

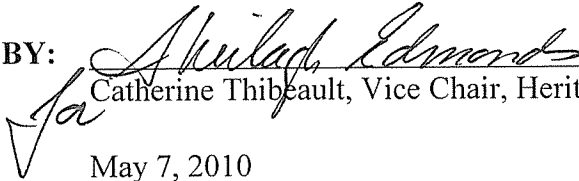


PO Box 1749
Halifax, Nova Scotia
B3J 3A5, Canada

Item No. 11.3.2
Halifax Regional Council
May 18, 2010

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

A handwritten signature in cursive script, appearing to read "Catherine Thibeault".

Catherine Thibeault, Vice Chair, Heritage Advisory Committee

DATE:

May 7, 2010

SUBJECT:

Case H00347: Application to consider 8 Necum Teuch Loop, Necum Teuch as a Municipally Registered Heritage Property

ORIGIN

Heritage Advisory Committee meeting of April 28, 2010.

RECOMMENDATION

That Regional Council:

1. Set a date for a heritage hearing to consider the application; and
2. Approve the registration of this property (8 Necum Teuch Loop, Necum Teuch) as shown on Map 1 of the April 7, 2010 staff report, under the HRM Heritage Property Program.

BACKGROUND/DISCUSSION

At the April 28, 2010 meeting of the Heritage Advisory Committee meeting, staff presented the application to have the property at 8 Necum Teuch Loop, Necum Teuch considered for municipal heritage designation. The Committee reviewed the information and scored it according to the Evaluation Criteria for Registration of Heritage Buildings. The score necessary for designation is 50, and the application scored 59 (out of a possible 100). The Committee, therefore, is recommending the designation.

BUDGET IMPLICATIONS

The attached staff report notes that the HRM costs associated with processing this application can be accommodated within the proposed 2010/11 operating budget for C310 Planning & Applications.

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

The Heritage Advisory Committee did not provide alternatives. Please see the attached staff report for alternatives.

ATTACHMENTS

Attachment 'A': Staff report dated March 23, 2010

Attachment 'B': Draft extract of the Heritage Advisory Committee minutes of April 28, 2010.

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: Sheilagh Edmonds, Legislative Assistant, Municipal Clerk's Office



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee
April 28, 2010

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY:

A handwritten signature in black ink, appearing to read "Paul Dunphy".

Paul Dunphy, Director of Community Development

DATE: March 23, 2010

SUBJECT: **Case H00347 - Application to consider 8 Necum Teuch Loop, Necum Teuch, as a Municipally Registered Heritage Property**

ORIGIN

A request by Helen Berrigan (Warden, Anglican Church of Canada) to consider 8 Necum Teuch Loop, Necum Teuch, as a municipal heritage property.

RECOMMENDATION

It is recommended that should 8 Necum Teuch Loop, Necum Teuch, 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, as shown on Map 1, under the HRM Heritage Property Program.

BACKGROUND

Helen Berrigan (Warden, Anglican Church of Canada) has made an application to have the property at 8 Necum Teuch Loop considered for municipal heritage designation (Map 1). The building is an excellent resource to this rural community. The Hall is located adjacent to the St. John's Baptist Church of England and its cemetery.

Under the HRM Heritage Property Program, all applications for new heritage registrations are reviewed by the Heritage Advisory Committee (HAC). To provide a basis for the review, a Historical 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 forwarded 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. Therefore, if the date of the heritage hearing is set on May 11, 2010 Council may consider the registration on June 15, 2010. The hearing provides an opportunity for the owner(s) to be heard before Council votes on the recommendation.

DISCUSSION

The building, located on the corner of Highway #7 and Necum Teuch Loop, the in Necum Teuch is commonly referred to as the former Necum Teuch Schoolhouse . For over 70 years the building served the local community as a schoolhouse. More recently the building became a community center, and then a church hall. The building was designed in the Greek Revival style a common style for rural schoolhouses, and has maintained the majority of its original features and style.

There are presently no registered heritage buildings in the Necum Teuch area or the adjacent communities, and this building would improve the diversity of HRM's Municipal Heritage Registry of Heritage Properties.

