 490-4419



Report Approved by: Austin French, Manager of Planning Services, 490-6717

Map 1: Location Map



**Submission to Planning & Development Services
Heritage Property Program**

Our home is 11 St. Margaret's Bay Road and the bronze plaque on our wrought iron gate informs all that the home is called "Craigmore". We have been told this means "solid rock" in Gaelic. We wonder if this may help with any research on the property.

We believe our home was built around 1925, but many have suggested the home is older. The construction methods and materials used in Carigmore are truly astonishing. The corner posts are adze hewn red oak almost a foot square. The shingles are first growth BS cedar- some are 20" long and all gaps are filled with putty. On any visit I could describe many more. The exterior and interior are Arts and Crafts design. Connection to the outdoors was a central theme of this school of design. Craigmore sits on the top of a hill and faces south - the window and door placements all accentuate the movement of the sun throughout the day. Various other features testify to the attention paid by the architect to light.

We are told Craigmore was built by Mr. Scour who once owned the Halifax Shipyard. The quality of the materials used and the workmanship suggest a very prosperous owner. Given the importance of the shipyard and the place in Halifax society of its owner, Craigmore no doubt saw many lavish gatherings. With an unobstructed view of the Northwest Arm guests witnessed the vibrant boating life and other activities enjoyed by so many Haligonians over the years.

Craigmore has many exterior hallmarks of the Arts and Crafts movement. With such a large house one would expect a dominating roof line. However, the home has a truncated roof line and the second storey dormers have clipper roofs which combine to give the appearance of a one and one half storey home.

There are many windows for light and ventilation, a beautiful south facing sunroom and veranda. The veranda is an integral part of the home so that indoor and outdoor living spaces are naturally woven together. The veranda columns, set on elephant feet and the end pilasters provide strong architectural interest.

The interior displays many attributes of Art and Crafts also. Consistent use of leaded glass in all of the original windows accentuates the large windows. The front entrance door and sidelights are beautiful thick pane bevelled glass and create prisms in the front hall when the morning sun shines. All interior door handles are cut crystal and brass. An impressive brick fireplace and hearth with a solid red oak mantel anchor the living room. The dining room welcomes you with oak panelling with a plate rail and stunning built in sideboard with cabinets.

The wood used for all panelling and interior trim is ribbon-cut red oak, which emphasizes the grain of this warm coloured native wood. Hardwood floor, expansive baseboards and crown mouldings give the living spaces an intimate and welcoming feel.

The original facade of Craigmore has been maintained and is confirmed by the original plans.

The home at hone time has much more land and the greenhouse, old toolshed and chicken coop also show the importance of the land. Craigmore is an anchor for other homes at the corner of St. Margaret's Bay Road and Keating Drive, which show Art and Crafts influences. These are built on land originally part of Craigmore.

11 St. Margaret's Bay Rd

Heritage Advisory Committee
January 23, 2008

Attachment B

An Historical Report on:
11 St. Margaret's Bay Road
Halifax, NS

Prepared for: Maggie Holm, Heritage Planner
Halifax Regional Municipality

Prepared by: Alfreda Withrow
Research Consultant

Date: Oct. 29, 2007

11 St. Margaret's Bay Rd

Age and Ownership of Property:

In 1908 Margaret MacDonald purchased two lots of land located on the St. Margaret's Bay Road in an area once referred to as the North West Arm. One lot was formerly owned by the Cogswell family. Mrs. MacDonald purchased this property from the heirs of the late Dr. Charles Cogswell and purchased a second lot formerly owned by Edward Maxwell. This structure was probably constructed shortly after the MacDonald family purchased the two lots. We know that the MacDonald family was residing in the area because they are listed in the 1911 Canadian census records as residing at the North West Arm.

When Mrs. MacDonald passed away in 1938 the home was sold to Victoria Scouler. Upon her death in 1967 Victoria's will stated that the property was to pass to her husband Daniel Scouler and when he passed away in 1972, the property was left to their daughter Mary. In 1988 Mary Scouler decided to sell the property and it was purchased by Michael and Linda Williamson, who in turn sold the structure to Roger and Jane Bureau in 2002. The Bureau family sold the property to the present owner, Roy Redgrave in 2007. (See Appendix I)

Relationship to Personage:

Margaret MacDonald was born July 7, 1869 in Halifax and was the daughter of Henry and Margaret (Lennox) Fobin. Her father, Henry, came to Canada from Prussia and he married Margaret Lennox of Halifax. Their daughter, Margaret, was the wife of Angus D. MacDonald. Angus was the son of Donald and Annie MacDonald of Inverness, Cape Breton. He was born there on December 20, 1863 but died on March 3, 1925 while residing at 11 St. Margaret's Bay Road. Mr. MacDonald was listed as being a merchant in the 1911 census but his death certificate states that he was employed as the secretary treasurer for the Westmount Land Company Limited.

Margaret MacDonald continued to reside at this address until her death in 1938. In her will she left several properties that she owned to her nephew Michael Fobin. She left monetary amounts to a number of institutions such as the Halifax Infants Home, Halifax School for the Blind, Halifax Infirmary and St. John's Baptist Church, located in Melville Cove, to name a few. However she stipulated in her will that her executor, Charles Tremaine, could sell her home as he "saw fit." It was purchased by Victoria Scouler, the wife of Daniel Scouler in 1938.

Victoria, similar to Margaret MacDonald, owned a number of properties at the time she purchased this home. Victoria was born in Quincy, MA and was the daughter of Thomas and Mary (Guild) Carter. She died in 1967 and the property was left to her husband Daniel Scouler. Mr. Scouler was born in Glasgow, Scotland the son of Daniel and Jessie (Waugh) Scouler. In 1958 he retired as the general superintendent of the Halifax Shipyards, where he had been employed for 39 years. Prior to being employed with the Halifax Shipyards he had also worked in the Boston and New Orleans shipyards. He

11 St. Margaret's Bay Rd

served as a marine consultant in Halifax for a Montreal firm, Gilmore and German, until his death in 1972.

The North West Arm area did not receive the name of "Armdale" until it was legislated in 1916. The home is also referred to as "Craigmere." It is believed that the name means "solid rock" in Gaelic. A bronze plaque with the word "Craigmere" is located on the wrought iron gate situated at the foot of the stone steps that trail up the hill to the house. In an article, printed in *The Monthly Bulletin* in 1928, the following description of the area was written:

"Around 1879... land on the County side of the Arm Bridge was considered very much in the country. Many large farms and estates were in operation in the district and many well-to-do residents of the City had country homes, particularly around the North West Arm. On the St. Margaret's Bay Road curving up the hill and on the right hand side of the road are a large Blacksmith and Carriage Shop which until 1900 served the surrounding countryside."

Architectural Merit:

The architectural design of this home was constructed in the Arts and Crafts style. The first three decades of the 1900s were known as the Arts and Crafts period. Edward Maxwell, who sold one of the lots in 1908 to Mrs. MacDonald was a Halifax contractor and may have been the builder of this property. Unfortunately, since this home was located in Halifax County, building permits were not required outside of the City at this time so the architect and builder are not known.

The Craftsman bungalow is usually constructed with long sloping roof lines and wide, sheltering overhanging eaves with the house appearing to look like it is nestled into the earth. This wooden shingled structure has a truncated roof line with return eaves. Dormers are located on each side of the roof, allowing sunlight to brighten the upper storey. There are several entrances. The front entryway has an open verandah and overlooks the North West Arm. The verandah's roof is supported by three circular pillars that are maintained by a half wall. The verandah of this styled home, is usually wide enough to be used as an extra room with the pillars broad at the base. The back entrance is an enclosed porch with a flat shed styled roof and a small shed styled covering is situated directly above the door. Pilasters decorate the corners of the structure.

