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Heritage Advisory Committee
May 26, 2010

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: May 11, 2010

SUBJECT: Case H00345 - Application to consider 10 Kirk Road, Halifax, as a
Municipally Registered Heritage Property

ORIGIN

A request by Jennifer Corson, principle of Marterra Inc., to consider 10 Kirk Road, Halifax, as a municipal heritage property.

RECOMMENDATION

It is recommended that should 10 Kirk Road, Halifax, 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

Jennifer Corson has made an application to have her property considered for municipal heritage designation (Map 1). Due to the research prepared by Ms. Corson in support of this request, heritage staff have determined that no further research was needed (Attachment A).

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 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 June 8, 2010 Council may consider the registration on August 3, 2010. The hearing provides an opportunity for the owner(s) to be heard before Council votes on the recommendation.

DISCUSSION

Between 1913 and 1929 Dr. R Evatt Mathers had begun a small scale land assembly by purchasing several small parcels of land in an area known as Jollimore Village. To this end, Dr. Mathers was able to create a 3 acre parcel of land fronting on Kirk Road which extends 250 ft to the shore of the North West Arm. Today, the property is owned by Marterra Inc. and consists of two parcels (to be consolidated) which will increase the holdings to 3.5 acres.

The main house is an Arts and Crafts styled building (also called an Craftsman Bungalow) was designed by architect William Brown in 1914. This building is fully intact, both interior and exterior, and is an exemplary example of the Arts and Crafts movement. A complimentary addition to the south side of the building occurred in 1965 (Attachment C).

While the main house holds the most significant heritage values, there are several other buildings and landscape features which add to the overall heritage value of the property:

- The Pool Shanty c.1865-72 (rear kitchen addition in 1970's) is a simple vernacular building. Additionally, there is an in-ground pool adjacent to the Shanty.
- The Roost, early 1900, is a simple cottage design.
- The Gate House c. 1910 (rear kitchen added in the 1970's) is a simple, two storey
- Other landscape features include several retaining walls and gardens such as the Rhododendron garden adjacent to the main house.

Dr. Mathers was an eye doctor and surgeon who practiced with Dr. A. Ernest Doull. The two doctors had a practice located at 5186-90 Morris Street in downtown Halifax in the 1940's and

1950's. This building was also designed by William Brown (c. 1909) and it is likely that this is how Dr. Mathers was introduced to William Brown. This building is a municipally registered heritage building which was named for the two eye doctors - Mathers and Doull Building.

Re-development Proposal

The previous owner, the Finley family, had owned the property for nearly 70 years and was preparing to sell the property as it was too large to maintain as a single family residence. Several as-of-right redevelopment proposals had been suggested and created a cul-de-sac off Marine Drive and removed all of the buildings, the pool, the rock walls and gardens on the property.

The present owner, Marterra Inc, is proposing a less invasive approach which would leave the significant buildings and landscape features intact. This innovative approach would be accomplished through a bare land condominium proposal, however it would not meet the requirements of the land use by-law. Therefore, the owner is requesting heritage registration to identify and protect the important heritage resource on the property and to qualify for a development agreement option available to municipally registered heritage properties.

Under the development agreement option, Marterra Inc. wants to develop the lands under a bare land condominium which will allow for the creation of 10 new house lots and the main house being retained and subdivided into two units (see Attachment D). Additionally, the Roost would be retained and become a secondary structure to one of the 10 new houses, and Pool Shanty (and pool) and Gate house would remain in their current form, and the more modern garage would be retained but have a large addition (Attachment D).

Should Council approve the heritage registration the developer would proceed with a development agreement application. A development agreement is a discretionary approval of Council, and would include a public consultation component. The application would also go to the Heritage Advisory Committee.

BUDGET IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the proposed operating budget for C310 Planning and 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 10 Kirk Road, Halifax as proposed.

2. Regional Council may refuse the request for heritage registration of 10 Kirk Road, Halifax. 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

