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Halifax Regional Council
January 15, 2002

February 19, 2002
February 26, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

Allan MacLellan

Allan MacLellan, Acting Chair, Heritage Advisory Committee

DATE: January 9, 2002

SUBJECT: Case H00073 Heritage Registration Hearing, 1137 Ketch
Harbour Road

ORIGIN

Application for heritage registration.

RECOMMENDATION

The Heritage Advisory Committee recommends that Regional Council set the date of February 19, 2002 to consider registration of 1137 Ketch Harbour Road under the HRM Heritage Property Program.

**PLEASE RETAIN REPORT
FOR HERITAGE HEARING**

BACKGROUND

Please see attached staff report to the HAC on November 28, 2001.

DISCUSSION

Please see attached minute extract.

ATTACHMENTS

- 1) Staff report to the Heritage Advisory Committee dated November 28, 2001
- 2) Minute extract from the November 28, 2001 meeting of the 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: Patti Halliday

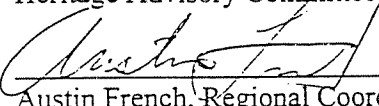
Report Approved by:

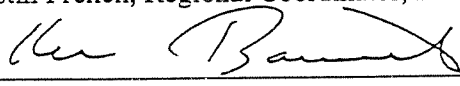


Allan MacLellan, Acting Chair, Heritage Advisory Committee

Heritage Advisory Committee
November 28, 2001

TO: Heritage Advisory Committee

SUBMITTED BY: 
Austin French, Regional Coordinator, Planning & Development Services


Kevin Barrett, Planner

DATE: November 15, 2001

SUBJECT: Heritage Case H00073 - Application by Gary and Brenda Brown to consider 1137 Ketch Harbour Road, Ketch Harbour, as a Registered Heritage Property.

STAFF REPORT

ORIGIN:

An application by the Brown's requesting the consideration of 1137 Ketch Harbour Road, Ketch Harbour, as a Heritage Property.

RECOMMENDATION:

It is recommended that should 1137 Ketch Harbour Road, Ketch Harbour, score more than 45 points, the Heritage Advisory Committee recommend to Regional Council that this property be registered under the HRM Heritage Property Program (Map 1).

BACKGROUND:

Mr. and Mrs. Brown have made an application to have their home at 1137 Ketch Harbour Road, Ketch Harbour, considered a heritage building under the HRM Heritage Property Program. The home is currently used as a single family dwelling.

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 Halifax County's Heritage Property Evaluation System - Heritage Buildings (Attachment 2).

Should the building score more than 45 Points, a positive recommendation will be provided to the Regional Council, and notice of this recommendation will be provided to the registered owners of the building 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 building is scored on November 28, 2001, Council cannot consider the registration earlier than January 22, 2002.

Please note that this property was previously considered by the HAC on July 22, 1998. At that time, the property was scored and recommended for consideration by Regional Council. With the staff changes and office moves that subsequently occurred, the file was misplaced by staff. Since a considerable amount of time has passed, and the composition of the Committee has changed, staff would request the HAC consider this as a new application.

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 Registrations.

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

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

ATTACHMENTS:

Map 1: Site Plan - 1137 Ketch Harbour Road, Ketch Harbour


Attachment 1: Heritage Research Report for 1137 Ketch Harbour Road, Ketch Harbour.

Attachment 2: The Halifax County's Heritage Property Evaluation System - Heritage Buildings.

