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HALIFAX
REGIONAL MUNICIPALITY

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Heritage Advisory Committee
April 28, 2010

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: Paul Dunphy, Director of Community Development

DATE: April 7, 2010

SUBJECT: **Case H00346 - Application to consider 15 Pine Street, Dartmouth, as a Municipally Registered Heritage Property**

ORIGIN

A request by May and David Armstrong to consider 15 Pine Street, in downtown Dartmouth, as a municipal heritage property.

RECOMMENDATION

It is recommended that should 15 Pine Street, Dartmouth 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

May and David Armstrong have made an application to have their property considered for municipal heritage designation (Map 1). The owners feel their building stands out as a distinct and attractive landmark on Pine Street and is worthy of heritage designation.

The building was previously evaluated and registered by the former City of Dartmouth on April 16, 1985. The owner at that time was Mr. Maynard Misener who objected to the registration and believed that his lack of response to the *Form A: Notice of Recommendation* indicated to the municipality that his consent was not given. This was not the case and the building was subsequently registered. When the owner was made aware of the registration status he promptly requested that Dartmouth Council de-register the building; this occurred nine months later on January 21, 1986.

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). When the property was evaluated previously for municipal registration the Evaluation Criteria for Dartmouth was similar to what is currently used, but not as detailed.

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 at 15 Pine Street is located in Downtown Dartmouth, between Myrtle and Ochterloney Streets. Its believed that the first owner, George A. Misener, is responsible for the design and construction of this well kept vernacular Italianate styled building. The original owner and his sons and grandsons were well known local cabinet makers who also ran an undertakers business. The house remained in the Misener family ownership for 134 years until 1998.

This building was previously evaluated by the HAC of the Dartmouth in 1985, however records do not exist to indicate what the actual score was, staff only know that the building had a passing score and was registered by Dartmouth Council.

There are no buildings on Pine Street presently registered, however this property shares a rear yard with 36 Victoria Road (United Baptist Church) which is registered and the former Greenvale School is also nearby. The addition of this building to the HRM Registry of Heritage

Buildings will better capture the range of built heritage in Dartmouth, but also begins to create a denser area of registered buildings in and around Pine Street, Victoria Road and Ochterloney Street.

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 15 Pine Street, Dartmouth, as proposed, or with conditions.

2. Regional Council may refuse the request for heritage registration of 15 Pine Street. 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

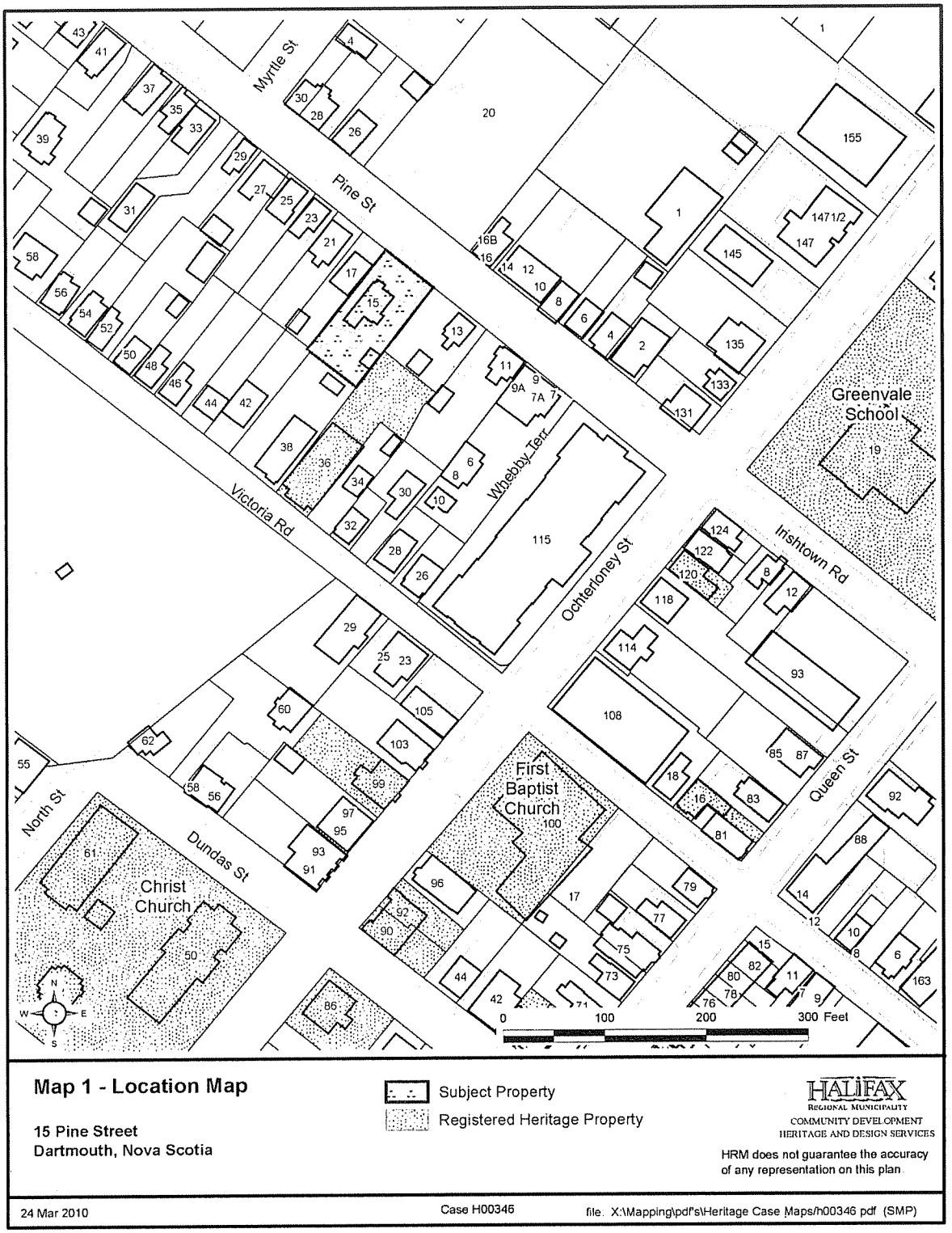
Map 1: Location Map - 15 Pine Street, Dartmouth