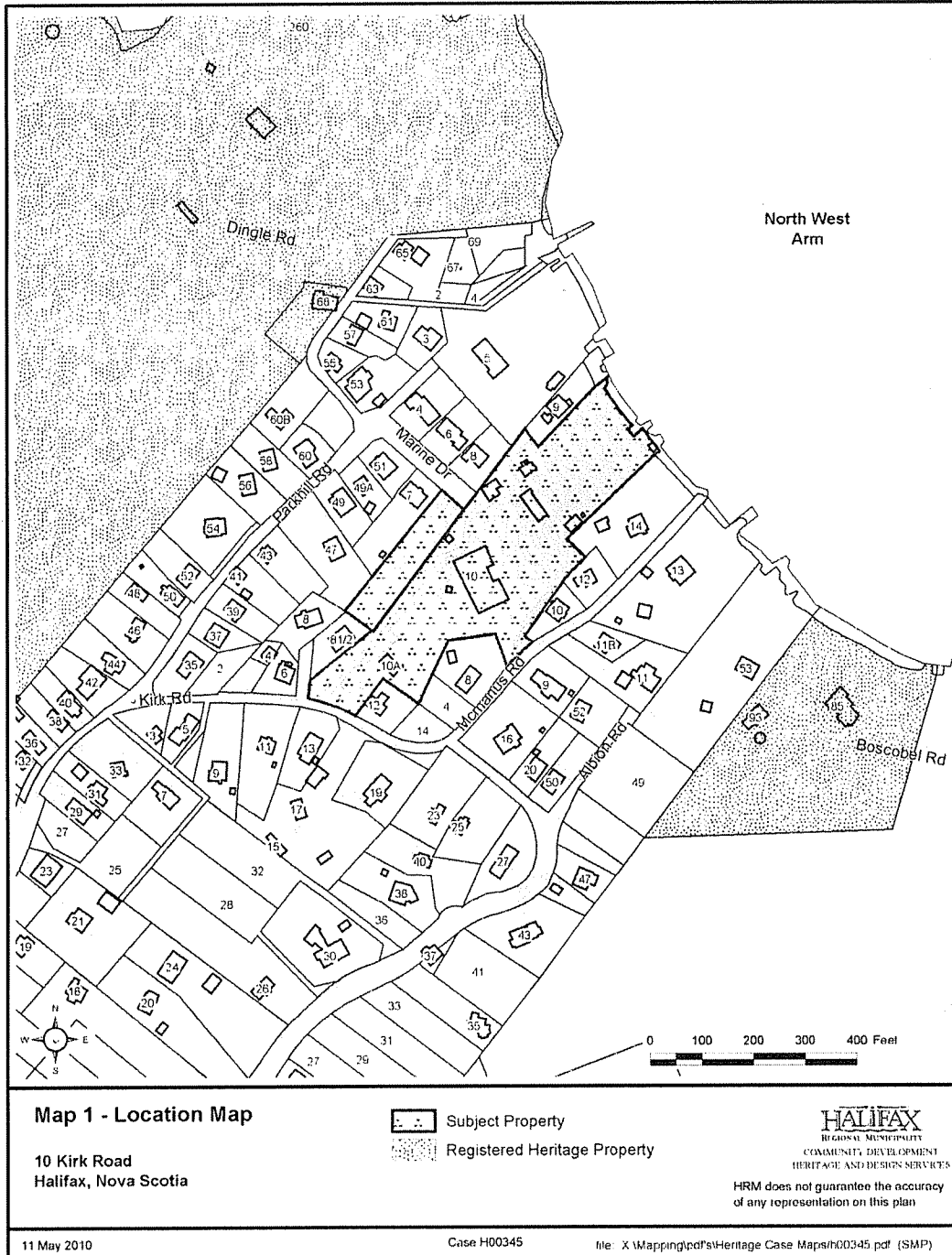
- Map 1: Location Map - 10 Kirk Road, Halifax
- Attachment A: Historical Research for 10 Kirk Road, Halifax
- Attachment B: The Evaluation Criteria for Registration of Heritage Buildings in Halifax
Regional Municipality
- Attachment C: Photographs of 10 Kirk Road, Halifax
- Attachment D: Redevelopment Proposal

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 Historical Research

- 1. Age:** Dr. R. E. Mathers began assembling land in the community of Jollimore on the shores of the North West Arm in 1911, and by 1944 had purchased a 3 acre parcel of land commonly known as Finntigh Mara (Block A). This parcel had frontage on what was then School Road (later to be renamed Kirk Road) and ran some 250 feet to the North West Arm.

In 1966 Gerald Martin purchased an abutting ½ acre parcel of land (Block B) and the total land mass raised to 3.5 acres.

The main house was designed in 1914 by well known local architect William M. Brown Architects, and is believed to have been constructed in the early 1920's. The property carried a Gaelic name 'Finntigh Mara' which is believed to mean 'small house on the sea'.

2. Historical OR Architectural Importance

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

Dr. Mathers was a local eye doctor and eye surgeon whose office was in downtown Halifax. Dr. Mathers is responsible for having the main house constructed and designed by architect William Brown, Mathers is also responsible for creating the large 3 acre on which the building sits, as well as creating impressive natural landscape (natural walls, gardens and groves of trees) on which the building sits.