BUDGET IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the proposed 2010/11 operating budget for C310 Planning & Applications.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-year Financial Strategy, the proposed 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

1. Regional Council may approve the request for heritage registration of 8 Necum Teuch Loop, Necum Teuch, as proposed, or with conditions.

2. Regional Council may refuse the request for heritage registration of 8 Necum Teuch Loop, Necum Teuch. This is not the recommended action. The Heritage Property Act does not include appeal provisions for decisions of Council regarding requests for heritage registration.

ATTACHMENTS

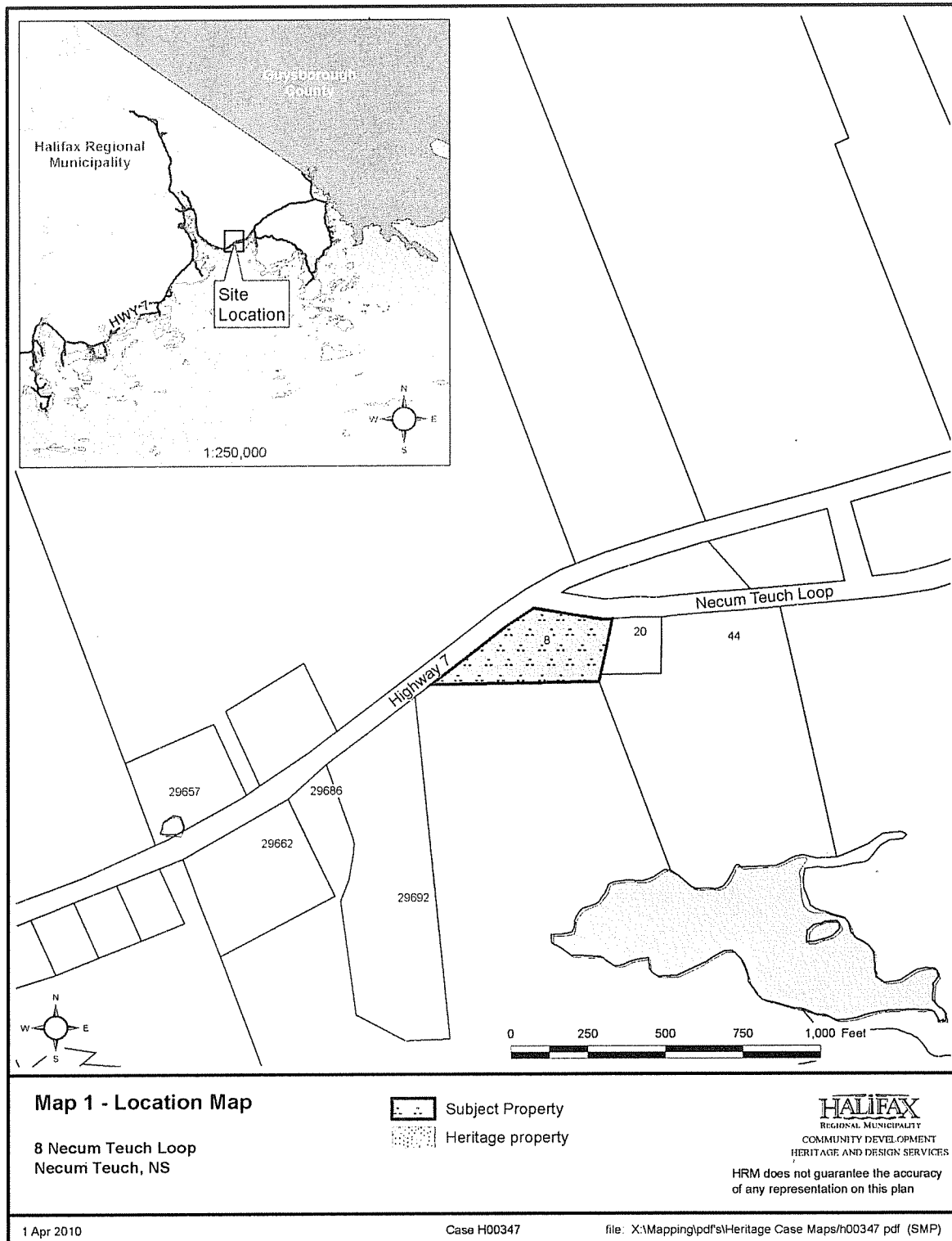
- Map 1: Location Map - 8 Necum Teuch Loop, Necum Teuch
- Attachment A: Historical Research for 8 Necum Teuch Loop, Necum Teuch
- Attachment B: The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality
- Attachment C: Current Photographs of 8 Necum Teuch Loop
- Attachment D: Historic Photos of 8 Necum Teuch Loop