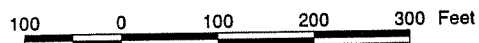
Further information regarding the contents of this report may be obtained by contacting Kevin Barrett, Planner, at 490-4419. For additional copies or for information on the report's status, please contact the Office of the Municipal Clerk at 490-4210 (tel) or 490-4208 (fax)



Map 1 - Location Map
 1137 Ketch Harbour Road
 Ketch Harbour

 Subject area under consideration
 for heritage registration

HALIFAX
 REGIONAL MUNICIPALITY
 PLANNING AND
 DEVELOPMENT SERVICES



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

I. AGE OF PROPERTY -

In 1847, Emmanuel Mackey received a **grant of land** in the small community of Ketch Harbour, which is located on Route 349, not far from the former City of Halifax. The grant included 44 acres of land and was registered in Book 15, Page 201, Grant #1209. The style of the home indicates it is quite old and the home is visible on the Ambrose Church map for Halifax County, which was published in 1865.

II. HISTORICAL ASSOCIATIONS-

i) Relationship to important personages

This property was owned by the **Mackey family for over a hundred years**. After speaking with family members I discovered that there are different versions as to who really owned the property during the early to mid 1900's. It is known that **Emmanuel Mackey** was the original owner of the property, however his sons and/or grandsons resided in this home at one time or another until it was eventually sold in 1969 to a Kathleen Hill.

In an interview with the present owner, Gary Brown, he informed me he had been told that family members believe that **Francis Mackey**, a former Halifax pilot involved in the Halifax Explosion, had one time owned the property and was born and brought up there.

However, after speaking with Mr. John Mackey of Stewiacke, NS, he informed me that his father, Hansen Mackey resided in the Mackey homestead for 45 years as is stated in a Statutory Declaration discovered in the Registry of Deeds. (See Appendix I) I was not able to discover when Emmanuel Mackey died, nor a document stating who should inherit the property after his death. John Mackey also said that he was not aware of Francis Mackey ever residing or owning this property at anytime. I did discover deeds registered showing Francis Mackey owning land near the homestead which had been once part of the original land grant of Emmanuel Mackey.

In a telephone conversation with the daughter of Francis Mackey, Mrs. Mona Holmes of Halifax, she stated that she was told that Francis Mackey had been born in the house and resided there for a short period of time as a young child. He left home at a very young age and went to sea. By the early 1900's, Francis Mackey is living in Halifax.

After Hansen Mackey died, Emmanuel Clinton Mackey received the property and obtained ownership of the homestead from his sibling. (See Appendix II) He then in turn sold the property to Ronald Francis Mackey in 1957. Unfortunately Ronald Mackey could not have paid the taxes on the land during the time he owned the property because in 1965 we have Emmanuel Clinton Mackey of Philadelphia receiving the property back once more. Emmanuel died shortly afterwards, because his widow, **Amelia Mackey** sold the homestead to Kathleen Hill in 1969.

The historical significance of this particular property is associated with a member of the Mackey family who was originally blamed for causing the Halifax Explosion to occur. On the morning of December 6th, 1917 Francis Mackey was the pilot who was responsible for piloting the ship called the Mount Blanc from the Bedford Basin back out to the Atlantic. After speaking with his daughter Mona Holmes of Halifax, she informed me that her father had been born in 1872 on the Mackey homestead and was the son of Simon Mackey. He died in Halifax, in 1962, at 90 years of age and is buried in Mount Olivet Cemetery.

Around the turn of the century, Mr. Mackey was living on Robie Street, not far from the Queen Elizabeth High School. Shortly after arriving here, he married Lillian Wrayton of Halifax. They had six children and when the Halifax Explosion took place, his daughter Mona was only four years old, but she still can remember how hard they struggled after her father was charged for manslaughter. He had to hand in his Pilot's license in February 1918, but was promised he would have it returned to him if he was acquitted. Luckily for Francis Mackey, the courts felt there was not enough evidence available to convict him so he was acquitted. Documents found at the Public Archives stipulate that Mr. Mackey had to go to court in order to get his licence returned to him. This took him nearly four years to accomplish. Once he received his license Mr. Mackey was able to continue working as a harbour pilot until he retired.

In 1969, the home was purchased by Kathleen Hill, a prominent Nova Scotian author known as Kay Hill. She has written a number of children's books as well as books recounting the folklore of the Mi'kmaq people. She has also written biographies on such famous men as John Cabot. There is a room in the home which overlooks Ketch Harbour, where Kay Hill is said to have written her books during the twenty-five years she resided in the home.