Attachment A: Historical Research for 15 Pine Street, Dartmouth
Attachment B: The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality
Attachment C: Photographs of 15 Pine Street, Dartmouth

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

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

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



Map 1 - Location Map

15 Pine Street
Dartmouth, Nova Scotia

Subject Property
Registered Heritage Property

HALIFAX
REGIONAL MUNICIPALITY
COMMUNITY DEVELOPMENT
HERITAGE AND DESIGN SERVICES

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

24 Mar 2010 | Case H00346 | file: X:\Mapping\pdf's\Heritage Case Maps/h00346.pdf (SMP)

Attachment A: Historical Research

1. Age: 1864

The building is located on the south western side of Pine Street, approximately 320 feet from the intersection of Ochterloney Street. Constructed in 1864 on land that was originally part of lot no. 4, letter 'A' of a subdivision plan for property belonging to Thomas Boggs. George A. Misener purchased the lot from Thomas Boggs on December 28th, 1863 for £30 and it is believed that the house was constructed in 1864. It has remained in Misener family ownership for 134 years until 1998 (see record of property ownership).

2. Historical OR Architectural Importance

2. A) Specific associations with important institutions, personages and groups:

George A. Misener, a renowned cabinet maker, built the house in 1864 using Douglas fir and timber frame construction ensuring that the home would be as solid as it is beautiful. From a builders perspective the house is over-built, a trait not uncommon for cabinetmakers who turn their efforts to house building. The detailing and finish carpentry are exceptionally well done, including a Carrera marble fireplace and intact oil lanterns, and it is clear that the home was built to last. It stands as a stately reminder of the care and attention that went into the construction of some of the older homes in the area.

George Alexander Misener (the second George Misener to own the home) was a well established carpenter and undertaker who owned a number of buildings and lots in the area. The lot on which the house now stands used to extend to Victoria Road (then known as Wilson's Lane), and the house still shares a driveway (common right-of-way) with the building located at 38 Victoria Road. The right-of-way was originally a carriage (and hearse) horse route to the stables located at the Victoria Road end of the lane.

George's son, Fenwick Misener, continued the family business and worked as an undertaker during the Halifax Explosion. He played an instrumental role in collection and caring for the deceased in the aftermath of the explosion.

2. B) Architecturally important unique/representative of a particular period:

The building is representative of the era in which it was constructed. This building may be classed as a vernacular style with Italianate influences in its detailing. It is a 1 ½ storey wood framed building clad in wooden shingles, and has a steeply pitched gable roof with returned eaves. Brackets are present under the eaves with ornamental fretwork between each bracket. The front windows are 6-over-6 with bracketed window hoods.

Due to its location on a steep slope the building has a tall foundation and front entrance steps. The building is laid out in a side hall plan and has a traditional flat roofed storm porch. There is a single centrally located Scottish dormer on the front facade, and a centrally located gable dormer on the rear.

