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P.O. Box 1749
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Halifax Regional Council
November 16, 2004

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

A handwritten signature in dark ink, appearing to read "P. Halliday", written over a horizontal line.

Allan MacLellan, Chair
Heritage Advisory Committee

DATE: November 9, 2004

SUBJECT: Case H00139 - Application to Consider 6324 York Street, Halifax, as
a Registered Heritage Property

ORIGIN

September 22, 2004 Heritage Advisory Committee meeting.

RECOMMENDATION

The Heritage Advisory Committee **recommends** that Regional Council:

- 1) Set the date of December 7, 2004 for a heritage hearing to consider the registration of 6324 York Street, Halifax, as a registered heritage property under the HRM Heritage Property Program.
- 2) Subsequent to the heritage hearing, approve the registration of 6324 York Street, Halifax, as a registered heritage property under the HRM Heritage Property Program.

PLEASE RETAIN REPORT FOR HERITAGE HEARING

BACKGROUND

See attached staff report.

DISCUSSION

See attached staff report.

BUDGET IMPLICATIONS

None.

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:

None proposed.

ATTACHMENTS

- 1) Draft Minute Extract from September 29, 2004 HAC meeting
- 1) Staff report to the Heritage Advisory Committee dated August 12, 2004

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, Legislative Assistant

Report Approved by: Allan MacLellan, Chair, Heritage Advisory Committee

**EXTRACT FROM SEPTEMBER 29, 2004 HERITAGE ADVISORY COMMITTEE
MINUTES:**

4.1 H00139 - Application for Registration of 6324 York Street

- A staff report prepared for Jim Donovan, Manager, Planning Applications, regarding the above, was before the Committee for its consideration.

Ms. Alfreda Withrow, Researcher, presented her report to the Committee. Councillor Harvey also provided some information on this property as it was once the home of his great-grandfather.

The Committee then proceeded to score the property using the newly adopted revised evaluation criteria.

SCORING SUMMARY

Criterion	Highest Possible Score	Score Awarded
1. Age <i>This building was constructed in 1884.</i>	25	13
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era <i>This Italianate style building is a good representative of its era and most finishes appear to be original.</i>	20	12
3. Significance of Architect/Builder <i>No information available to identify the architect/builder</i>	10	0

4. a) Architectural Merit: Construction type/building technology <i>Balloon frame, fairly common, moderately early example</i>	10	5
4. b) Architectural Merit: Style <i>Italianate</i>	10	5
5. Architectural Integrity <i>The building is largely unchanged</i>	15	15
6. Relationship to Surrounding Area <i>This building is an important architectural asset</i>	10	10
Total	100	60

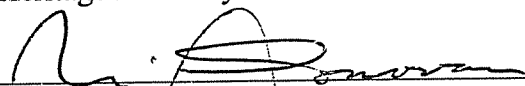


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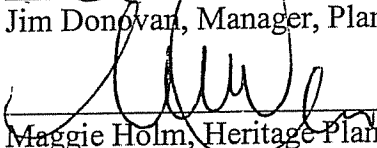
Heritage Advisory Committee
September 22, 2004

To: Heritage Advisory Committee

Submitted by:



Jim Donovan, Manager, Planning Applications



Maggie Holm, Heritage Planner, Planning & Development Services

Date: August 27, 2004

Subject: H00139 - Application by Stephen O'Keefe to consider 6324 York Street, Halifax, as a Registered Heritage Property.

STAFF REPORT

ORIGIN

An application by Stephen O'Keefe requesting the consideration of 6324 York Street, Halifax, as a Municipal Heritage Property.

RECOMMENDATION

It is recommended that should 6324 York Street 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

An application was made by Stephen O'Keefe to have the property located at 6324 York Street, Halifax, considered a heritage building under the HRM Heritage Property Program. The building is currently used as a residential building.

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 that is used to score the building against the former City of Halifax's Heritage Property Evaluation System - Heritage Buildings (Attachment B).

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 September 22nd, 2004, Council cannot consider the registration earlier than October 23rd, 2004.

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.

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

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

ATTACHMENTS

- Map 1: Location Map - 6324 York Street, Halifax
- Attachment A: Heritage Research Report for 6324 York Street, Halifax.
- Attachment B: City of Halifax's Heritage Property Evaluation System - Heritage Buildings.

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

An Historical Report on:
6324 York Street, Halifax
(Formerly 18 York Street)

Prepared for: Maggie Holm, Heritage Planner
Halifax Regional Municipality

Prepared by: Alfreda Withrow
Research Consultant

Date: August 6, 2004

Age and Ownership of Property:
(Formerly civic number 18 York Street)

In 1884, William Johnston Harvey, a Halifax milk dealer and farmer, purchased a small parcel of land from John Hannon and his wife Margaret. The property was once part of an area known as the Bank Head Farm. He paid \$140.00 for the property and his deed states that it was lot #45 and located on North Street. After examining a survey plan drawn in 1868 it was obvious that the property was the same one known today as 6324 York Street. Written on the plan were the two other names that were later given to North Street known as West Harvey and York Streets. In 1887 Mr. Harvey purchased two more lots located on the back portion of his original parcel of land that today face Cornwallis Street.