Today, the property is owned by Gary and Brenda Brown who purchased the home last year in 1997. (See Appendix III) Mr. Brown is a self-taught woodcarver who has studied the history and carving techniques of ship carvers of the past. Through the use of his 200 year old carving tools, he hopes to bring back this dying art of carving replicas of figure heads once found on ships, as well as other types of wood carvings connected with a ships' structure, such as the sails and rigging. His expertise also includes carving such objects as three foot polar bears. A demand for Mr. Brown's work continuous to grow and he is often called upon to display his techniques and craftsmanship to tourists. Each summer you can find him working at the Maritime Museum of the Atlantic on Lower Water Street in Halifax, every Monday and Wednesday. This year he will be carving an eight foot sea horse which will be donated to his favourite charity, the children's hospital. Next door to the main house is a small wooden shed which is used as his work shop. (see picture #4)

III. RELATIONSHIP TO SURROUNDING AREA

The property is located on a turn and close to the main highway (Route #349), overlooking Ketch Harbour. At one time there were several older houses standing in the vicinity of the Mackey homestead, however this is the only dwelling still situated near the harbour, from the time when the community was a thriving fishing village. Today most of the people who reside in the community travel from their homes in Ketch Harbour to Halifax to work or shop, since

changes in the mode of travel has made it easier with the use of modern transportation. The property has an excellent view of the cove and is visible to those passing through the community on their way to Sambro.

IV. AESTHETIC AND ARCHITECTURAL MERIT -

i) Rarity of Architectural Type-

The house located at 1137 Ketch Harbour Road can be described as being constructed in the Cape Cod Style, which was a style basically used by fisherman and farmers in the rural areas. According to Allen Penney, in his book Houses of Nova Scotia he states that "as a form it can be found anywhere from Labrador to Virginia, but mostly in the states of Maine, Massachusetts, Rhode Island and Connecticut." (p.112) The style is a common design found throughout the communities of Nova Scotia, especially along the coast line. Mr. Penney also states that " the typical Nova Scotian house goes back to the 1750 or 1775" and ".....Nova Scotians have built storey and a half houses, often with small dormer windows...." (p. 112). However, in Ketch Harbour this particular styled home is one of the oldest structures being used for residential as well as for a commercial business. (See picture #1)

ii) Original Facade-

According to the owner of the property, Mr. Gary Brown, the facade of the structure is original except for changes being made over time to some of the windows and a new brick chimney being added. It has retained its steeply pitched gabled roof, with the dormers built close to the roof line. The summer kitchen is located at the rear of the structure and it now has a selkirk chimney, but it has retained its original six over six window. The small workshop is similar in style to the family residence, without the dormers, but has retained a wooden shingled gabled roof. (See picture #2 & #4)

iii) Example of Architectural Type-

This dwelling is a one and a half storey wooden structure constructed on a stone foundation, in a very plain Cape Cod or Vernacular Style. It is a typical style for the types of homes erected by families who earned their living by the land and sea. At one time there was a barn and the Mackey family raised farm animals and planted gardens as well as fished in the Harbour. The three bay facade with the off-centred entryway has no decorations except for the two dormers situated close to the roof line. Usually this architectural design would have the roof line extended down closer to the tops of the windows and entrance, similar to the way the small shed is designed. (See picture #4)

APPENDIX III -

The following is a list of the owners found at the Registry of Deeds:

<u>Owner/Resident</u>	<u>From-To</u>	<u>Occupation</u>	<u>Book-Page</u>
Emmanuel Mackey	1847- ?	Fisherman	B. 15 - P. 201
Hansen Mackey	1912- 1957	Fisherman	B.2498 - P.883
Emmanuel C. Mackey	1957- 1957		B. 1486 - P.509
Ronald Francis Mackey	1957- 1965		B.1443 - P.645
Emmanuel C. Mackey	1965-1969		B.2162 - P.474
Kathleen Hill	1969-1997	Writer	B.2313 - P. 74
Gary and Brenda Brown	1997-1998	Woodcarver	B.6063 - P. 836