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



Attachment A

An Historical Report on:

**8 Necum Teuch Loop,
Necum Teuch/Smith Cove, NS**

Prepared for: Maggie Holm, Heritage Planner
Halifax Regional Municipality

Prepared by: Alfreda Withrow
Research Consultant

Date: February 15, 2010

Research criteria conducted for the building located at 8 Necum Teuch Loop, Necum Teuch, NS:

1) Age: 1886

The building, located at the corner of Highway #7 and Necum Teuch Loop was originally constructed as a schoolhouse. A school had been previously constructed on this site but had burned down in February 1886 and this building was completed in time for the students to attend school in January 1887. This information was stated in the *Annual Report of the Superintendent of Education on the Public Schools of Nova Scotia 1886*. It is believed that the land was obtained from the Smith family who owned a large tract of land surrounding the school property. Also in 1886, in Book 256 Pg. 68, at the Registry of Deeds, the deed states that William Smith and his wife, Alice, sold a piece of property to the trustees of Smith's Cove School Section #33 (later called the Necum Teuch School) for ten dollars. For over seventy years the building served the community as a schoolhouse until a decision was eventually made to close it due to a decline in students.

On Dec. 29, 1955, a special meeting was held with the ratepayers of School Section #35 in the Necum Teuch School. The purpose of the meeting was to make a decision to see if the school should be given to the community to be used as a community centre. Then in 1959, Book 1643 Pg. 74 the deed states that the property was to be given to the Anglican Church of Canada to be used as a place for the community to use as a hall. Standing not far from the schoolhouse is St. John Baptist Church of England that was consecrated on Oct. 20, 1895. Prior to the church being built church services were held in the nearby schoolhouse. Surrounding the church are the headstones of many former inhabitants who have left their mark on the small community. The community was originally named for the Smith family as they were one of the first families to settle in the area. In some documents, the Necum Teuch community, is referred to as Smith's Cove.

2 A) Historical or Architectural Importance:

The following family is historically connected to the property.

The Smith family arrived in, Halifax, Nova Scotia as Foreign Protestants during the early 1750s and settled in Lunenburg, NS. As land grants along the south shore became scarce, one son of the Lunenburg Smith (Schmidt) family, decided to remove to the eastern shore of Nova Scotia. In 1803, John Smith purchased nine hundred acres at Necum Teuch from George Dunn for the sum of 100 pounds. He met and married Mary Elizabeth Moser, a daughter of Henry and Johanna Moser. He constructed a large home and barn and began to cultivate his lands.

In 1822, he discovered that Mr. Dunn did not actually own the property that he had purchased so he petitioned the government to grant the land to three of his sons, John, George and Jacob Smith. If the land was not granted back to the Smith family, they would have lost everything they had produced during the years from 1803 to 1822. However the petition was granted to John's sons and he continued to farm the land.

By 1827 he had cultivated ten acres and owned nine head of cattle, 25 sheep and seven pigs. Besides the three children mentioned earlier, John and Mary had three daughters (Elizabeth, Mary and Mary Sophia) and three more sons (Charles, William and Thomas). John Smith passed away in 1855 and in his obituary it states, "The deceased was an old inhabitant of the shore - and generally respected."