On the south side of the buildings there is a single storey rectangular bay window with a pedimented gable roof with brackets and fretwork. On the rear of the building there is a single storey rear ell with low pitched roof and parged central chimney.

3. Significance of Architect or Builder

It is believed the builder was also the first resident of the building George Misener, a renowned cabinet maker. The Misener family continued to own and reside in the building until 1998.

4. Architectural Merit

4. A) Construction type or building technology:

The structure is a 1 &1/2 storey wood framed building clad in wooden shingles with a steeply pitched gable roof and returned eaves. There are decorative brackets under the roof eaves and ornamental fretwork between each bracket. The front windows are 6-over-6 in style and have bracketed window hoods above each.

Laid out in a side hall plan there is also a roofed storm porch and single centrally located Scottish dormer on the front facade. The building has a tall foundation allowing for full headroom in the basement. Additionally, a single storey rectangular bay window with a pedimented gable roof, brackets and fretwork can be found on the buildings south side, and a single storey ell with low pitched roof on the rear.

AND

4. B) Style:

The building can be classified as a vernacular style heavily influenced by the Italianate style. The Italianate style is evident in the asymmetrical lay out (side hall plan) and a wealth of decoration - on this building it is found in the cornice, fretwork and the incorporation of brackets. Italianate buildings typically give a more three-dimensional emphasis to the windows with bracketed hoods and sometimes bracketed sills.

The fact that the building was designed and constructed by the owner, a cabinet maker, is evident in the level of attention given to the sturdy construction, details and the finish carpentry which include a Carrera marble fireplace and intact oil lanterns.

5. Architectural Integrity

This building is very intact. While there is no documentation exists surrounding possible changes in the building overtime, any changes which might have occurred fit with the style and ear of the building.

6. Relationship to surrounding area

The building stands out as an attractive landmark on the street. It is situated on small hill and is setback farther from the street than its neighbors. Because many of the surrounding buildings have been altered this one contributes strongly to the overall heritage character of the area.

Record of Property Ownership

George A. Misener	1863 - 1880
(Unknown) Misener	1880 - 1882
George Alexander Misener	1882 - 1900
(Mary) Annie Misener	1900 - 1904
Fenwick George Misener	1904 - 1912
Ethel Mary Misener	1912 - 1932
William Henry Misener	1932 - 1971
Maynard James Misener	1971 - 1998
Vett Lloyd & Lisa Snider	1998 - 2005
May & David Armstrong	2005 - present

* Note: This historical research is a combination of information supplied by the present owners and the original research supporting the 1985 heritage registration by the former City of Dartmouth.

SCHEDULE "A"

PID #00128280

ALL that certain lot, piece and parcel of land situate, lying and being in Dartmouth aforesaid, and more particularly described as follows:

A part of lot Number 4, Letter A on the plan of property of the late Thomas Boggs, and bounded as follows:

BEGINNING on the west side of Pine Street at the most northerly corner of lot number 3, formerly of Miller and now of George Findlay;

THENCE westerly along said lot number 3, one hundred and thirty and one half feet;

THENCE northerly in a line parallel to Pine Street, fifty feet (50');

THENCE easterly, one hundred and thirty and a half feet until it comes to Pine Street aforesaid;

AND FROM THENCE southerly along said Pine Street, fifty feet or until it comes to the place of beginning.

FIRST BURDEN:

SUBJECT TO a non-exclusive perpetual right of way for the said Annie Laura Upham, her heirs and assigns, (owners of the land and premises immediately adjoining the lot hereinbefore described, to the west, and facing on Victoria Road and being the remaining part of said Lot Number 4 Letter A and her and their tenants, servants and all persons authorized by her or them) with or without animals or vehicles, at all times and for all purposes, over and along the road or right of way as it at present exists, lying on the northerly portion of the lot hereinbefore described, running from Pine Street to the rear line of said lot and measuring in width ten feet (10') from the northerly line aforesaid, and in length one hundred and thirty and one half feet, to be used in common with the owners from time to time of the within described parcel (PID 00128280) their heirs and assigns..

MGA COMPLIANCE:

The description for this parcel originates with a deed dated October 30, 1912 registered in the registration district of Halifax County in Book 425 at Page 726 and the subdivision is validated by Section 291 of the Municipal Government Act.