1137 Ketch Harbour Road

APPENDIX IV-

SOURCES OF RESEARCH -

Conducted interviews with the present owner and relatives of the previous owners:

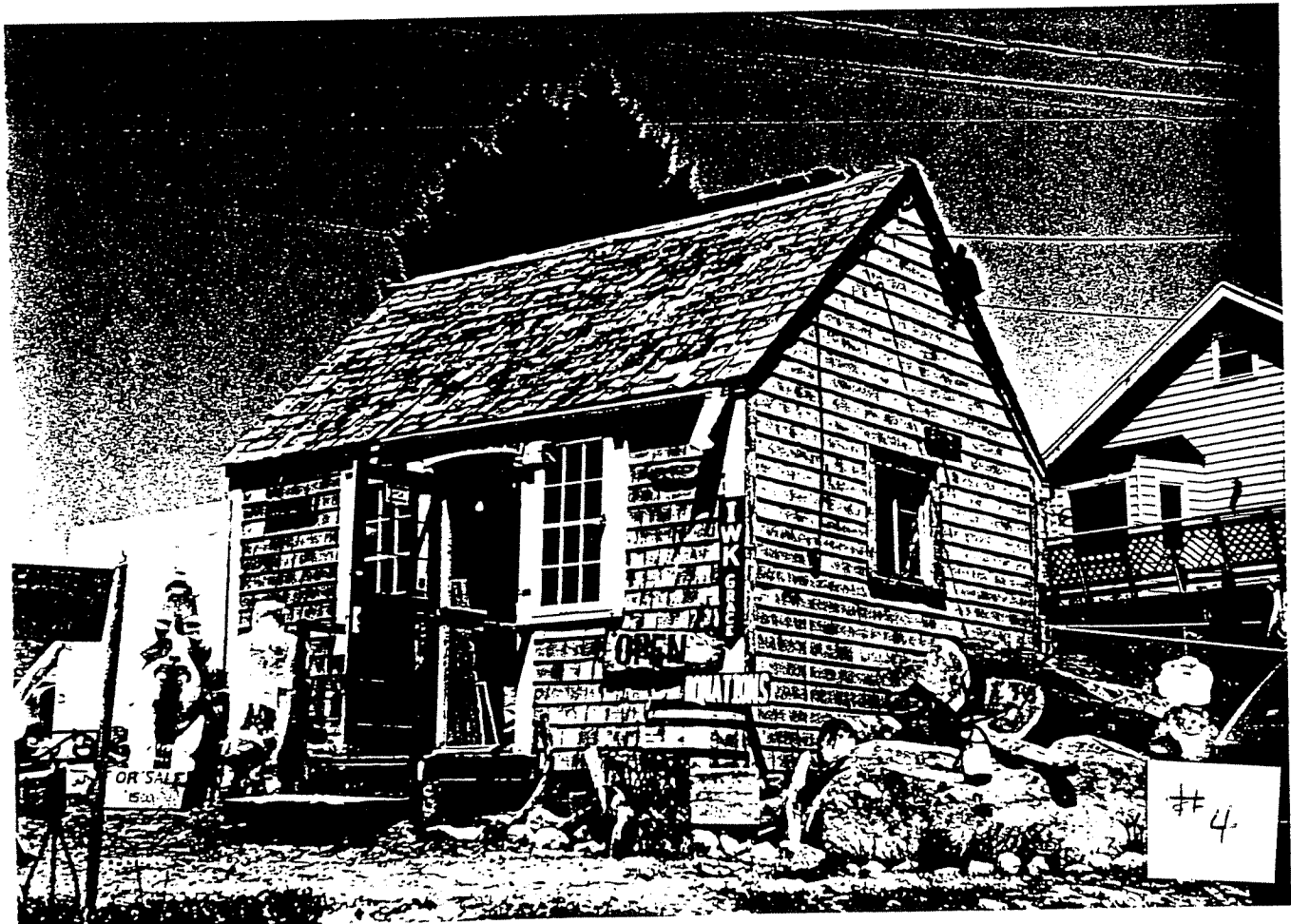