In 1836, Rev. John Stevenson wrote this description of John Smith of Necum Teuch,

... John Smith is the principal inhabitant; he has a large family, and five of his sons are married and settled around him. The father adheres to the profession of his ancestors, who were Presbyterians; but the family have attached themselves to the Church [of England]....The eldest son officiates as a lay reader ...

The Smith family was also known for the schooners that they constructed in the community. The *Two Brothers*, 78 tons, was built by John and Thomas Smith at the Bay of Islands in 1842; and the *Alice*, 22 tons, was also constructed at the Bay of Islands in 1853. The *Necumtaw*, 38.17 tons was built in 1857 and the *Flirt*, 92.30 tons, was constructed in 1865. Both of these two schooners were owned and constructed by William Smith at Necum Teuch. It was, William Smith, the second youngest son of John and Mary Smith who sold the land for the school to the trustees. Today descendants of these brothers still reside and own the land adjacent to the church and schoolhouse.

In 1827, 1838, 1851 and 1861 census only the Smith, Moser, Hartling and Grant families are listed as living in the Necum Teuch community. In the census of 1871 it shows that the Moser family was the "largest family residing in the Necum Teuch district comprising twenty per cent of the population." This family, along with the Smith family, originated from the Lunenburg County area. The majority of families living in and around Necum Teuch were involved in building schooners. By 1891 names of the residents who were also residing in the community included the Naugler, Turner, McDonald and Myers families.

2 B) Representative of the Era

The structure is representative of the era. The building was constructed in the Greek Revival Style which was a very common design for rural schoolhouses of that period. In Allen Penney's book, *Houses of Nova Scotia*, he states that this architectural design is called a "simple late Victorian plain style" with limited decoration.

3) Significance of Architect/Builder

It was not known who designed or constructed this structure. In most rural communities, homes and community buildings such as churches and schools were often built by a local carpenter and volunteers from the community.

4) Architectural Merit

A) Construction type of building technology:

The structure is a one story wooden shingled building that was constructed on a granite stone foundation with a steeply pitched roof and overhanging eaves.

B) Style:

Schools constructed during the 1800s were mainly designed in the Greek revival style with a steeply pitched gabled roof. There are buildings erected in this style still located throughout Nova Scotia. Many of these schoolhouses are no longer used as educational facilities but have been reestablished for other uses. For example: in Peggy's Cove, NS the old schoolhouse is used as a venue for live theatre. Another former schoolhouse, located in Waverley, is used as a museum. The Necum Teuch Schoolhouse is located in a rural setting with only St. John's Church located nearby. The residents of the community use this former schoolhouse as a community centre and it is known now as St. John's Hall.

5) Architectural Integrity

The building has maintained the majority of its original features and style. It is situated on a granite stone foundation similar to homes and buildings constructed during the 1800s. The exterior consists of wooden shingles with the entrance projecting from the facade of the building. Most schoolhouses did not have the entrance extending out from the building in this manner. A small extension was added to the back portion of the structure during the late 1950s. This addition is a kitchen that is useful for when the community holds many of their functions. New windows have been added in a style that is representative of the era when the school was constructed. Two modern styled doors have also been added.

6) **Relationship to Surrounding Area**

This structure does stand out as an excellent addition to this rural community along with the St. John's Baptist Church of England. Both structures are located near the side of a gravel road and surrounded by trees.

HISTORICAL NOTES

1) Source: App. #B page 11 NS Education Records: 1880-1888 #3

"Houses: The house in Smith's Cove Eastern District comparatively new was destroyed by fire in Feb. last but the school work was resumed in a private apartment after a couple of weeks & in the meantime money was voted for a new building which will be ready for occupation in Jan. 1887."

2) Source: Necum Teuch, Halifax Co., Card Catalogue Communities:

"John Smith purchased 900 acres here in 1803 from John George Dunn and settled here (he was son-in-law of Henry Moser of Moser's River)."

3) PANS land grants:

Smith, John and others 1824 unused petition of John Smith, 1922 Crown Land Index #97, RG 20 Series A, Vol. #91, 88 and 32.