The following remarks were written by the present owner:

"Craigmere has many exterior hallmarks of the Arts and Crafts movement. With such a large house one would expect a dominating roof line. However the home has a truncated roof line and the second storey dormers have clipped roofs which combine to give the appearance of a one and a half storey home."

"The interior displays many attributes of the Arts and Crafts also. Consistent use of leaded glass in all the original windows accentuates the large windows. The front

entrance door and sidelights are beautiful thick pane beveled glass and create prisms in the front hall when the morning sun shines." Numerous windows were placed throughout structures constructed in this style, similar to Craigmore, to allow the natural light in and this was considered to be important since sunlight casts a different light than gas or electric lights.

Simple styled Arts and Crafts homes were often no more than a few spacious rooms whose only decoration consisted of beautiful natural woodwork and a stone or brick fireplace. Fireplaces are popular in such homes and usually receive special attention and are usually made of brick, tile or rustic river stone, with built-in bookshelves located on the side. Some of the structures built in this style may also have beamed ceilings, oak wainscoting in the dining-room, built in buffets with wrought iron or brass hardware. Architects of this style stressed that the furnishings within the home needed to fit the structure and designed the building to fit the furniture that they would also design. Their dream was to build these homes and furnish them with objects that reflect the rural country life that many city residents would never be able to experience.

According to the owner the original façade has been maintained and this is confirmed by viewing the original architectural plans. Unfortunately the plans are not signed by the architect. "Craigmore is an anchor for other homes at the corner of St. Margaret's Bay Road and Keating Drive, which show Arts and Crafts influences." These homes were also built on a portion of the land purchased in 1908 by the MacDonald family.

Appendix I:

Name	Book/Page	Year
Margaret J. MacDonald	374/730 & 392/27	1908-1938
Victoria Scouler	764/589	1938-1967
Daniel Scouler	2211/163	1967-1972
Mary J. Scouler	4636/1192	1972-1983
Michael and Linda Williamson	3758/43	1983-1988
Roger and Jane Bureau	4589/244	1988-2002
Roy Redgrave	7245/624	2002-2007

Research Sources:

Halifax Registry of Deeds....
Completed a deed search on property

NSARM:

Bibliography Index Cards..... Nil for families living at this address
Death Records.....Certificate #834 Angus D. McDonald d. 1925
Certificate #230 Margaret McDonald d. 1938
Magazine..... *The Monthly Bulletin - The Arm Bridge* 1878-1955 pg. 140
By A. M. MacDonald
Obituaries..... *Chronicle Herald* Victoria Scouler d. Oct. 26, 1967
Daniel Scouler d. May 12, 1972

Books:

Phyllis Blakeley..... *Glimpses of Halifax*.....
Mika Publishing.....Belleville, ON. 1973...Nil
John Regan..... *Sketches of the North West Arm*
Private Publishing Copy 5 1928.... Nil
Maud Rosinski..... *Architects of Nova Scotia: A Biographical Dictionary 1865-1950*
Nova Scotia Department of Municipal Affairs.....
Halifax, NS..... 1994.....pg. 235

**EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS**

Attachment C

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	

11 St. Margaret's Bay Rd

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*

11 St. Margaret's Bay Rd

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; *and*

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 - for 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 & 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