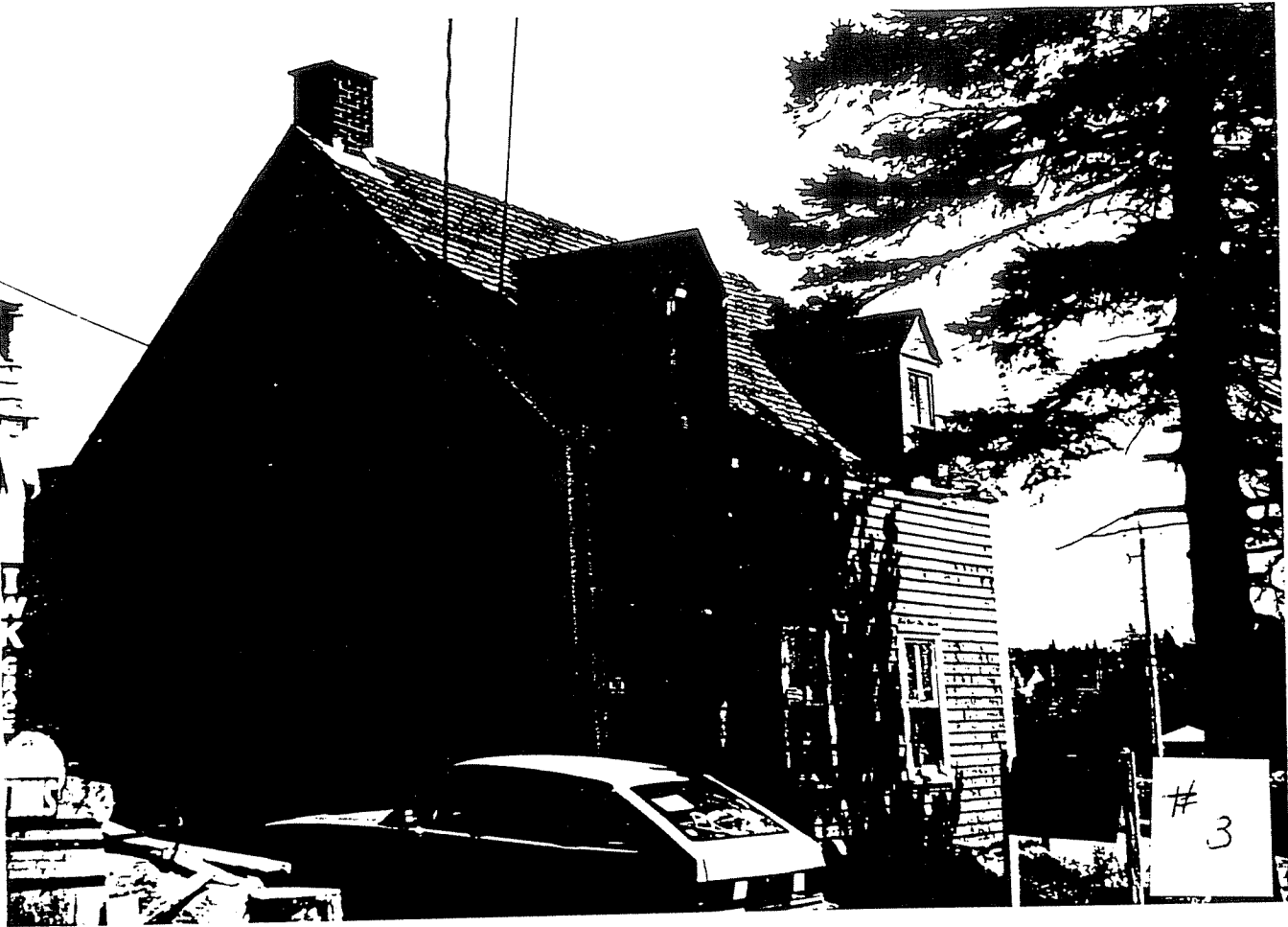
1. Gary Brown owner of property May 12, 1998
2. John Mackey....son of a prervious owner...May 25, 1998
3. Mona Holmes... daughter of F. Mackey.....May 26, 1998