4) Place Names of Nova Scotia ... pg. 465

Necum Teuch is a corrupted version of the Indian name "Noogoomkeak" meaning "soft sand place" or "a beach of fine sand."

5) Census of 1827 states 8 families were residing in Smith's Cove/ Necum Teuch and by 1956 there were 98 people residing in the area and according to Juanita Reid she says that there are only approximately 25 people residing in the community today.

6) In Lakes, Salt Marshes and the Narrow Green Strip, published by Heritage Trust in 1979 it states the following on page 76 ...

"John U. and Mary E. Smith and their family left Five Houses, Lun. Co., ca. 1803 and settled in Necum Teuch – fishing and farming. In 1883 Thomas Smith, grandson of John and Mary, m. Margaret Hartling – Lucy Smith their daughter still resides in the house they built." (1979) Pg. 49 "In 1822 John U. Smith of Necum Teuch had a house 32 feet long and proportionally large otherwise ... for himself, his wife and their 10 children and he had a barn 34 feet long."

Registry of Deeds Results

Name	Years	Book/Page/Document#
Trustees of Smith's Cove School	1886-1955	256/74/
Ratepayers of Necum Teuch	1955-1959	1373/544/#833
Rector, Wardens and Vestry Of St. Barnabas Church and St. John's Church of Necum Teuch (owned today by the Anglican Church of Canada)	1959-2010	1643/74/#18445

A list of former school teachers who taught in the Necum Teuch Schoolhouse:

Eva Smith
Anna Maude Smith
Irene Parsons (1937)
Sigrid (nee Pye) Holman (1943)
Audrey Lucy (Smith) Beaver (1944)
Lilian Smith (1946)
Sadie Lowe (1948)
Norma Smith (1949)
Edna Schrider (1951)
Helen Hiltz (1952)
Bonita (Snow) Lowe (1953)
Anna (Lowe) MacDonald (1953-1955)

(Source: This list was provided by Juanita Reid of Necum Teuch.)

Research Sources

1. **Registry of Deeds:** located at Ackerley Drive, Burnside Park, Dartmouth, NS: researched the ownership of the property from 1855 to 2010.
2. **NSARM:**
 - Biographical Index Files for Smith family
 - Community Index files regarding the School and Church located in Smith's Cove/Necum Teuch, NS.
 - Cemetery records
 - Land Grants

 - *Report of Superintendent of Education of Schools:* Smith's Cove School, Halifax Co., NS (Schoolhouse destroyed by fire 1886 and rebuilt by Jan. 1887)
Source: N9 35 E24 1886 p. II Reel#3505
3. **Websites:** NSARM website: online databases for vital stats regarding those who lived in the Smith's Cove/Necum Teuch community.
4. Located no historical **photographs** of property at NSARM but acquired old photos of the School from Juanita Reid of Necum Teuch, NS.
5. Interviewed by phone, Dennis Sharpe and Juanita Reid, regarding the history of St. John's Hall, former Necum Teuch Schoolhouse.
6. **Books:**
 - *Houses of Nova Scotia* by Allen Penney, Published by Formac Publishing Company, Halifax, NS, 1989
 - *Where Broad Atlantic Surges Roll* by Philip Hartling, Published by Formac Publishing Company, Halifax, NS, 1979
 - *Down Through the Years* by Lynn Fleet, Published by author, Necum Teuch, NS, 2003
 - *Lake, Salt Marshes and the Narrow Green Strip*, Published by Heritage Trust of NS, 1979
 - *Place Names of Nova Scotia* by Bruce Ferguson, Archivist, Archives of Nova Scotia, Halifax, NS, Pg. 465

Attachment B
EVALUATION CRITERIA
FOR REGISTRATION OF HERITAGE BUILDINGS

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; *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:

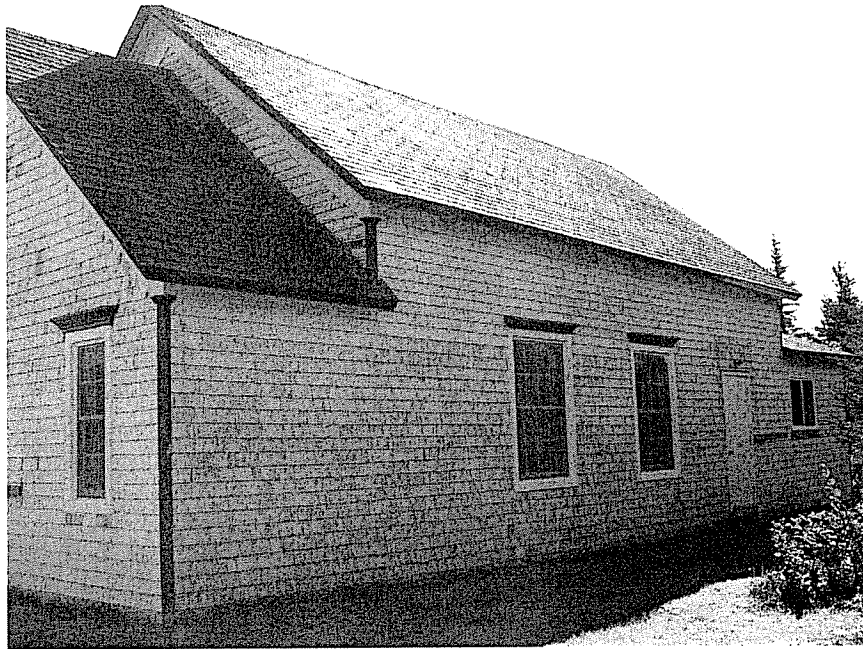
Attachment C



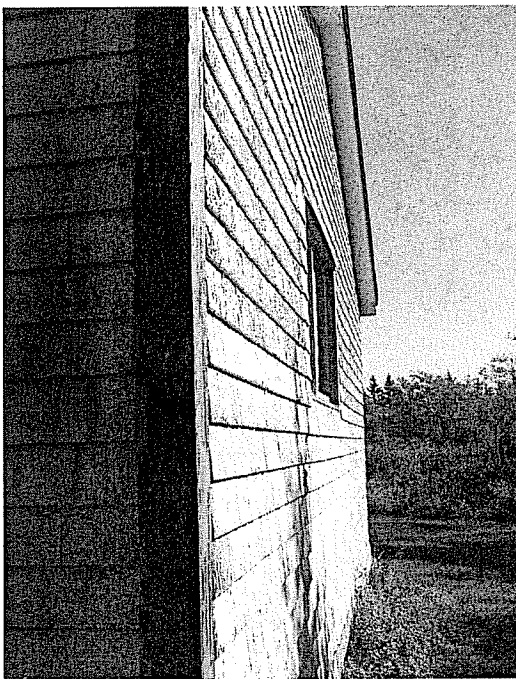
8 Necum Teuch Loop - front elevation



8 Necum Teuch Loop - front elevation



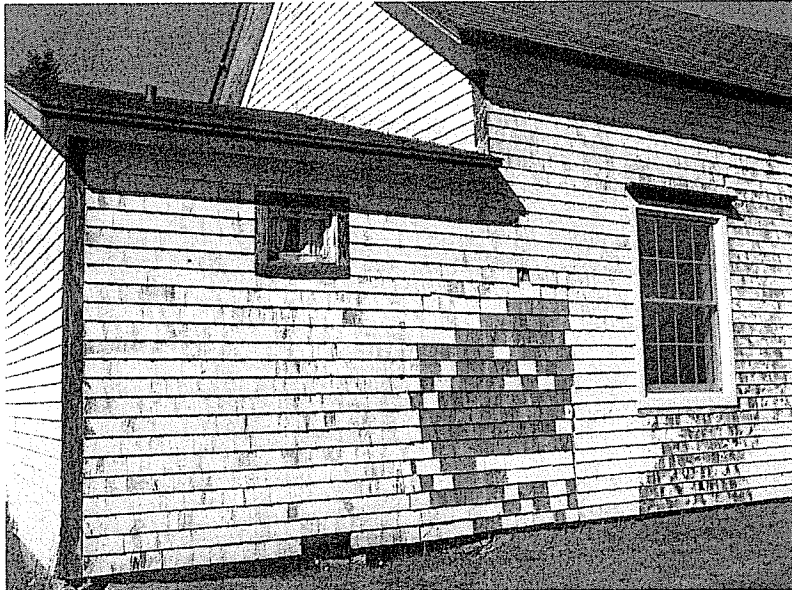
West elevation (side)