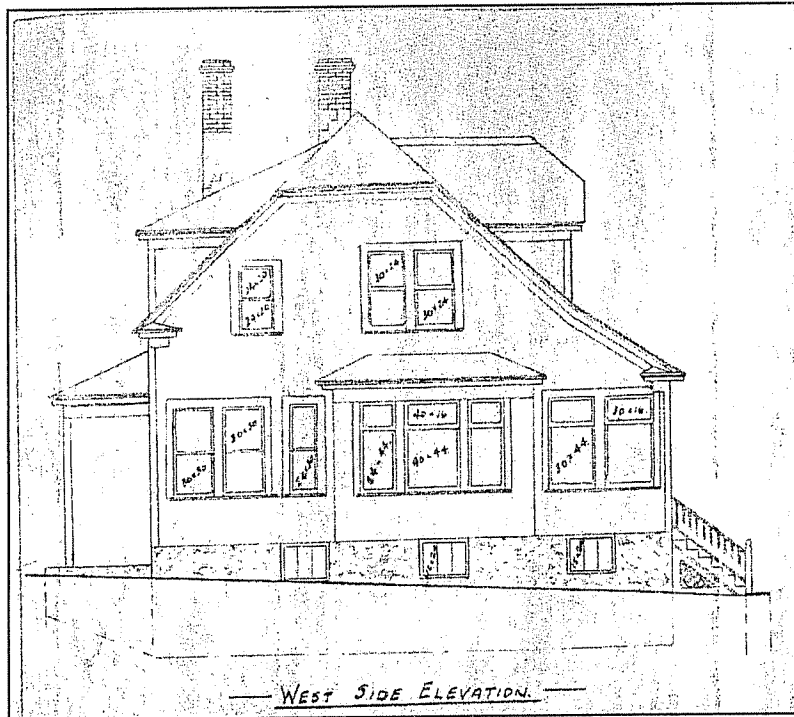
Designation Recommended?

YES

NO

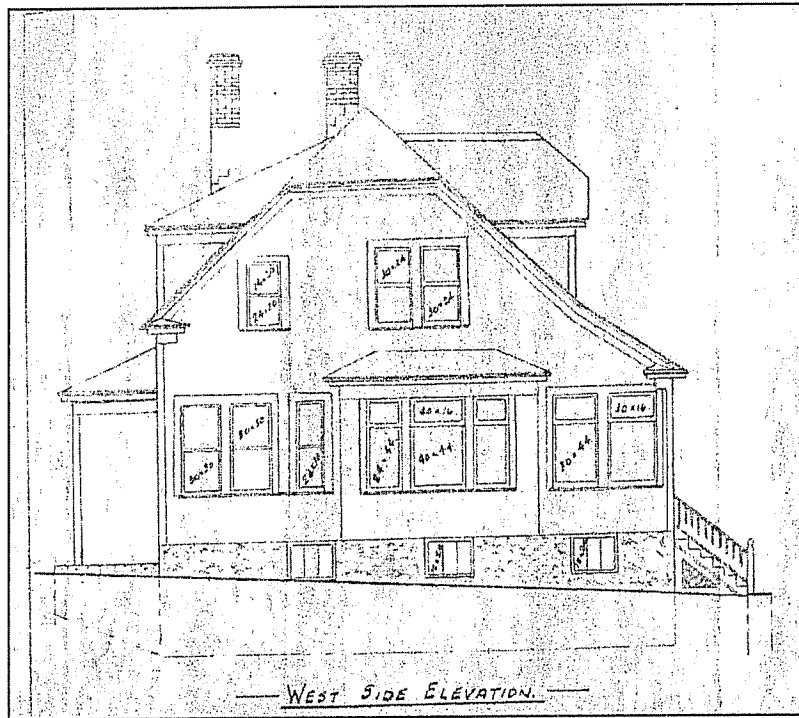
COMMENTS:

Original Architectural Drawings



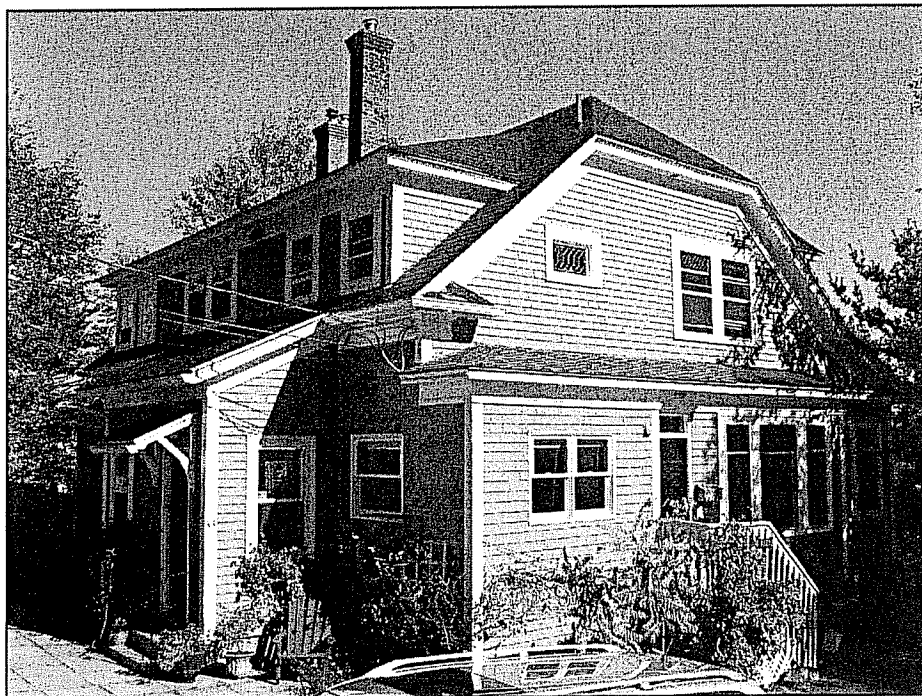
11 St. Margaret's Bay Rd

Heritage Advisory Committee
January 23, 2008

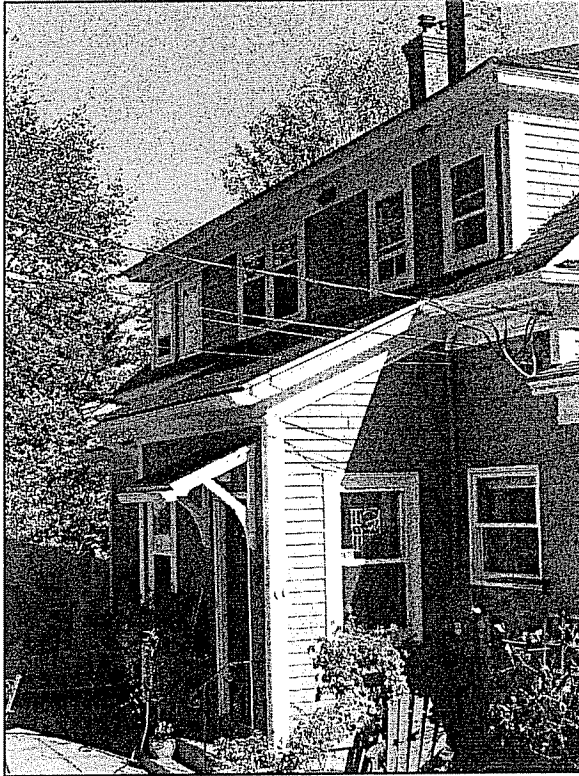




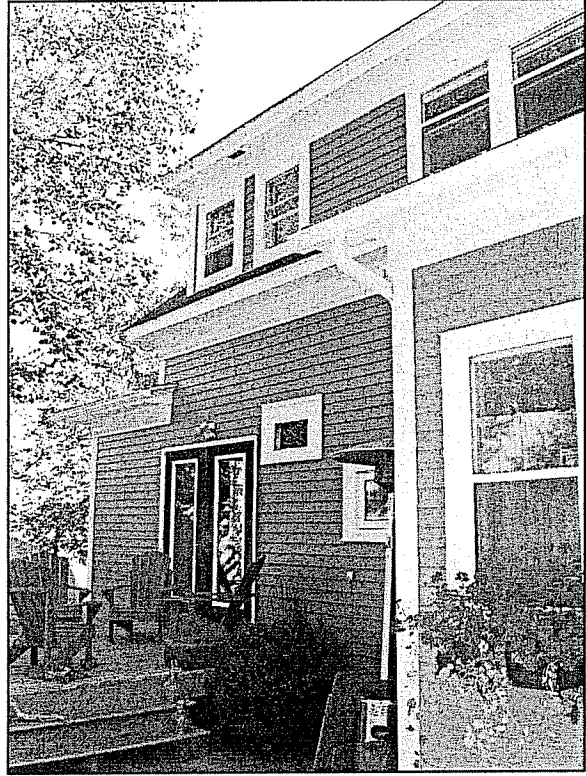