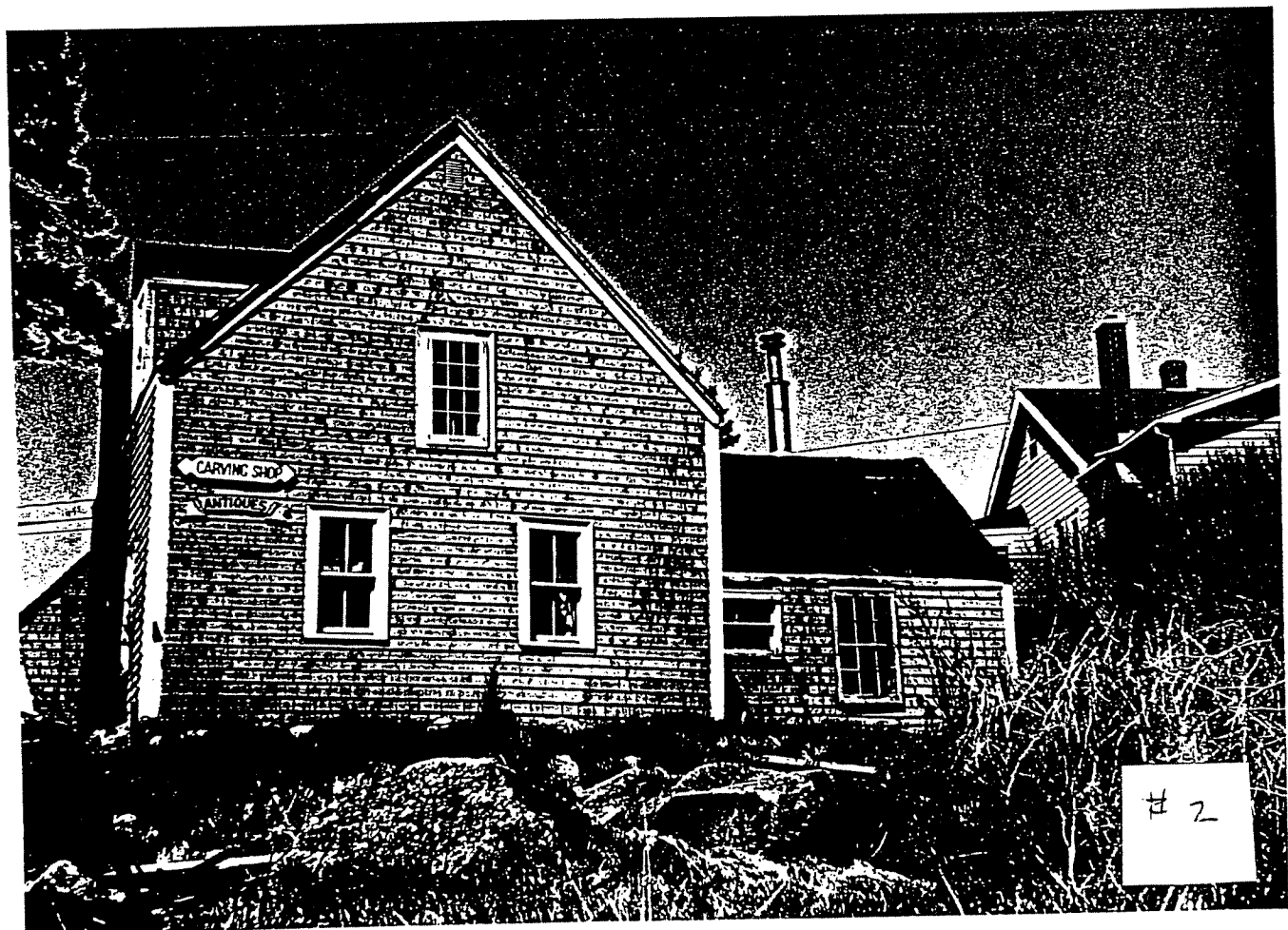
Registry of Deeds... See Appendix I , II & III