William Harvey owned the property until his death (ca. 1919). The heirs of the Harvey estate divided the property into smaller building lots and sold the house lot in 1931 to Samuel Butler, a real estate broker. Mr. Butler owned the property until 1934 when he decided to sell it to Charles Grimm, a ship's carpenter. For some reason Mr. Grimm sold the house within the same year to Bernard Barrett, a manager of a printing company. Mr. Barrett resided in the house for sixteen years. In 1950, he sold the property to James Edward Reardon, a civil engineer. Mr. Reardon, who owned the house for nine years, sold it to a widow, Margaret Bryson in 1959. Mrs. Bryson lived there until 1976 and then she sold the property to Marco Zentilli who owned it for the next twenty-one years. Christopher Brooks, a lawyer, purchased the home from Mr. Zentilli in 1997. Three years later Mr. Brooks sold it to the present owners, Stephen O'Keefe and Elma Santos in 2000. (See Appendix I)

Relationship to Personage:

During the mid-1800s, the area that includes Oxford, York, Preston, and Cornwallis, as well as several other nearby streets, was once known as the Bank Head Farm. In 1868 the nine-acre property was put up for sale and sold once again in 1878. It was around this time that the property was divided into building lots. William J. Harvey purchased one of the lots in 1884, plus several surrounding lots in 1887, and was one of the first families to reside in the area.

For some reason, in the McAlpine City Directory for 1887, it states that Mr. Harvey was a farmer residing on Cedar Street, which is very close to this property, even though his deed, written in 1884 states North Street. However, after examining a survey plan for 1884 at the Registry of Deeds, it was discovered that the Street was originally named North Street, then West Harvey (for Wm. Harvey) and eventually York Street (ca. 1914). The McAlpine City Directories for the 1880s does not list a York Street.

Until the early 1900s this area remained farmland with very few lots being developed around Mr. Harvey's farm. Since Mr. Harvey purchased several lots he had enough land to operate a small dairy farm and was listed as a dairyman in one city directory and a farmer in another. However the early deeds stipulate that Mr. Harvey had purchased lot

#45 on North Street in the Bank Head Farm district and when this is compared to the survey plan of 1884 it proves that it is the same property.

The families, who resided in this home during the earlier years, were families of some note, but unfortunately they did not play a role in Halifax's history, therefore they did not leave us any information of historical significance. The only piece of information available in the Biographical Index File Cards at the Archives was a small note on James Edward Reardon. He was the President of the Charitable Irish Society of Halifax from 1968 until 1970. This organization has played a role in Halifax's history and a number of prominent citizens have been associated with this society, which has been involved in numerous charitable acts.

Architectural Merit:

The structure located at 6324 York Street was built around 1884 and erected for William Harvey, a gentleman who was a Halifax dairyman. It was one of the first houses to be constructed in this area during the early part of the 1880s. For a number of years no more houses were built in the immediate surrounding area.

This two story wooden shingled structure was built along a plain Italianate style. Allan Penney states the following in his book called, *Houses of Nova Scotia*, "Despite the extravagances of the mid-Victorian era, many houses of simple or straightforward form were built during the same period (1880-1915)." This building was architecturally designed around some of the Italianate styled elements, but does not have the arched shaped windows that are very indicative of this style. The windows are rectangular in shape, with the first storey window decorated with a cornice and brackets placed under each corner.

A cornice projects along the façade of the building, with a number of small brackets located under the overhanging eaves of the low-pitched roof. Brackets can be paired or may be single and give the appearance of supporting a heavy cornice.

The entrance is an enclosed porch with some Italianate details. Penney states, "Some Halifax houses have Italianate porches with large expanses of glass. The window is a modified Palladian and, as is often the case, is surrounded by ornate brackets and other applied decoration." As the pictures indicate, the front porch does have Italianate detailing, however the windows are rectangular in shape rather than arched palladian windows that are more representative of the Italianate style.

The façade seems to have not been changed over the years, but a new front doorstep and railing has been added recently. The house is in the process of being resingled and several modern windows have been added during the renovations to other parts of the building. Within the surrounding area there are few houses constructed in the Italianate style. However there are a number of homes throughout Halifax that were erected during the same time period in this style.

Appendix I:

Name	Book/Page	Year	Occupation
William J. Harvey	248/213	1884	Dairyman
Samuel Butler	686/113	1931	Real Estate
Charles Grimm	689/805	1934	Carpenter
Bernard Barrett	698/421	1934	Printer
James E. Reardon	1028/1165	1950	Engineer
Margaret Bryson	1649/295	1959	Widow
Marco Zentilli	2977/307	1976	-
Christopher Brooks	6072/271	1997	Lawyer
Stephen O'keefe and Elma Santos	6609/922	2000	-

Research Sources:

Registry of Deeds.... 1884 - present

(Completed a deed search on property)

Drawer C#C-46 & #C-62 1868 --- survey plans for Bank Head Farm Division

NSARM:

McAlpine City Directories1880-1900 Reel #'s 9706, 9708, 9708,

Halifax Fire Insurance Maps..... Reel #957... 1889

Reel #995 & 959....1885 & 1914

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

James E. Reardon – MG20 Vol. 1499 #17

(President of Charitable Irish Society)

Newspaper: British Colonial.. Jan. 16, 1868 p.1 col. 1 (Sale of Bank Head Farm)

Books:

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

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

Phyllis Blakeley..... *Glimpses of Halifax*.....

Mika Publishing....Belleville, ON, 1973

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 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

65

Designation Recommended?

YES ☐

NO ☐

COMMENTS:



