

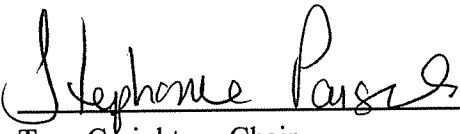
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P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Halifax Regional Council
February 7, 2006

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Tom Creighton, Chair
Heritage Advisory Committee

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DATE: January 25, 2006

SUBJECT: Case H00174 - Application for Registration of 29 First Avenue, Bedford

ORIGIN

January 25, 2006 Heritage Advisory Committee meeting.

RECOMMENDATION

The Heritage Advisory Committee recommends that Regional Council:

1. Set the date of March 21, 2006 for a Heritage Hearing to consider the registration of 29 First Avenue, Bedford, Halifax, under the HRM Heritage Property Program.
2. Approve the registration of 29 First Avenue Bedford, under the HRM Heritage Property Program.

BACKGROUND

See attached staff report dated December 20, 2005.

DISCUSSION

The matter was before the Heritage Advisory Committee on January 25, 2006. The Heritage Advisory Committee evaluated the property for consideration of heritage registration. The property scored above the 50 points required for registration.

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.

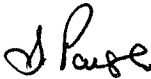
ALTERNATIVES:

There are no alternatives to be considered for Heritage Registration.

ATTACHMENTS

- 1) Staff report to the Heritage Advisory Committee dated December 20, 2006
- 2) Draft minute extract - January 25, 2006, Heritage Advisory Committee

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: Stephanie Parsons, Legislative Assistant 

Report Approved by: Tom Creighton, Chair, Heritage Advisory Committee

HERITAGE ADVISORY COMMITTEE
January 25, 2006
MINUTE EXTRACT

7.1 H00174 - Application for Registration of 29 First Avenue, Bedford

- A staff report dated December 20, 2005, was before the Committee for its consideration.

Ms. Maggie Holm advised the new members of the process for scoring Heritage Applications.

Ms. Alfreda Withrow, Research Consultant, presented the report to the Committee and the following was noted:

- The original address is listed as First Street.
- The house is of a vernacular style.
- There are two stained glass rectangular windows.
- From the back window you can see where the Sackville River runs into the Bedford Basin.
- The detached garage has a gabled roof.

The Committee scored the property as follows:

Scoring Summary

Criterion	Highest Possible Score	Score Awarded
1. Age	25	9 (1901 or 1902)
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 Option B Highly important/unique representative of an era
3. Significance of Architect/Builder	10	0 Not significant, no information available on the builder
4. A) Architectural Merit: Construction type/building technology	10	5 Moderately rare/early example

4. B) Architectural Merit: Style	10	7 Very rare/early example
5. Architectural Integrity	15	10 Modest Changes
6. Relationship to Surrounding Area	10	7 The building is an important architectural asset contributing to the heritage character of the surrounding area.
Total	100	55

MOVED by Councillor Harvey, seconded by Councillor Sloane, that the Heritage Advisory Committee recommend that Halifax Regional Council

- 1. Set a public hearing date to consider the registration of 29 First Avenue, Bedford.**
- 2. Approve the registration of 29 First Avenue, Bedford, under the HRM Heritage Property Program, as proposed in the staff report dated December 20, 2005. MOTION PUT AND PASSED UNANIMOUSLY.**

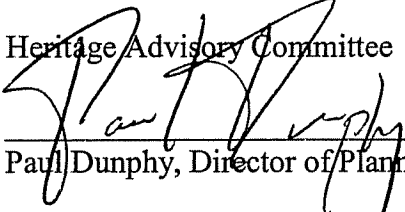


PO Box 1749
Halifax, Nova Scotia
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Heritage Advisory Committee
January 25, 2006

To: Heritage Advisory Committee

Submitted by: 
Paul Dunphy, Director of Planning and Development Services

Date: December 20, 2005

Subject: **H00174 - Application to consider 29 First Avenue, Bedford, as a Registered Heritage Property.**

ORIGIN

An application by Paul and Lisa Doucet requesting the consideration of 29 First Avenue, Bedford, as a Municipal Heritage Property.