Halifax born W. M Brown (b.1881- d.1964) was a well known local architect who established his own practice in 1909 in the Roy building on Barrington Street. In 1916 he joined the armed forces and returned to Halifax as a World War I veteran. By 1924 Brown was working with another well known architect, Andrew Cobb, and by 1938 had resumed his own practice.

His buildings include one of a kind residences for Major S.C Oland on Jubilee Road (c.1916), and other unique commercial buildings such as the very building Dr. Mathers kept his office at 5188 Morris Street in 1909 and the Crowe Building (also on Barrington Street) in 1912.

Gerald Martin (1898-1990) came to Canada from Kent England when he was 18 to work for the Transatlantic Cable company as a cable operator who eventually became a Chartered Accountant (Lee and Martin Chartered Accountants). In 1922 he married a local woman Dorothy Townsend (1893-1959) who was born in Tangier, Nova Scotia.

They resided in several local spots (Spring Garden road, Jubilee and even renting Craighburn (The Pepperberry Inn), before purchasing Finntigh Mara in 1944 from Dr. Mathers. Gerald and Dorothy left the house to their two children, Heather (Martin) Inglis and Kathleen (Martin) Finley (1923-2008) in 1966. Kathleen and R. Allen Finley lived at Finntigh Mara from 1966-1991 with children G. Allen Finley (1954 -) and Robert Finley (1957 -). The property passed along to G. Allen and Robert Finley in 1991. The house has remained in the Martin/Finley ownership for 4 generations.

Many important visitors would have been entertained at Finntigh Mara, both through the 20's with the Mather family, and also in the 40's with the Martins. *"The Martins entertained a lot, and my granddad (having started out in England without any) was quite conscious of having achieved a 'station' in Halifax society...there was certainly a parade of archbishops, lieutenant governors, etc. My own namesake --Commodore "Robbie" Robertson was quite the Halifax hero for a while, and was a constant visitor. He is credited with preventing not one but two subsequent Halifax explosions. I have the write up from one -- a very heroic feat actually -- climbing into the hold of an otherwise abandoned munitions ship on fire in the basin to wiggle his way down to the seacocks and scuttle it. Also he was in charge of some aspect of the dousing of the big munitions fire in Dartmouth during the 2nd World War. He'd been at Kirk Road apparently, and got the call to come deal with it, and shepherded everyone down into the swimming pool before he left in case it blew up. On the first ship to do the north west passage west to east, and distinguished by being the captain of a submarine for much of his navy stint -- at just slightly under 7 feet tall. He was close friends with the Martins, and a sort of godfather/uncle to my mom, who admired his spirit of adventure a great deal."* (Robert Finley; email 2010).

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

The building is highly representative the Arts and Crafts style in which it was designed. The owners have the original, signed architectural drawings. Brown's drawings very closely resembles Plan No. 129 in Gustav Stickley's 'More Craftsman Homes' publication in 1912. We assume that Dr. Mathers request a variation on this Stickley plan. The plan (No. 129) has been mirrored at Finntigh Mara.

Typical of the Arts and Crafts movement, this building is comprised of a majority of wood with stone detailing, it has a low pitched roof with wide eaves and triangular brackets. Exposed roof rafters with thick square columns and stone porch supports. The porch, overlooking the property and the North West Arm is an exemplary example of Arts and Crafts spaces and detailing.

The interior layout and design was as important, with open floor plans, few hallways, numerous windows, some with stained or leaded glass, beamed ceilings and dark wainscoting and moldings, built in cabinets, shelves and seating.

An additional dormer was constructed in the 1980's to allow for a third bedroom at that level. The renovation was sympathetic with the original exterior details blending in well to the large, low pitch of the main roof.

3. Significance of Architect or Builder

Halifax born W. M Brown (b.1881- d.1964) was a well known local architect who established his own practice in 1909 in the Roy building on Barrington Street. In 1916 he joined the armed forces and returned to Halifax as a World War I veteran. By 1924 Brown was working with another well known architect, Andrew Cobb, and by 1938 had resumed his own practice. His buildings include one of a kind residences for Major S.C Oland on Jubilee Road (c.1916), and other unique commercial buildings such as the very building Dr. Mathers kept his eye doctor/surgery office at 5188 Morris Street in 1909 and the Crowe Building (also on Barrington Street) in 1912.