West elevation.



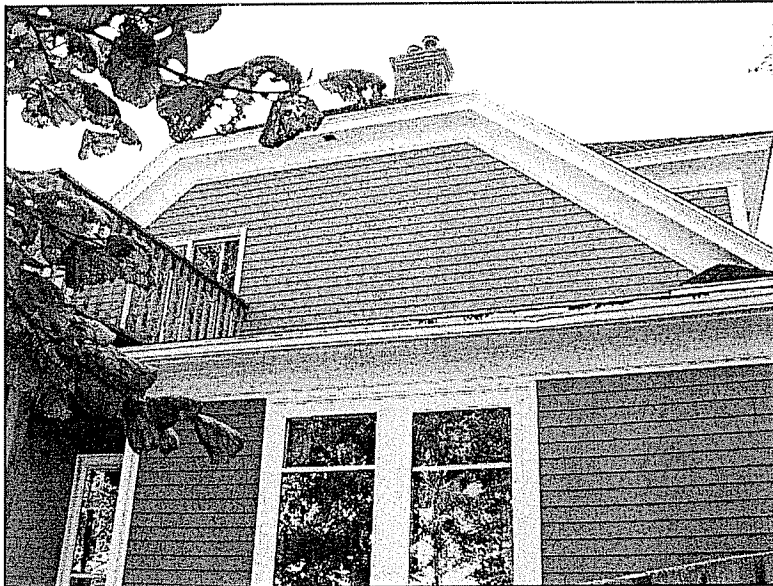
South west elevation.



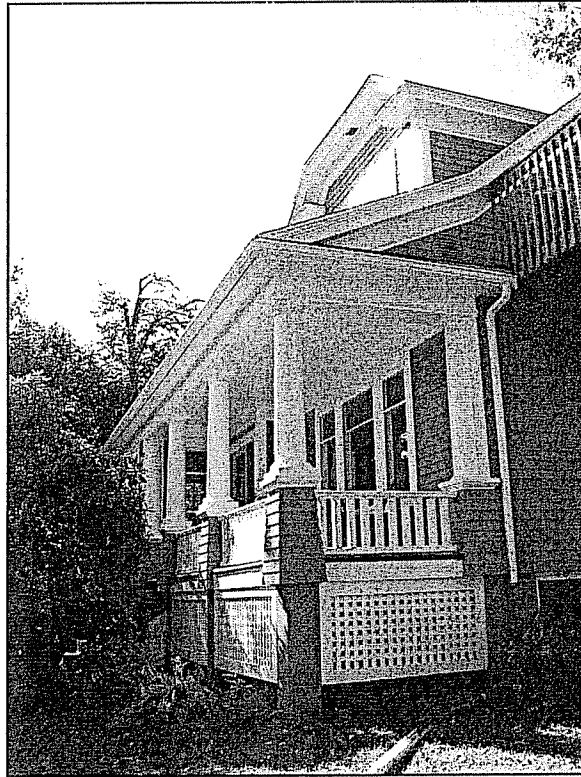
Rear (south) elevation.



Rear (south) elevation.



East elevation.



Front (north) elevation.