RECOMMENDATION

It is recommended that should 29 First Avenue, Bedford, score more than 50 points, the Heritage Advisory Committee recommend to Regional Council that this property be registered under the HRM Heritage Property Program (Map 1).

BACKGROUND

Paul and Lisa Doucet have made an application to have their property located at 29 First Avenue, Bedford, considered as a heritage building under HRM's Heritage Property Program (Map 1).

All applications for heritage registration are reviewed by the Heritage Advisory Committee (HAC), and scored using *The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality* (Attachment B). A Heritage Research Report (Attachment A) and photographs (Attachment C & D) are used as a basis for the HAC evaluation of each application.

BUDGET IMPLICATIONS

The historical research of the property has been undertaken by Alfreda Withrow at a cost of \$460 (includes taxes). This cost will be borne by the Municipality and is funded from the operating budget account C310-6999.

In addition, should Regional Council approve the heritage registration of 29 First Avenue, Bedford a heritage plaque will be placed on the building. The cost to the Municipality for the plaque will be approximately \$300 which will be funded from the operating budget account C310-6999.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

This report complies with the Municipality's Multi-year Financial Strategy, the approved operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating Reserves, as well as any relevant legislation.

ALTERNATIVES

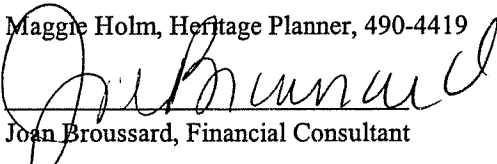
There are no alternatives to be considered for Heritage Registration.

ATTACHMENTS

Map 1:	Location Map - 29 First Avenue, Bedford
Attachment A:	Heritage Research Report for 29 First Avenue, Bedford
Attachment B:	<i>The Evaluation Criteria for Registration of Heritage Buildings in HRM</i>
Attachment C:	Photos of 29 First Avenue, Bedford
Attachment D:	Historical Photo's of 29 First Avenue, Bedford

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

Report reviewed by: 
Joan Broussard, Financial Consultant

**An Historical Report on:
29 First Ave., Bedford**

Prepared for: Maggie Holm, Heritage Planner
Halifax Regional Municipality

Prepared by: Alfreda Withrow
Research Consultant

Date: Dec. 16, 2005

Age, Ownership and Location of Property:

In the early 1900s, Edward Morrison, a merchant, owned a large piece of property in Bedford and had it subdivided into a number of lots by James H. Austen, a surveyor. Mr. Morrison sold lots numbered 16, 20, 22, 24 and 26 in 1901 to Mary Ruth Lane for \$114.00. Shortly after purchasing the property in November of 1901, Mrs. Lane sold the same lots to Louisa A. Knight of Bedford. In 1902, Miss Knight sold the same properties to her mother, Mary A. Knight, a widow. After Mrs. Knight died her heirs sold the property in 1924 to her youngest daughter Alice M. Knight, along with the majority of Edward Morrison's former subdivision. After residing there for 15 years, Alice sold the property to George S. Joudrey in 1939. When Mr. Joudrey died in 1976 his wife, Mary Margaret (Sullivan) Joudrey inherited the property. Mrs. Joudrey passed away in 2001 and her heirs sold the property to the present owners, Paul and Lisa Doucet. (See Appendix I)

This building was erected between 1901 and 1902. As the property was registered as being sold for a token of \$1.00 it is difficult to know if the house was constructed in 1901 shortly after the lots were purchased by Louisa Knight from Mary Lane or in 1902 after they were purchased by Louisa's mother Mary Knight.

The house was recorded in the earlier deeds as being located on First Street and not First Avenue. It was also written as First Street on a survey map completed in 1912 for another gentleman who purchased a piece of property located nearby. Today the house is actually situated on the corner of First Avenue and High Street. The house was erected on lots 16, 20, and 22.

Relationship to Personage:

During the late 1800s, Bedford was growing as Halifax residents searched for a quiet place to retire or to build cottages for summer retreats. According to Elsie C. Tolson of Bedford she describes Edward Morrison, the gentleman who subdivided the land, in her book, *The Captain, the Colonel and me, (Bedford, NS, since 1503)*, in the following manner. "Mr. Morrison was a dignified, overwhelming gentleman who strode about his Bedford shore lands pounding his unusual cane as he walked, with his great caped coat swinging. In younger years when he managed the hotel he was as convivial as the other sport-minded men who raced horses on the Basin, sailed and met at Inns." Ms. Tolson also mentioned that Mr. Morrison had owned two ship yards and that he built schooners, with one named the Edward Morrison. When he sold the lots in 1901 to Mary Ruth Lane, Mr. Morrison is described in the deed as being a merchant. Ms. Tolson's description of Mr. Morrison and his various occupations gives us an insight into how enterprising Bedford was during the early 1900s.

As was stated before, Mary Ruth Lane, who was the wife of a Halifax merchant, Charles S. Lane, sold the properties shortly after purchasing the lots to Louisa Knight. The land was re-registered that same day at the Registry of Deeds in Halifax on Nov. 12th, 1901 to Ms. Knight. Louisa Knight, a spinster, purchased and sold numerous properties

throughout the Bedford area. In 1902, she sold the same lots to her mother Mary A. Knight, but continued to live with her mother as the family is listed as residing together in the 1911 Nova Scotia census. Her mother is listed as a widow age 84, along with daughter Louisa, age 58, Mary, a nurse, age 54, and Alice, a nurse, age 43, as well as their brother James, a Barrister, age 50.

It is not known for certain as to when Mary A. Knight died, but the property was sold by her heirs to her youngest daughter Alice in 1924, and it was recorded as a "Quit Claim Deed." This type of deed is written to verify that the persons listed as the grantors agree to release any claims they may have on the property even though they do not have any proof of ownership to the property. In the deed it states that Matthew R. Knight of Avondale, Hants Co., (a Methodist Minister), along with his wife Alicia R. Knight and James A. Knight of Bedford, (a Barrister-at-law) are the grantors, selling to Alice M. Knight of Bedford, a spinster, listed as the grantee. The deed included this property along with numerous other properties located throughout Bedford as well as one in Halifax, on Creighton Street. They seem to be a family of means, who purchased and sold property frequently.

In 1939, Alice Knight sold the property to George S. Joudrey, a druggist. Mr. Joudrey was born in Bridgewater and was the son of the late George Alan and Annie (Walfield) Joudrey. He was a pharmacist for 50 years, retiring in 1970 due to ill health. His wife was Mary Margaret (Sullivan) Joudrey of Bedford. They had daughters, Mary Patricia who was living at home in Bedford at the time of his death, and Lorraine, residing in Moncton, NB, as well as a son Paul Joudrey, of Concord Mills, Pictou Co.

George's wife Mary Margaret (Sullivan) Joudrey was born March 5th, 1905 on Campbell Road in Halifax. She was the daughter of Eugene and Margaret Mary (Sheehan) Sullivan. In 1907 the Sullivan family moved to Bedford in an area that became known as Sullivan's Hill. She attended Bedford Central School, Mount St. Vincent Academy, the Halifax Ladies College and Dalhousie University, receiving a degree in Household Science in 1931. She was said to have had an adventurous spirit and loved to travel. After her death her heirs sold the property to the present owners in 2001.

Architectural Merit:

The structure located at 29 First Ave, formerly known as First Street, in Bedford was built at some point during the latter part of 1901 and the early part of 1902. This two and a half story wooden shingled structure was built along the “Stick” style. According to Allen Penney, in his book called, *Houses of Nova Scotia*, “the Stick style is a name given to a late Victorian style that depended on its individuality purely on its surface decoration. In Nova Scotia the style is mainly represented by turned ornaments.”

