

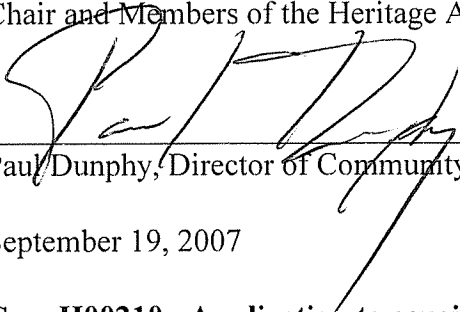


PO Box 1749  
Halifax, Nova Scotia  
B3J 3A5 Canada

7.2

Heritage Advisory Committee  
October 24, 2007

**TO:** Chair and Members of the Heritage Advisory Committee

**SUBMITTED BY:**   
Paul Dunphy, Director of Community Development

**DATE:** September 19, 2007

**SUBJECT:** Case H00210 - Application to consider 22404 Highway #7 (Mac Phee House), Sheet Harbour, as a Municipal Heritage Property.

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**ORIGIN**

Staff initiated request.

**RECOMMENDATION**

It is recommended that should 22404 Highway #7 (Mac Phee House) 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**

This HRM-owned property is used seasonally as a Tourist Bureau (first floor), and a museum (second floor). HRM staff have initiated heritage designation for this property. Given the importance the community has placed on the history of this building, the site, and the heritage/community programming offered from this building it is appropriate to consider heritage registration.

Under the Heritage Property Program, all registration applications for heritage buildings are reviewed by the Heritage Advisory Committee (HAC). To provide a basis for the review, a Heritage Research Report (Attachment 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 provided to Regional Council, and notice of this recommendation will be provided to the registered owners of the site at least thirty (30) days prior to its registration.<sup>1</sup> An opportunity for the owners to be heard is provided before Council votes on the recommendation.<sup>2</sup> If the site is scored by the HAC on October 24, 2007, Council cannot consider the registration earlier than November 27, 2007.

**BUDGET IMPLICATIONS**

Historical research for the property was funded by HRM's Community Relations and Cultural Affairs Division from account CDG 00509.

In addition, should Regional Council approve the heritage registration of 22404 Highway #7, Sheet Harbour, a heritage plaque will be placed on the building. The cost to the Municipality for the plaque will be approximately \$325 which will be funded from the operating budget account C310-6301.

**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.

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<sup>1</sup>As per Section 14(2) of the Heritage Property Act

<sup>2</sup>As per Section 15(2) of the Heritage Property Act.

**ATTACHMENTS**

- Map 1: Location Map - 22404 Highway #7, Sheet Harbour
- Attachment A: Historical Research for 22404 Highway #7, Sheet Harbour
- Attachment B: The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality
- Attachment C: Historic Photographs of 22404 Highway #7, Sheet Harbour
- Attachment D: Recent Photographs of 22404 Highway #7, Sheet Harbour

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



<p>Map 1 - Location Map 22404 Highway 7 * Sheet Harbour Eastern Shore (East) Plan Area</p>	<p> Subject property</p>	<p><b>HALIFAX</b> REGIONAL MUNICIPALITY COMMUNITY DEVELOPMENT PLANNING SERVICES</p>
<p>* formerly located at 22534 Highway 7</p>	<p>HRM does not guarantee the accuracy of any representation on this plan</p>	
<p>19 September 2007</p>	<p>Case H00210</p>	<p>file: T:\work\planning\hillary\casemaps\h00210.pdf (HEC)</p>

**ATTACHMENT A**

**An Historical Report on:  
MacPhee House Museum  
formerly located at 22534 Highway 7  
Sheet Harbour, Nova Scotia**

**Currently located at 22404 Highway 7, Sheet Harbour, NS**

**Prepared for:** Maggie Holm, Heritage Planner  
Halifax Regional Municipality

**Prepared by:** Alfreda Withrow  
Research Consultant

**Date:** August 29, 2007

### **Age and Ownership of Property:**

In 1874 John Porter Hogan, a school teacher, purchased a half acre lot of land situated in the centre of the village of Sheet Harbour from William Sutherland, a blacksmith, and his wife Jane for \$55.00. (See Appendix I) A year later he purchased an adjoining half acre lot from the heirs of the late William Leslie, a merchant, and his widow Mary Ann of Spry Bay for the sum of \$65.00. (See Appendix II) Five years later, in 1880 John Hogan sold the two half acre lots to Malcolm MacFarlane, a merchant, for \$700.00. Due to the fact that the property was sold five years later for such an amount indicates that the building was constructed around 1875.