4. Architectural Merit

4. A) Construction type or building technology:

Solidly constructed and carefully placed in its natural environment, this building illustrates many of the principles of the Arts & Craft's movement which began as a search for authentic design and decoration rather than the tenancy to use machine-production. This building illustrates these principles in the fine wood work (interior and exterior), the hand laid stone columns supporting the large, over hanging porch with its exposed rafters. The Arts and Crafts style oppose the division of labour and preferred the wholeness of the item to be assembled by an individual or small group. It is believed that the house was constructed in this manner.

AND

4. B) Style:

The building is highly representative of the Arts and Crafts style in which it was designed. The Brown's building plan very closely resembles Plan No. 129 in Gustav Stickley's 'More Craftsman Homes' publication in 1912. The plan (No. 129) has been mirrored at Kirk Road.

Typical of the Arts and Crafts movement, this building is comprised of a majority of wood with stone detailing, it has a low pitched roof with wide eaves and triangular brackets. Exposed roof rafters with thick square columns and stone porch supports. The porch, overlooking the property and the North West Arm, is an exemplary example of Arts and Crafts spaces and detailing.

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5. Architectural Integrity

This building is intact. A side addition was built in 1966, and a small dormer addition in 1980, but both were done in keeping with the Arts and Crafts style of the main building by incorporating the dark wood, windows, other details.

There are many Arts & Crafts details such as lamps, wicker, furniture in the main house - some still in use today. It is believed that they were brought to the property from the Stickley works in New York as Ms. Mathers had gone to New York to study design around the same time as the house was being designed. Much of her decorative paintwork (on doors, lamp glass and signage) were still present in 1966, however not all are still present today.

6. Relationship to surrounding area

Tucked away on the shores of the North West Arm this building and its grounds represent a time in Halifax when great care was given to construction but also to setting. The buildings all contribute positively to the Jollimore community, but also tell part of its history.

Record of Property Ownership

Dr. R. E. Mathers began to piece together the current property in a number of transactions starting in 1913.

- Marine Drive property: conveyed to Gerald Martin (Grandfather to Finley) by John Cruikshank on June 4, 1955 (Bk 331/ pg 122).
- Waterfront south property (Roost down to waterfront):
 1. conveyed to Dr. R. E. Mathers by Amos Slaughenwhite, May 21, 1921 (Bk 540/ pg 725);
 2. conveyed to Dr. R. E. Mathers by J.R. MacLeod, May 14, 1937 (Bk 887/ pg 861).
- Waterfront center (Shanty area to the waterfront): conveyed to Dr. R. E. Mathers by J.L. Hetherington, May 17, 1916 (Bk 868/ pg 652).
- Waterfront north side all the way to and including the main house area (also including Shanty area): conveyed to Dr. R.E. Mathers by Amos Slaughenwhite, March 13, 1913.
- Lot across the property between the main house and the gate house: conveyed to Dr. R. E. Mathers by Amos Slaughenwhite, September 17, 1923 (Bk 894/ pg 297).
- Gate house lot: conveyed by sheriff's deed to Dr. R.E. Mathers, July 27, 1923 (Bk 642/ pg 699).

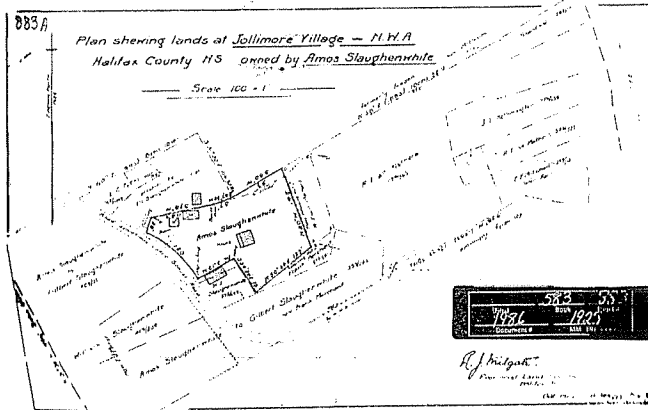
* The larger piece of land (Block A) created by Dr. Mathers was sold to Dorothy Martin (wife of Gerald Martin) on December 14, 1944.

* Dorothy Martin passed away and ownership of the land (Block A) was transferred to R. Allen Finley and his wife Kathleen P.T. Finley.