Also, “in Nova Scotia the Stick style can be very clearly contrasted with its contemporary plain Vernacular cousins.” The Vernacular style homes have triangular shaped gabled ends as do the Stick styled houses but they usually have crossed gabled roofs similar to this particular structure. Also this style has decorative porches, verandahs and gabled ends “where the turned wood is used extravagantly...” This building has stick-work noticeably placed on the gable ends with a “finial” placed at the top angle of the gabled roof’s façade.

Two beautiful stained glass rectangular shaped windows are located on the façade of the structure located on each side of the entrance and the open verandah curves around the east side of the building. Decorative spindles and fretwork are situated under the eaves of the verandah’s roof adding to the Stick styled structure. Decoration is the easiest part of a structure to be altered, often changing the whole look of the design of a home. It is not known if any of the decorative sections have been replaced or not unless someone can state that renovations have been made to this property. However in the old photos taken during the early 1900s the decorative additions are very visible.

The back portion of the structure faces where the Sackville River flows into the Bedford Basin. An enclosed sunroom can be entered from a side entrance off of the open verandah. A three bay one story window is located on the first floor near the entrance to the sunroom and also another one facing the Bedford Basin. An eyebrow shaped window is located in the roof allowing light to filter into the building’s attic. A second entrance to the home is located on the west side of the building with a flat shed shaped roof.

A detached garage is situated on the west side of the home with two bay doors and sitting on a stone foundation. The garage resembles the home with its cross gabled roof. It is not known who may have erected this home but there were several construction businesses located in the Halifax and surrounding areas during this time period that may have been responsible for its construction. It is one of the oldest homes still standing on the street and only two other homes are located in the area that are similar in design but not as decorative.

Appendix I:

Registry of Deeds

Name	Year	Book/Page
Mary R. Lane	1901-1901	348/463
Louisa A.Knight	1901-1902	348/465
Mary A. Knight	1902-1924(?)	353/347
Alice M. Knight	1924-1939	587/1013 (Reg. In 1927)
George S. Joudrey	1939-1977	790/16
Mary M. Joudrey	1977-2001	3082/720 (Will)
Heirs of M.M. Joudrey	2001-2001	6725/149 (Will)
Paul and Lisa Doucet	2001-2005	6827/358

Research Sources:

Registry of Deeds....

1) See Appendix I

2) Drawer 189 Section 5.... Survey of area in 1912 showing all the lots and their location

NSARM:

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

Newspaper *Chronicle Herald*:

Reel #6067 Pg.19..... Dec. 13/1976.... George Stanley Joudrey's Obit

Reel #21,715... Pg. B3..... March 5/2001... Mary Margaret Joudrey's Obit

Interview.... Ann MacVicar 835-5368

Ken Dodsworth..... 835-5433 (responsible for providing old pictures)

(Both are residents of Bedford and volunteer with Sackville Manor House Museum)