Twenty years later, MacFarlane sold the two parcels of land to John Angus MacPhee's (McPhee) wife, Florence, in 1900 for \$1,000.00. (See Appendix III) In some documents the MacPhee name is spelt as 'Mc' and in other sources it is spelt as 'Mac'. The two properties stayed in the MacPhee family until Florence MacPhee deeded one of the half acre lots to Thurston and Elsie MacPhee, in 1946. (Civic #22532 Highway 7, Sheet Harbour) (See Appendix IV).

Situated on the second half acre lot was the homestead and hotel belonging to Florence MacPhee, until her death in 1964. The hotel was left to her daughters Elsie MacPhee and Marion Grant. Her daughter Elsie resided in the house for most of her life until it was decided that the property should be sold. The property was sold to the W. Gammon Grocery Ltd. in 1983. The Gammon family sold the structure to the Nova Scotia government, who removed the hotel to the outskirts of Sheet Harbour near the West River Bridge in 1985. Today it is called the MacPhee House & Visitor Centre and was deeded to the Halifax Regional Municipality in 2004. (See Appendix V).

### **Relationship to Personage:**

John Porter Hogan was born in 1837 at Salmon River, Guysborough County and was the son of Patrick and Alice Hogan. He married Charlotte Josey in 1868 in Sheet Harbour. Approximately six years later he purchased the two half acre lots in the centre of the village of Sheet Harbour and either built the house himself or had the structure erected on one of the half acre lots. John was a Presbyterian school teacher in Sheet Harbour until he moved to the nearby community of Sherbrooke. After the death of his first wife, he remarried in 1891 to Mary McLellan, a widow. He passed away in 1919.

Hogan sold his home as well as the adjoining half acre lot to Malcolm MacFarlane in 1880. Mr. MacFarlane is listed as a merchant and lumberman in the *Maritime Directory for Nova Scotia* of 1870- 71. Mr. MacFarlane was a long time resident of the village of Sheet Harbour. He held an interest in the Chisholm Mill in 1863 that was later sold to Rhodes and Curry, a well-known building supply company. He also purchased the West River Mill in 1878 but sold it a year later to Havelock Hart who operated a mill in this area for many years.

In 1900 Mr. MacFarlane sold the property to Florence MacPhee who over the years sold and purchased a number of parcels of land within the Sheet Harbour area. Her husband John Angus MacPhee is listed in the 1911 census as being a hotel keeper but the property was always registered in Florence's name. Mr. MacFarlane is listed as residing with John and Florence MacPhee in the 1901 census along with several other lodgers in the MacPhee home.

In a *Nova Scotia Provincial Directory* there is an advertisement listed stating:

"McPhee's Hotel of Sheet Harbour (West River). This hotel has been enlarged, renovated, and re-furnished with all the modern appliances, hot and cold water baths. Centrally located, in close proximity to businesses, houses and a post office. The proprietor begs to call the attention of the sporting public to the fact that Sheet Harbour is situated in the heart of one of the best sections of Nova Scotia for sport. Trout, salmon, and bass abound. Moose, caribou, partridge and duck shooting is excellent. Sheet Harbour is easily reached by steamer from Halifax, and teams to any part of the country at reasonable rates are always obtainable. Our prices are moderate and we try to make guests at home. John A. McPhee, Proprietor" (See Appendix VI).

The McPhee, Quillinan and Currie families are all listed in the 1861 census as residing in Sheet Harbour. John Angus MacPhee was the son of John A. and Susanna (Quillinan) MacPhee. He was born in 1868 in Sheet Harbour and died there in 1949. John Angus MacPhee's father was believed to be from Pictou but his mother Susanna was born in Sheet Harbour. He met and married Florence Currie (b.1868- d.1964) in Upper Musquodoboit in 1891. She was the daughter of George (a master mariner) and Ann (Behie) Currie. The Currie family arrived in Nova Scotia as Loyalists in 1784 and her ancestor Neil Currie, received 250 acres of land as part of the Soldier's Grant in Sheet Harbour (See Appendix VII).

Even though Florence's name is listed on the deed as the owner of this property, her husband John was listed as the "hotel keeper" but at various times also listed as a gold miner and prior to his death he was a lumberman. The MacPhee Hotel was the family's private residence, but was also used as a post office, grocery store as well as a rooming/boarding house since the turn of the 20th century with bank employees, telephone company employees, school teachers and principals as well as travellers being accommodated by the MacPhee Hotel. It is believed that the structure was enlarged by 1911 to the size it is today. The MacPhee's had the foresight to see that a hotel could be a profitable business venture.