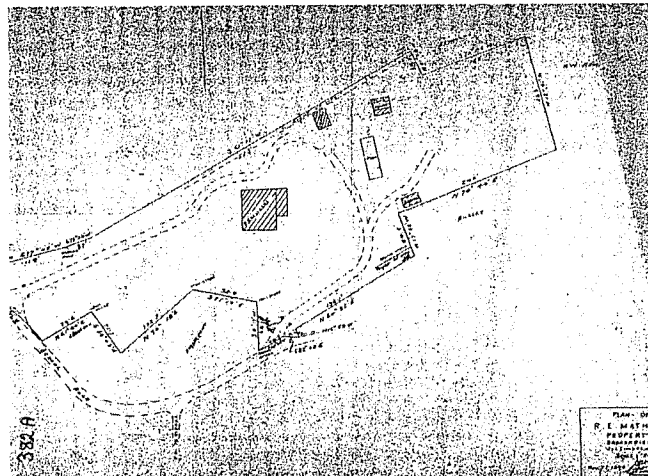
* Finley conveyed the land to Marterra Inc. in 2009.

* Note: This historical research has been compiled through information submitted by the present owners.

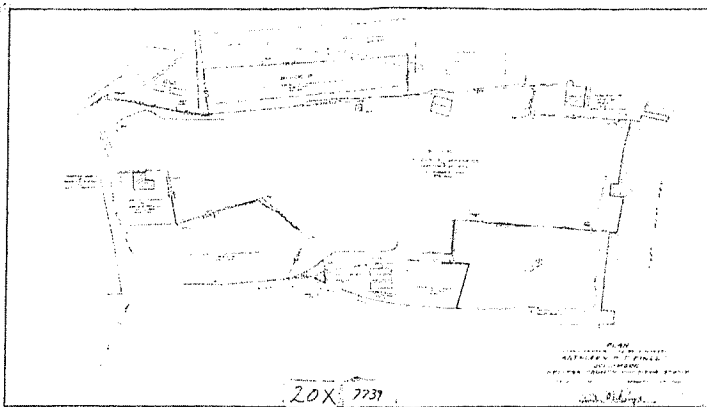
Old Property Maps



1925 plan of survey , Amos Slaughenwhite.

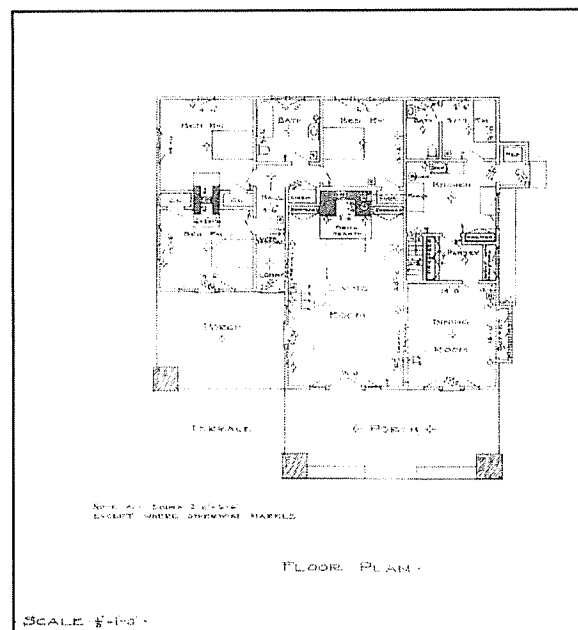
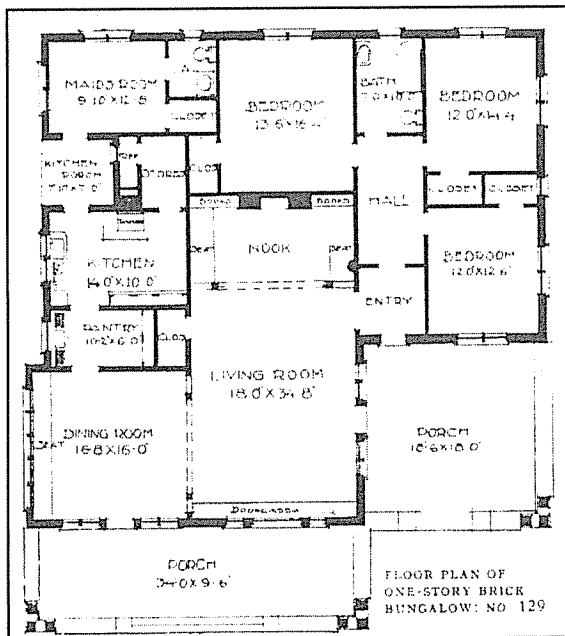
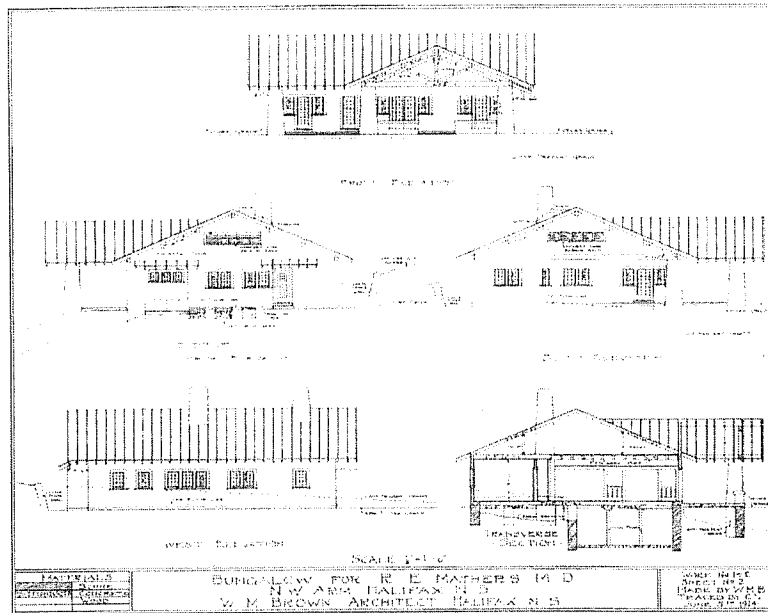