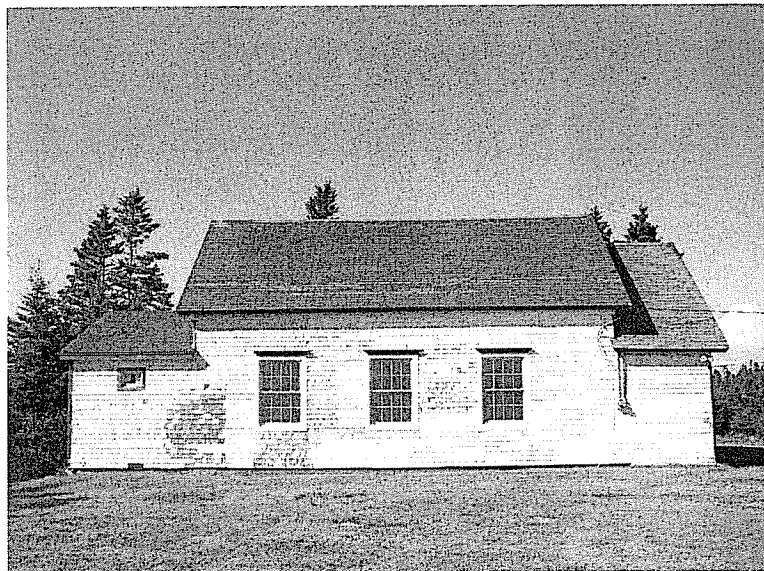
South elevation (rear)



Detail: corner boards with the appearance of engaged columns.



East elevation (side) - showing kitchen/washroom addition



East Elevation

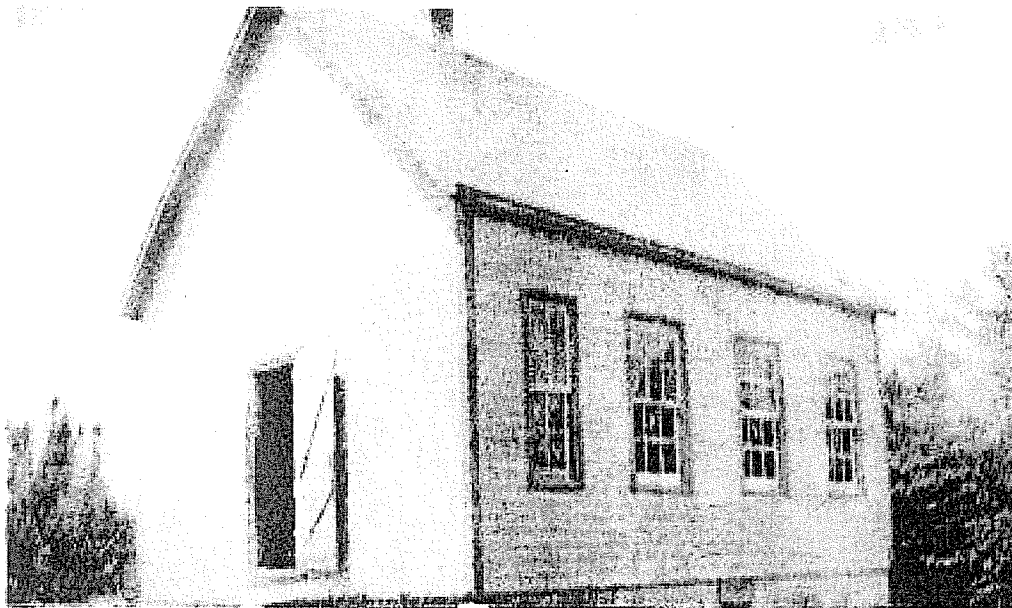


St. John's Anglican Church located to the east of the Hall.