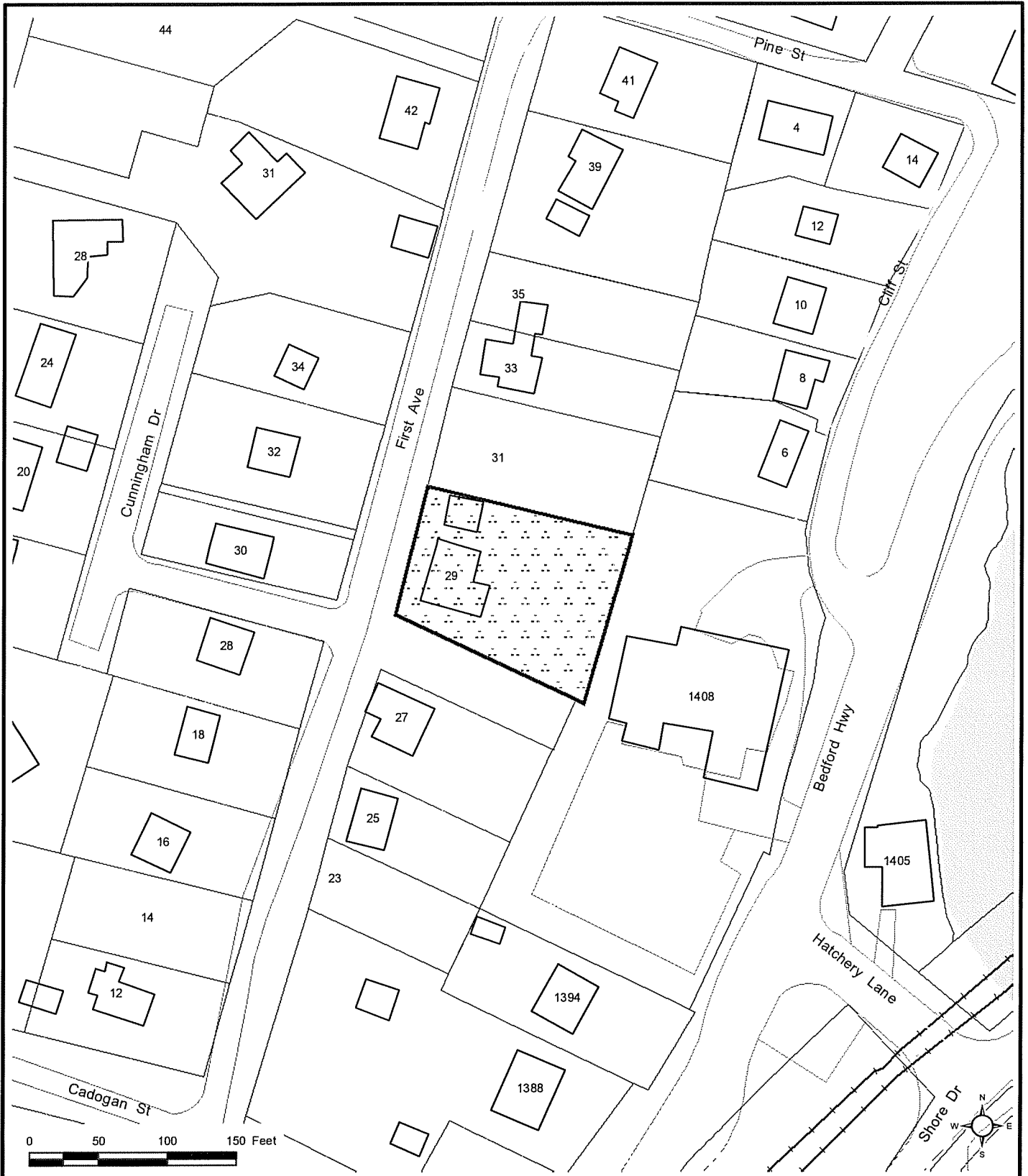
Books:

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

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

Elsie Tolson..... *The Colonel, the Captain and Me, (Bedford, NS from 1503)*

The Tribune Press Ltd.,Sackville, NB, 1979



Map 1 - Location Map



Subject property under consideration
for heritage registration

**29 First Avenue
Bedford**

HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES

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

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

1. AGE

Age is probably the single most important factor in the popular understanding of the heritage value of buildings. The following age categories are based on local, national and international occasions that may be considered to have defined the character of what is how the Halifax Regional Municipality and its architecture.

Date of Construction	Points	Timeline
1749 - 1785	25	Halifax Garrison Town to the Loyalist migration
1786 – 1830	20	Boom period following construction of the Shubenacadie Canal.
1831 – 1867	16	From Boom to Confederation
1868 – 1899	13	Confederation to the end of the 19 th century
1900 - 1917	9	Turn of the Century to Halifax Harbour Explosion
1918 - 1945	5	The War Years
1945 - Present	3	Post-War

** Maximum score of 25 points in this category*

2. HISTORICAL OR ARCHITECTURAL IMPORTANCE

A building can receive points for:

- A) Having specific associations with important occasions, institutions, personages and groups,
- OR**
- B) For being architecturally important unique/representative of a particular period.

2A) Relationship to Important Occasions, Institutions, Personages or Groups

Nationally	Points	Comments
Intimately Related	16 - 20	
Moderately Related	11 - 15	
Loosely Related	1 - 10	
Provincially	Points	Comments
Intimately Related	11 - 15	
Moderately Related	6 - 10	
Loosely Related	1 - 5	

Locally	Points	Comments
- Intimately Related	11- 15	
- Moderately Related	6 - 10	
- Loosely Related	1 - 5	
No relationship to important occasions, institutions, personages or groups.	0	

** Maximum score of 20 points in this category, scoring from one of the three categories only*

2B) Important/Unique Architectural Style or Highly Representative of an Era

Importance	Points	Comments
Highly important/ unique/representative of an era	16 - 20	
Moderately important/ unique/representative of an era	11 - 15	
Somewhat important/ representative of an era	10 - 1	
Not important/ unique/representative of an era	0	

** Maximum score of 20 points in this category.*

3. SIGNIFICANCE OF ARCHITECT/BUILDER

Is the structure representative of the work of an architect or builder of local, provincial or national importance.

Status	Points	Comments
Nationally Significant	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	

** Maximum score of 10 points in this category.*

4. ARCHITECTURAL MERIT

The assessment of architectural merit is based on two factors:

- A) **Construction type/building technology:** which refers to the method by which the structure was built (early or rare uses of materials), and building techniques;
- B) **Style:** which refers to the form or appearance of the architecture.

Construction type/building technology		
A) Construction type	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early example	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
B) Style	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early example	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	

* *Maximum score of 10 points for Construction Type, and a maximum score of 10 for Style - a total maximum of 20 points in this category.*

5. ARCHITECTURAL INTEGRITY

Architectural Integrity refers to the extent to which the building retains original features/ structures/ styles, not the state of the building's condition.

Architecture	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
Exterior	Points	Comments
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	

* *Maximum score of 15 points in this category.*

6. RELATIONSHIP TO SURROUNDING AREA

Points	Comments
6 - 10	The building is an important architectural asset contributing to the heritage character of the surrounding area.
1 - 5	The Architecture is compatible with the surrounding area and maintains its heritage character.
0	Does not contribute to the character of the surrounding area.

** Maximum score of 10 points in this category.*

SCORING SUMMARY

Property	Date Reviewed	Reviewer

Criterion	Highest Possible Score	Score Awarded
1. Age	25	
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	
3. Significance of Architect/Builder	10	
4. a) Architectural Merit: Construction type/building technology	10	
4. b) Architectural Merit: Style	10	
5. Architectural Integrity	15	
6. Relationship to Surrounding Area	10	
Total	100	