1944 plan of survey, R.E. Mathers.



1966 plan of survey, Kathleen Finley.

Original Drawings



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?

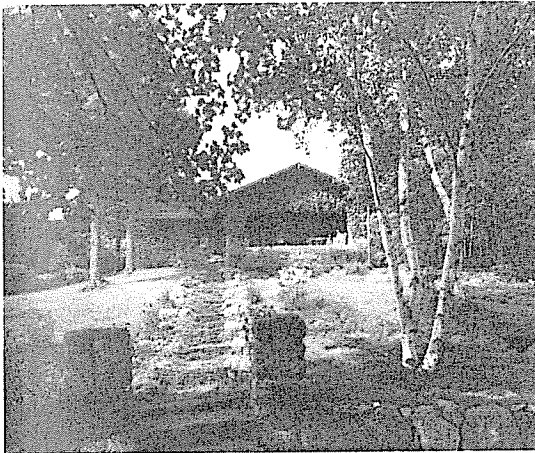
YES

NO

COMMENTS:

Attachment C - Photographs of 10 Kirk Road, Halifax

The Main House



Main house, 1955.



Main house, 2009.

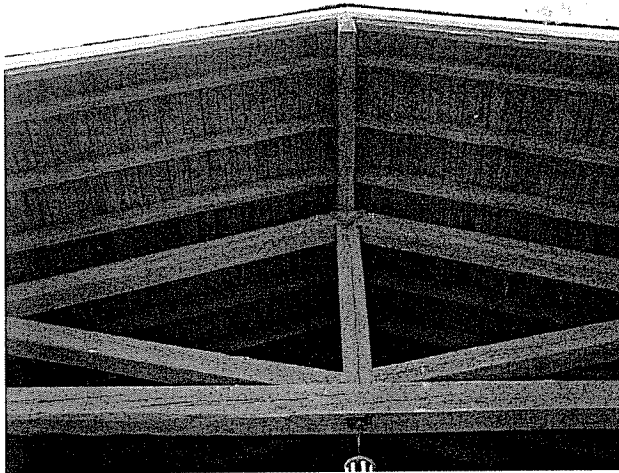


Main house (side), 2009,



Main house (side), porch profile 2009.

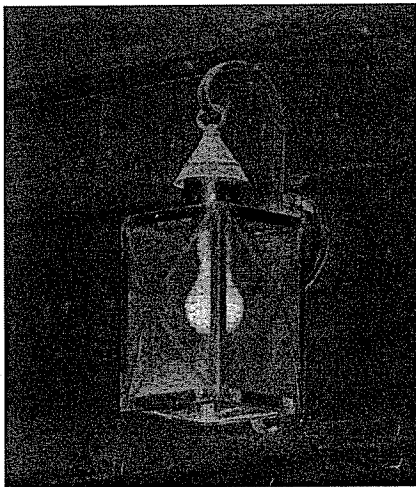
Main House - Details



Main house - Art & Crafts exposed rafter detail



Main house - porch column.