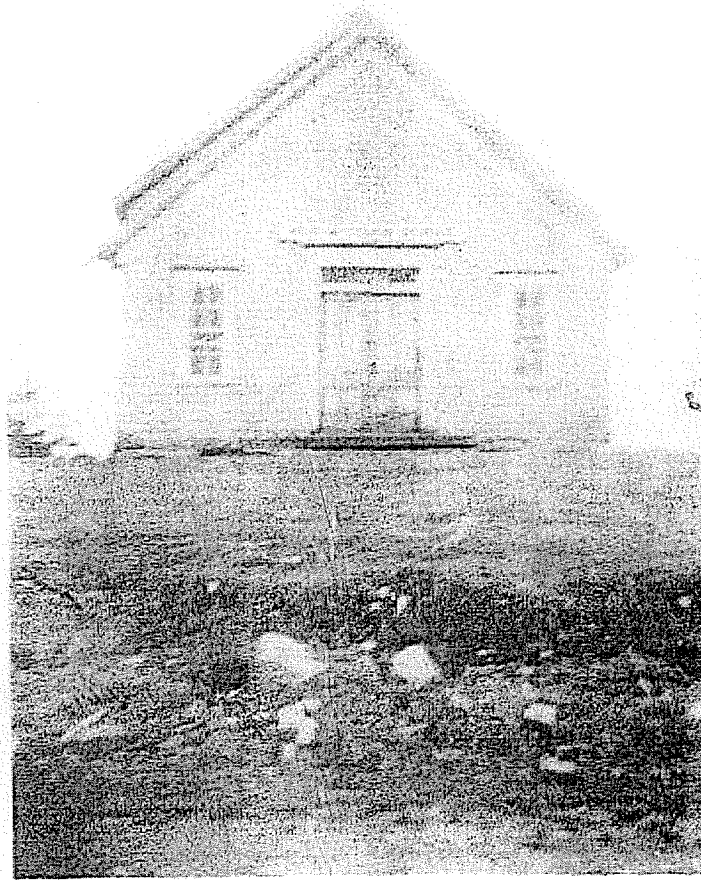
View of the Hall from the adjacent St. John's Anglican Church.

**Attachment D
Historic Photographs**



*First Necum Teuch School built at Church Site
which burned down Feb. 17th 86*

The building located at the corner of Highway #7 and Necum Teuch Loop was originally constructed as a school house. The building was lost to a fire in February 1886.



*Photo of 8 Necum Teuch Loop, 1887
still standing today*

After the loss of the schoolhouse to fire in 1886, a new building was erected in time for the school year of 1887.

7.1.2 Case H00347 - Application to consider 8 Necum Teuch Loop, Necum Teuch, as a Municipally Registered Heritage Property

- A staff report dated March 23, 2010 was submitted.

Ms. Maggie Holm, Heritage Planner, provided a presentation on the request by Helen Berrigan (Warden, Anglican Church of Canada) to consider 8 Necum Teuch Loop, Necum Teuch, as a municipal heritage property. In her remarks, she advised that the building is known locally as the Necum Teuch Schoolhouse, as it was a school in the community for 70 years. Since then, it has been used as a community centre, and then a church hall. Ms. Holm reviewed the architectural features of the building noting that it was designed in the Greek Revival style, and it has maintained the majority of its original features and style.

The Committee reviewed and evaluated the property according to the Evaluation Criteria for Registration of Heritage Buildings, and scored it as follows:

Criterion	Highest Possible Score	Score Awarded
1. Age	25	13
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	15
3. Significance of Architect/Builder	10	2
4. a) Architectural Merit: Construction type/building technology	10	4
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

Designation Recommended? YES NO

MOVED by Mr. Irwin, seconded by Ms. Carroll that 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 8 Necum Teuch Loop, Necum Teuch, as**

**shown on Map 1 of the March 23, 2010 staff report, under the HRM
Heritage Property Program.**

MOTION PUT AND PASSED