Score necessary for designation

50

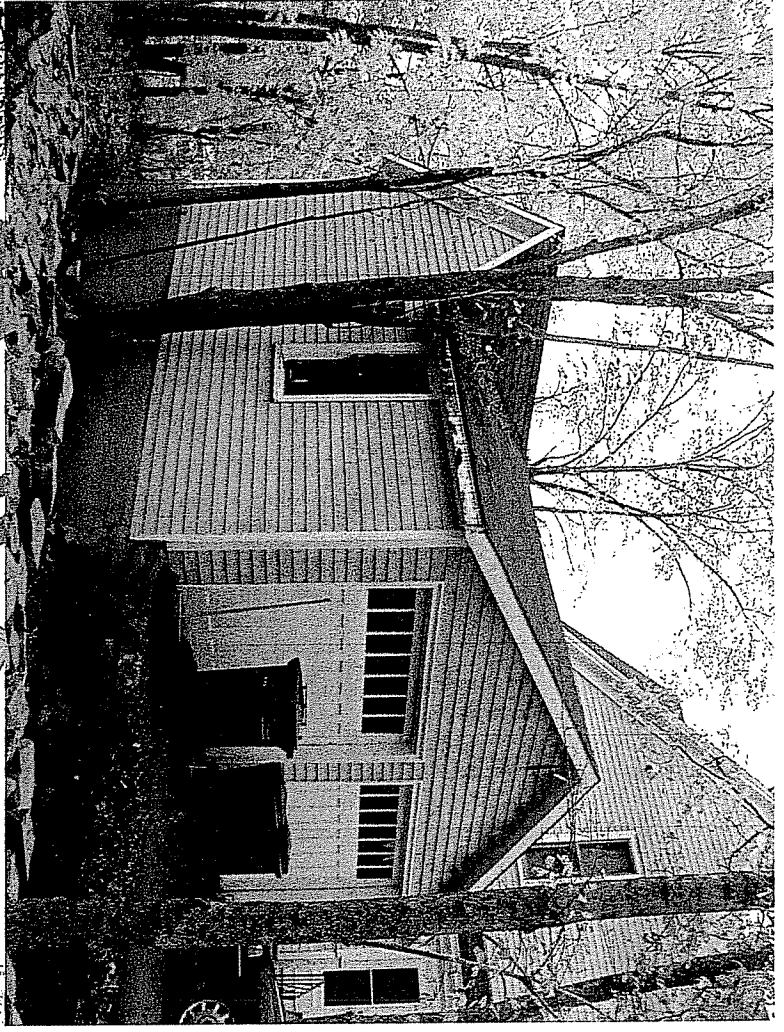
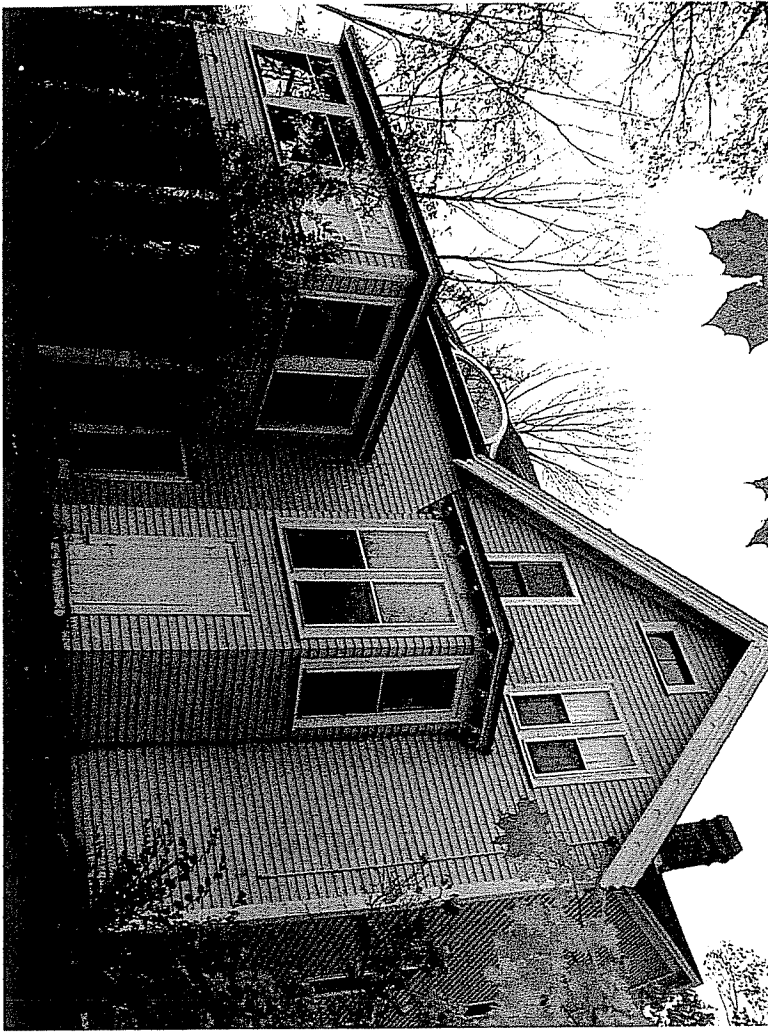
Designation Recommended?

YES

NO

COMMENTS:





29 First Ave - C. Bedford

c. 1939

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ATTACHMENT D



29 First Avenue, Bedford

c. 1939