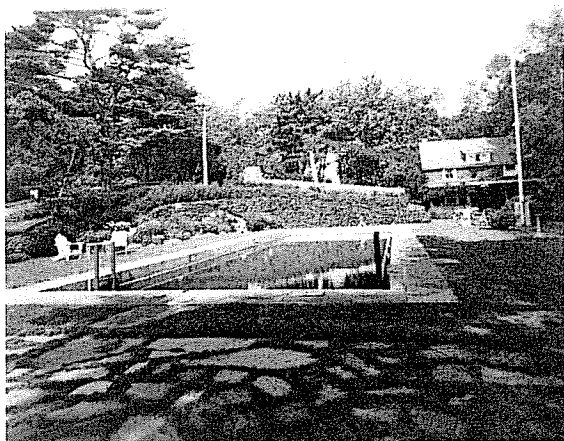


Original external Arts & Crafts light fixtures.

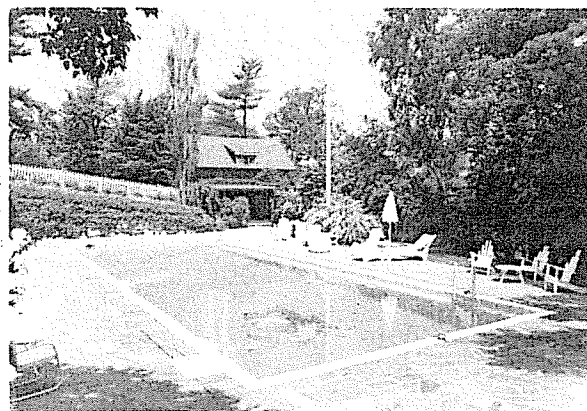


Main house - secondary entrance on front elevation.

The Pool Shanty



Pool Shanty, 1955.

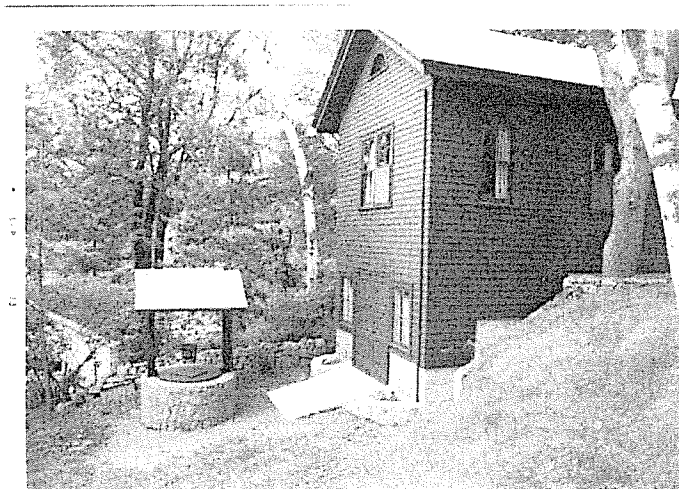


Pool Shanty, 1973.



Pool Shanty, 2009.

The Roost



The Roost, 1973.

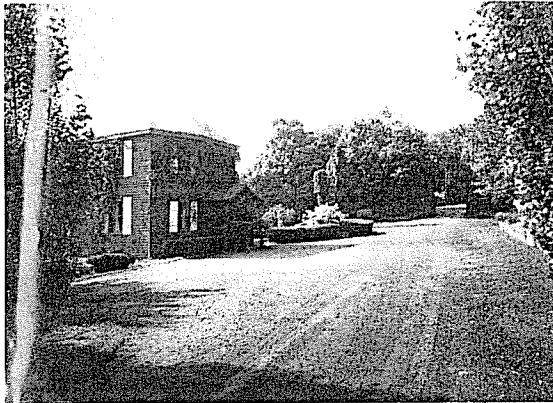


The Roost, 2009.



The Roost (rear), 2009.

The Gate House

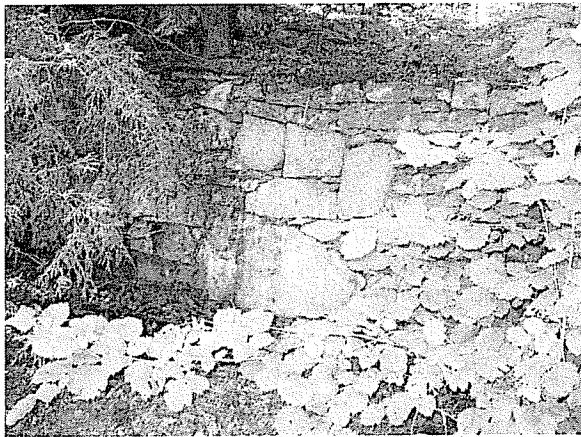


The Gate House, 1955.



The Gate House, 2009.