After Florence's death in 1964 her two daughters, Elsie MacPhee and Marion Grant, became the owners of the property. Elsie MacPhee and her sister, Marion Grant, sold the hotel to the W. Gammon Grocery Ltd. in 1983. This company was already operating a hardware store next to this property but also decided to open a furniture store. However in 1985 the Gammon family decided to sell the MacPhee hotel and to rebuild a structure to better house their business. A decision was made by the Nova Scotia government to purchase the structure rather than see this historical building demolished. The hotel was removed from this site to where it is located today in the West River Bridge area of Sheet Harbour in May 1985 on lands formerly owned by Scott Paper Co. (See Appendix VIII).

In 2004, the Halifax Regional Municipality and the Sheet Harbour and Area Chamber of Commerce joined together to ensure that the Centre would continue to operate as a Visitor's Information Centre and title of the property was transferred to the Halifax Regional Municipality (See Appendix IX).

Today the structure is known as the MacPhee House Visitor Information Centre and Museum and is visited by numerous tourists who are attracted to the peaceful surroundings and what the historical building offers. The Sheet Harbour & District Board of Trade is assisting with "community development" and promoting tourism on the eastern shore. The MacPhee House has an interpretative centre, picnic and play area and offer tourists a chance to view various collections, including a display of artifacts, historical photographs, paintings by local artists as well as research services provided by volunteers. "This attractive property encourages both locals and tourists to linger and enjoy the board walk and 6 kilometres of walking trails. Nature enthusiasts will enjoy the abundance of wildlife. The beautiful scenery makes it ideal for photography buffs."

### **Architectural Merit:**

This one and a half story wooden shingled structure with a two story addition was built along a Greek Revival architectural style. The term "Greek Revival" originated from the fact that the structure is shaped like a Greek temple. Allan Penney stated the following in his book called, *Houses of Nova Scotia*, "The Nova Scotia house with a broken pediment developed out of a design that had a pediment forming the gable like the temples of antiquity. Nova Scotia has many with this form but without the pediment." The pediment is the triangular gable of a classical temple. A gabled shaped pediment is noticeable on the medium pitched roof with returned eaves as well as on the smaller gabled pediment located on the west side of the roof's structure.

The two storey addition has a low pitched roof with the windows closely situated under the roof's eaves. Decorative narrow cornices are located above the windows of this building as well as above the facade's entrance with shutters placed on each side of the windows. Originally an open verandah was once located along both of the facade of the main section of the house as well as the addition, with fretwork located under the shed styled roof adding a decorative touch and shade from the hot sun. Unfortunately it is not known when this verandah was removed but it was after the early 1970's.



### **Historical Timeline of the MacPhee Hotel:**

1. Two half acre lots were purchased by John Porter Hogan (a school teacher), one was purchased in 1874 for \$55.00 and the second one in the 1875 for \$65.00, both properties are located on the main road in the centre of the village of Sheet Harbour. The hotel was probably constructed shortly after the land was purchased.
2. Mr. Hogan sold the two half acre lots in 1880, for \$700.00 to Malcolm MacFarlane (a merchant and lumberman).
3. Twenty years later in 1900 the property is sold once again to Florence MacPhee (McPhee) for \$1000.00. Florence is the wife of James MacPhee who is listed in the 1901 census as a hotel keeper.
4. James died in 1949 and is listed as a lumberman and Florence passes away in 1964.
5. The hotel is left to their two daughters, Elsie MacPhee and Marion Grant.
6. It is Elsie who resides in the hotel for many years until it is sold in 1983 to W. Gammon Grocery Ltd.. The Hotel building is sold to the NS government in 1985.
7. In May of 1985 the building is removed from its original site in the centre of the village of Sheet Harbour to the West River Bridge area on land owned by the Nova Scotia Government (formerly the property of the Scott Paper Company).
8. In 2004, the property is deeded over to the Halifax Regional Municipality and the structure is described in the tour guides and on the website as a museum that offers tourists a place to relax and gives them an insight into the history of the area. The everyday operation of the museum is under the direction of the Sheet Harbour and Area Chamber of Commerce with the help of volunteers.