PANS - Biographical Index Cards Mackey family
MG 100 Vol. 183 #26 1921

Maps - Ambrose Church Map, Halifax County, 1865

Books: Kitz, Janet, Shattered City The Halifax Explosion The Road to Recovery,
Nimbus Publishing Ltd., 1989, p. 16
Penney, Allen, Houses of Nova Scotia. Formac Publishing Company and The Nova
Scotia Museum, Halifax, 1989





HALIFAX COUNTY MUNICIPALITY

Heritage Property Evaluation System

On October 18, 1983 Council approved this Evaluation System for designating Heritage Properties in the Municipality. For a property to be considered for designation, it must score a minimum of 45 points out of 100.

CRITERIA	POINTS
1. Age (when built)	
----- - 1840	15
1841 - 1867	12
1868 - 1880	10
1881 - 1895	8
1896 - 1914	7
1915 - 1933	5
2. Relationship to Important Occasions, Institutions, personages (early settlers)	
(a) Local Importance	20
(b) Provincial Importance	15
(c) National Importance	10
3. Relationship to surrounding area	
(a) Excellent (building is a definite asset to surrounding buildings and area)	10
(b) Good (building is very compatible with surrounding buildings and area)	7
(c) Fair (Building is in keeping with the character of the area)	5

CRITERIA	POINTS
<p>4. Aesthetic / Architectural Merit</p> <p>(i) (a) Rarity (Only or rare example of particular Architectural type in Halifax County)</p> <p>(b) Only or rare example in local area (size of School Board district)</p> <p>(ii) (a) Original Facade (facade is not altered in a major way)</p>	<p>20</p> <p>10</p> <p>5</p>
<p>5. Quality of architectural type</p> <p>(a) Excellent example of architectural type</p> <p>(b) Good example of architectural type</p> <p>(c) Fair example of architectural type</p>	<p>20</p> <p>15</p> <p>10</p>
<p>6. Extra points</p>	<p>15</p>

**EXTRACT FROM NOVEMBER 28, 2001 HERITAGE ADVISORY COMMITTEE
MINUTES:**

4.2 Heritage Case H00073 - Application by Gary and Brenda Brown to consider 1137 Ketch Harbour Road, Ketch Harbour, as a Registered Heritage Property

- A staff report prepared for Austin French, Regional Coordinator, Planning & Development Services, regarding the above, was before Council for its consideration.

Mr. Barrett noted the original score for this property was 82 points. The Committee concurred with this score.

1.	Age	12 pts.
2.	Relationship to Important Occasions, Institutions, personages	20 pts.
3.	Relationship to surrounding area	10 pts.
4.	Aesthetic/Architectural Merit	10 pts.
5.	Quality of Architectural Type	15 pts.
6.	Extra Points	15 pts.
	TOTAL	82 pts.

MOVED by Councillor Meade, seconded by Wallie Brannen, that the Heritage Advisory Committee recommend to Council that 1137 Ketch Harbour Road, Ketch Harbour, be registered under the HRM Heritage Property Program. MOTION PUT AND PASSED UNANIMOUSLY.