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 19th 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**

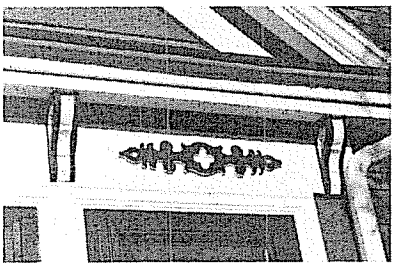
Designation Recommended? **YES** ☐ **NO** ☐

COMMENTS:

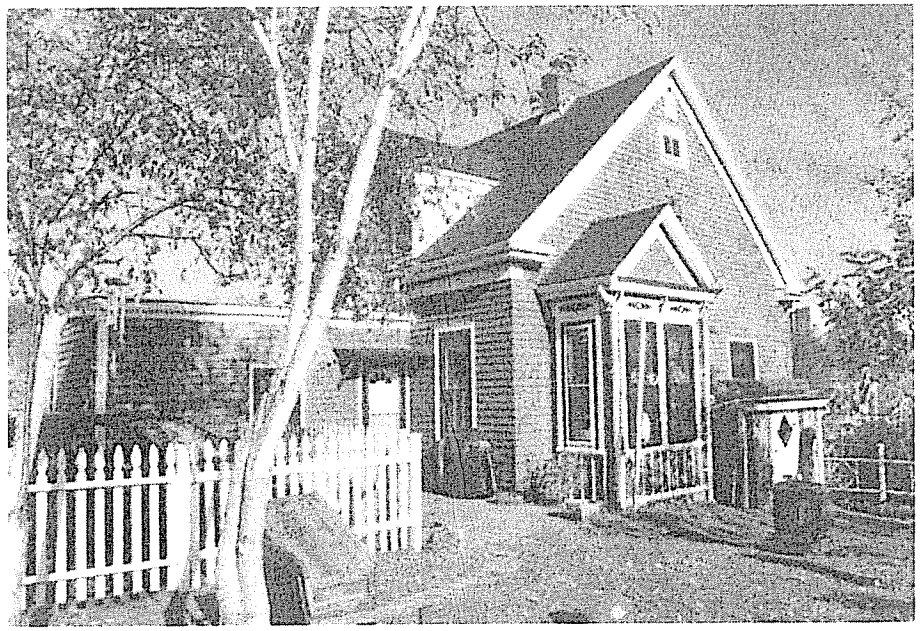
Attachment C

Front elevation.

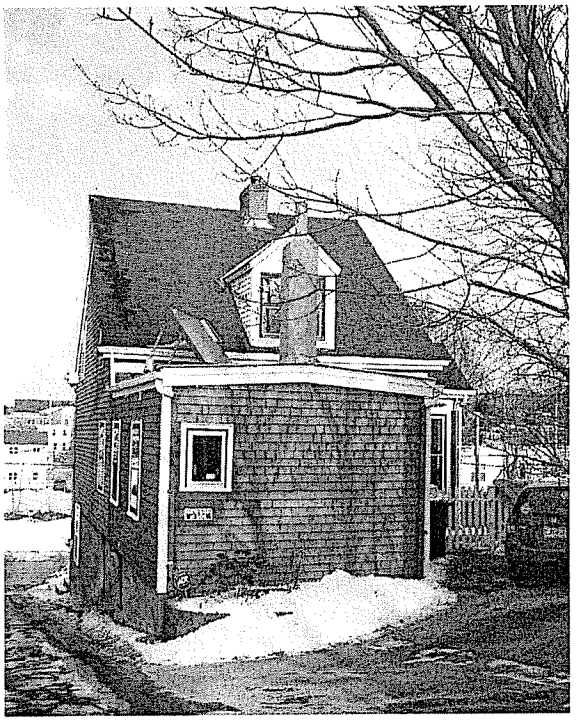
Front elevation.



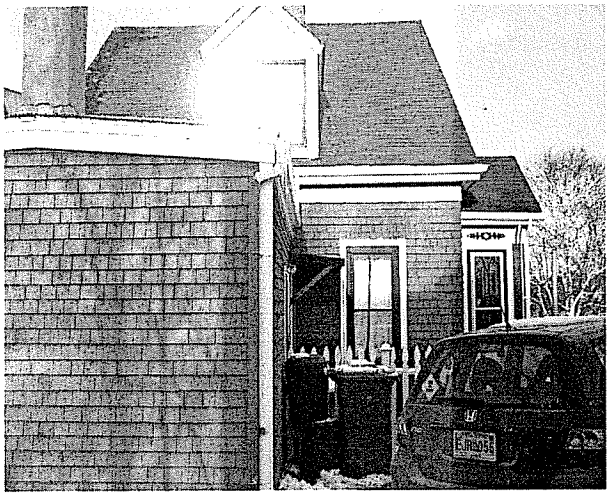
Detail.



South elevation



Rear elevation.



Rear elevation.