### **Appendix #I-IX** *(available on request)*

- I. Copy of deed for a half acre lot from Wm. Sutherland to John P. Hogan in 1874.
- II. Copy of deed for a half acre lot from George Leslie to John P. Hogan in 1875.
- III. Copy of deed for both lots being sold to Florence MacPhee in 1900.
- IV. Copy of the deed between Florence MacPhee to Elsie MacPhee for one of the original half acre lots, sold in 1946 and located next door to the MacPhee Hotel.
- V. Deed search for MacPhee House Museum from 1874 to 2007.
- VI. An advertisement for MacPhee Hotel that was listed in Halifax County Directory.
- VII. Copy of Soldier's Grant showing where it was located in Sheet Harbour.
- VIII. A copy of the site plan for the Scott Paper Company's location at the West River Bridge in 1967.
- IX. Copy of the deed and site plan for the MacPhee House Museum that shows the property being deeded over to the Halifax Regional Municipality in 2004.

## Research Sources:

### Registry of Deeds

1. Completed a deed search on property at the Registry of Deeds, Terminal Road on PID # 00584797 (Land owned today by the Gammon family).
2. Completed a partial deed search on MacPhee House Museum where it is located today on PID #40328528 (Land owned by the Halifax Regional Municipality).

### NSARM

1. Sheet Harbour History .....MG 100 Vol 219 #29.... Reel #9677 .....family info.
2. Sheet Harbour General History Notes, MG 1 Vol 1912 #1...nil
3. Newspaper article....."MacPhee House Moved", Thursday 16th May, 1985; pg.16.
4. *Dartmouth This Week* by Heather Robinson
5. Aerial Photograph Black and white copy...NSARM #24903 NS 15

### Books

1. Allen Penney, *Houses of Nova Scotia*, Formac Publishing Company... .Halifax, NS, 1989
2. James Rutledge, *History of Sheet Harbour*, Lib.# F107 Sh3 R93, pgs. 49, 31,41, 19, 75; (Notes on Malcolm MacFarlane and John Angus MacPhee & Census of 1861)
3. Philip Hartling, *Where Broad Atlantic Surges Roll*, Formac Publishing Company Antigonish, NS, 1979.

### Interviews by phone

1. Ruby Gammon of Gammon Hardware & Furniture, Sheet Harbour, NS Tel: 885-2797
2. Art MacKenzie, resident of Sheet Harbour, NS Tel: 885-3055

### Information received through e-mails

1. John Wood of the Chamber of Commerce at MacPhee Museum, Sheet Harbour, NS (received an old photograph of MacPhee Hotel, date unknown)

### Websites

Eastern Shore Families, Kim Stevens [www.rootsweb.com](http://www.rootsweb.com)

1. John A. MacPhee, pg. 223
2. Currie Family, pg. 68
3. John Porter Hogan, pg. 135

McAlpine Maritime Directory (1870-1871).. pg. 419

McAlpine Halifax County Directory...pg. 597

Appendix V: *(available on request)*

<b>Name</b>	<b>Book/Page</b>	<b>Year</b>
John Porter Hogan	197/66	1874-1880 (Civic #22534)
Malcolm MacFarlane	225/149	1880-1900
Florence McPhee	343/187	1900-1964
Elsie McPhee & Marion Grant	1992/845 (will)	1964-1983
W. Gammon Grocery Ltd.	3703/994	1983-1985
Structure moved to West River Bridge area in 1985:		
Nova Scotia Government	2897/893	1975-2004
Halifax Regional Municipality	7923/750	2004-2007 (Civic #22404)

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

Attachment B

**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 <sup>th</sup> 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.

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

<b>Architecture</b>	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
<b>Exterior</b>	<b>Points</b>	<b>Comments</b>
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

<b>Points</b>	<b>Comments</b>
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 <b>OR</b> 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	
<b>Total</b>	<b>100</b>	