Landscape Features

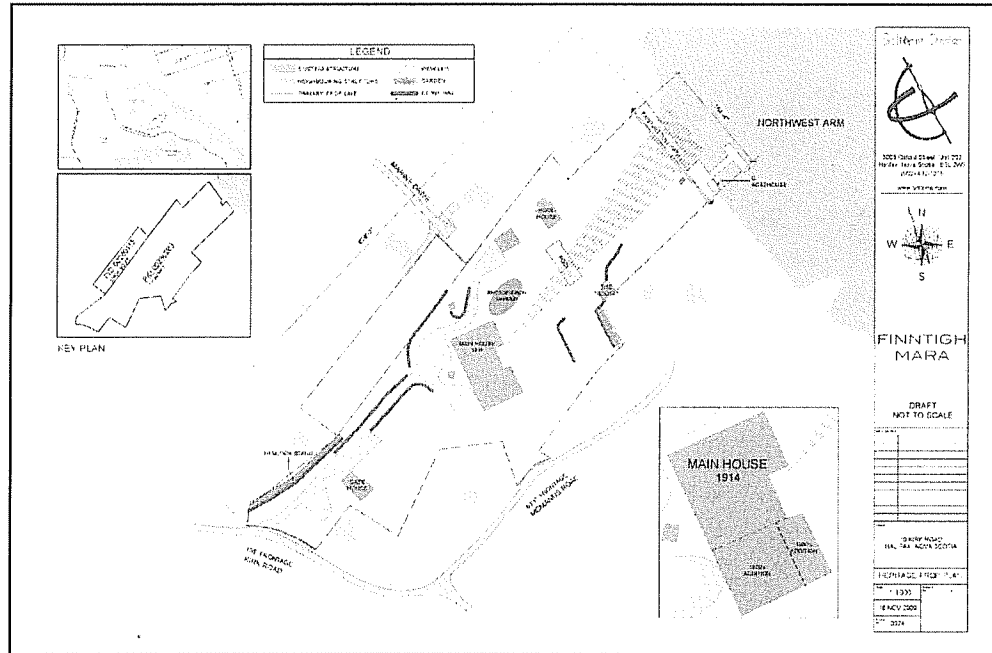


5' high dry stone wall (near main house).

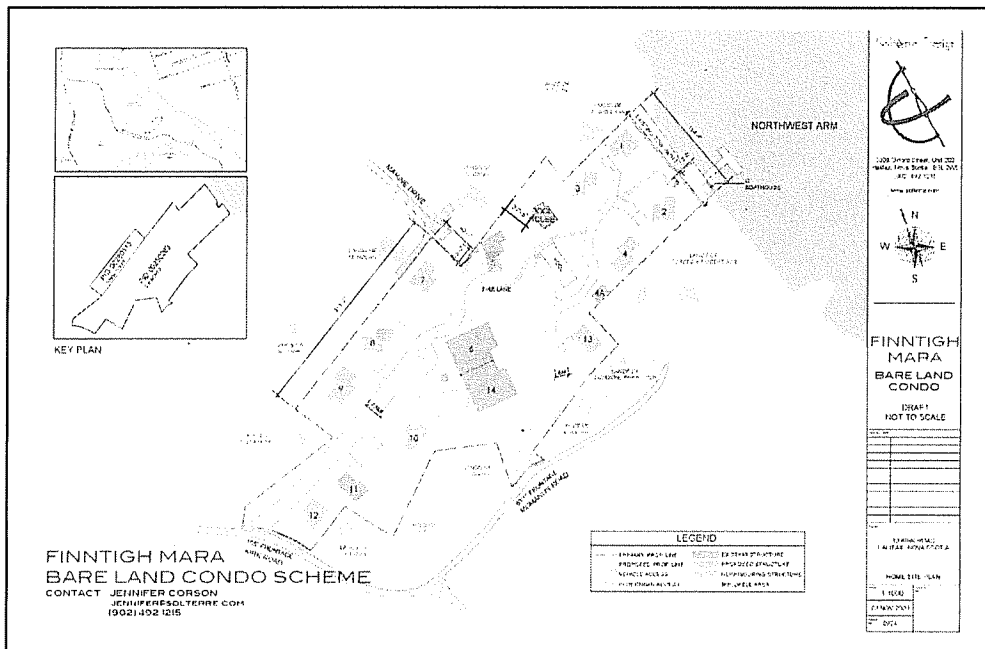


2' dry stone walls lining the driveway entrance (from Kirk Road).

Attachment D - Redevelopment Proposal



Existing conditions



Proposed Redevelopment