**SCORE NECESSARY FOR DESIGNATION 50**

**Designation Recommended? YES  NO**

**COMMENTS:**

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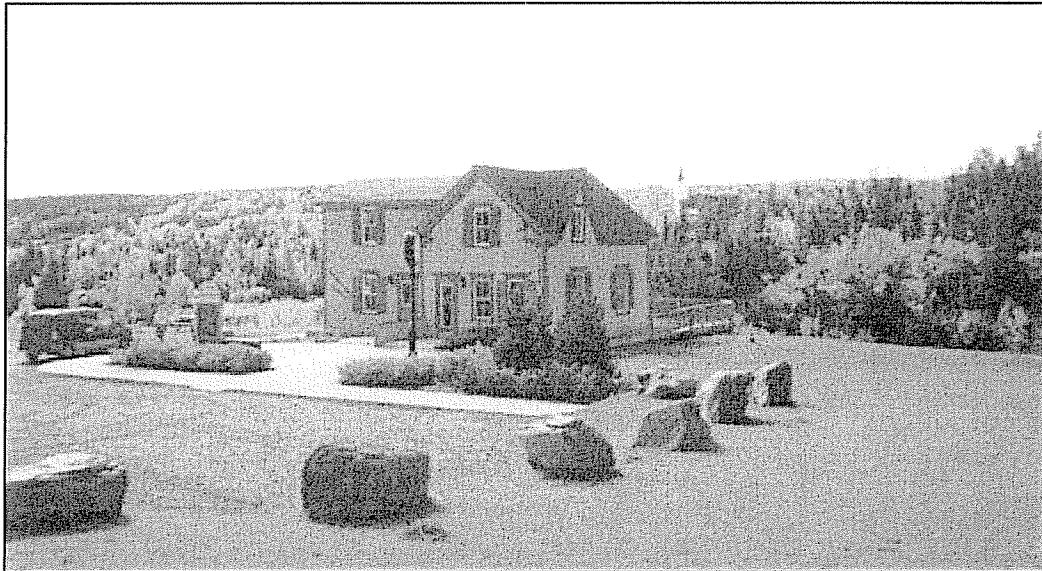


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Attachment C - Historic Photographs



MacPhee House (1987) shortly after its relocation.

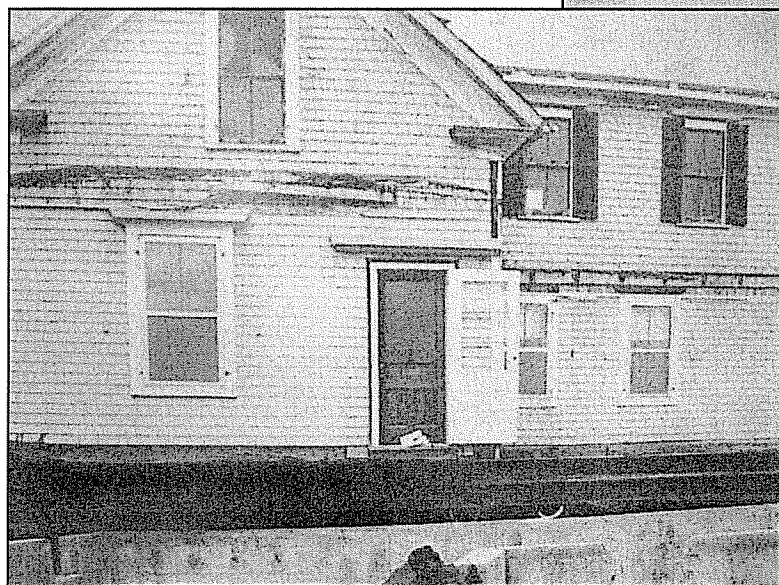
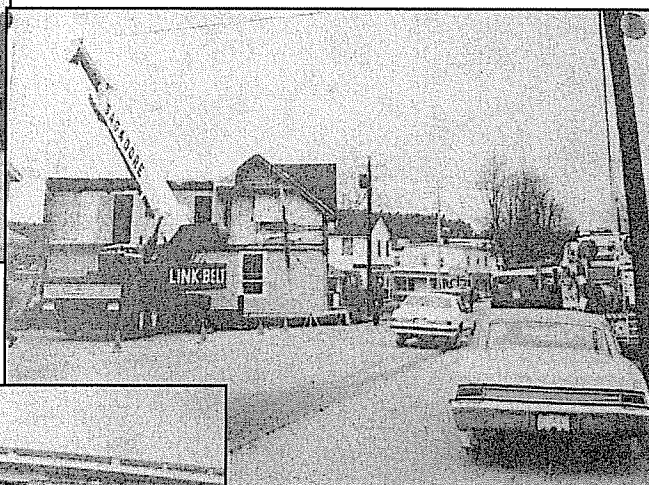


MacPhee House (Hotel) (date unknown), prior to fire and relocation.

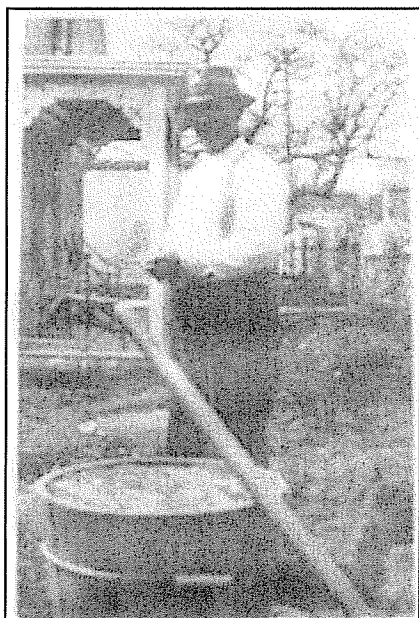


Attachment C - Historic Photos

Moving the MacPhee House



Attachment C - Historic Photos



John Angus MacPhee, Mail  
Coach Driver, Mill Worker,  
Grocer (Died 1949).

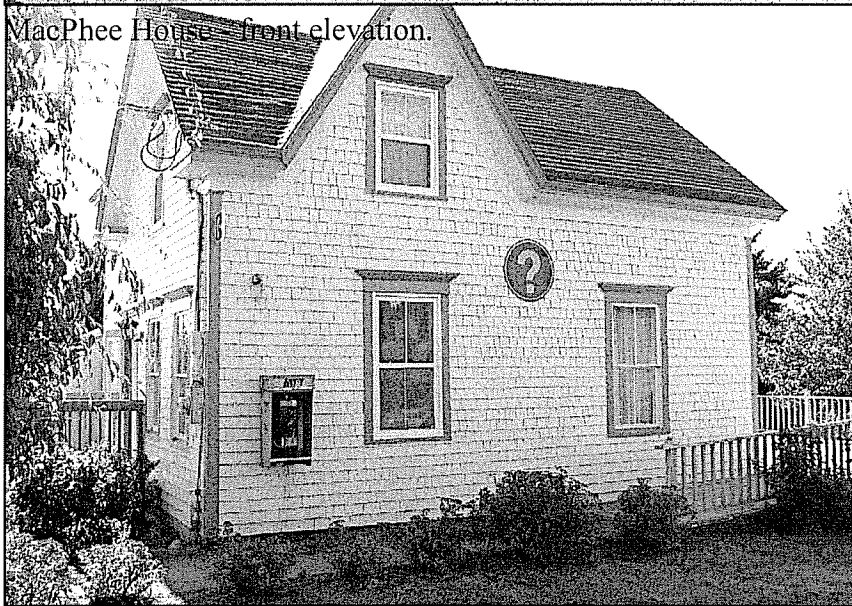


Florence (Currie) MacPhee,  
Wife, Mother of 8, Caregiver,  
Guest House Host (Died 1964).

Attachment D



MacPhee House - front elevation.



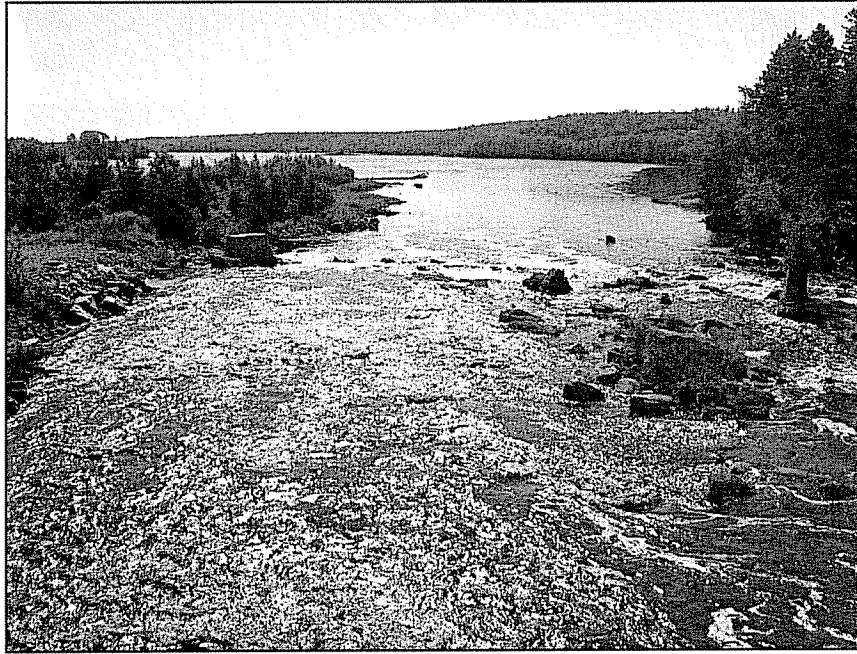
MacPhee House - side elevation.



MacPhee House - side and rear elevation.



MacPhee House - rear elevation



View of the West River looking toward Sheet Harbour.