



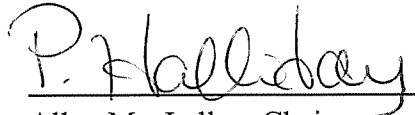
P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

9.2.2

Halifax Regional Council
November 16, 2004

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


Allan MacLellan, Chair
Heritage Advisory Committee

DATE: November 9, 2004

SUBJECT: Case H00143 - Application to Consider 2370 Moran 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 2370 Moran Street, Halifax, as a registered heritage property under the HRM Heritage Property Program.
- 2) Subsequent to the heritage hearing, approve the registration of 2370 Moran 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:

4.2 H00143 - Application for Registration of 2370 Moran 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.

The Committee then proceeded to score the property with the following results:

SCORING SUMMARY

Criterion	Highest Possible Score	Score Awarded
1. Age <i>This building was constructed between 1866-68</i>	25	13
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR <i>This building has national importance in light of Dr. Oswald Theodore Avery's accomplishments.</i> 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	20
3. Significance of Architect/Builder <i>This building was constructed by a local master carpenter.</i>	10	3
4. a) Architectural Merit: Construction type/building technology <i>Moderately rare/early example</i>	10	5

4. b) Architectural Merit: Style <i>Moderately rare/early example</i>	10	5
5. Architectural Integrity <i>There have been some modest changes made to this building.</i>	15	6
6. Relationship to Surrounding Area <i>Although this building contributes to the street scape, it is the most modified building.</i>	10	5
Total	100	57

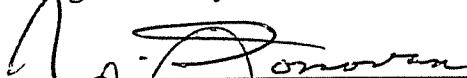


PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

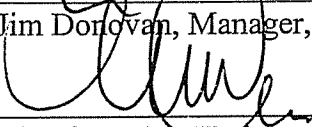
Heritage Advisory Committee
September 22, 2004

To: Heritage Advisory Committee

Submitted by:



Jim Donovan, Manager, Planning Applications



Maggie Holm, Heritage Planner, Planning & Development Services

Date: August 27, 2004

Subject: H00143 - Application by Phyllis Koch to consider 2370 Moran Street,
Halifax as a Registered Heritage Property.

STAFF REPORT

ORIGIN

An application by Phyllis Koch requesting the consideration of 2370 Moran Street, Halifax, as a Municipal Heritage Property.

RECOMMENDATION

It is recommended that should 2370 Moran 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

Mr. Tarun Ghose contacted staff with the Heritage Property Program inquiring about a property at 2370 Moran Street, Halifax. Mr. Ghose informed staff that Dr. Oswald Theodore Avery was believed to have been born and resided at 2370 (previously 18) Moran Street, Halifax. Dr. Avery (1877-1955) was a distinguished bacteriologist and research physician, and became one of the founders of immunochemistry. He is best known, however, for discovering that deoxyribonucleic acid (DNA) serves as genetic material. The Canadian Medical Hall of Fame will formally induct Dr. Avery, on September 30, 2004 at the Ottawa Congress Centre in Ottawa, Ontario. For this reason, Mr. Ghose suggested this may be an appropriate time for Halifax, the city of his birth, to recognize one of the city's famous sons.

Heritage staff contacted the current property owner, Ms. Phyllis Kosh, to share this information, and determine if she was interested in having her property considered as a municipally registered heritage property. Ms. Kosh was very interested in applying for heritage designation.

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.

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

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

ALTERNATIVES

There are no alternatives to be considered for Heritage Registrations.

ATTACHMENTS

Map 1: Location Map - 2370 Moran Street, Halifax


Attachment A: Heritage Research Report for 2370 Moran 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.



Map 1 - Location Map

 Subject property

**2370 Moran Street
Halifax**

0 50 Feet


HALIFAX
REGIONAL MUNICIPALITY
PLANNING AND
DEVELOPMENT SERVICES

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

An Historical Report on:
2370 Moran Street, Halifax
(Formerly 18 Moran Street)

Prepared for: Maggie Holm, Heritage Planner
Halifax Regional Municipality

Prepared by: Alfreda Withrow
Research Consultant

Date: August 27, 2004

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

In 1849, Patrick Moran, a Halifax gentleman, had his land surveyed into lots that were 45 feet wide and 90 feet in depth. The lots were located in the area known today as June, Sarah, Moran and Cunard Streets. After examining the Ambrose Church map of Halifax City for 1864 it shows Moran Street as having only a few houses erected on the east side with none built on the west side of the street. It wasn't until 1866 that Mr. Moran sold this particular double lot for \$700.00 to William and John Harris, who were master carpenters. Printed on July 25th, 1867 in the "Morning Chronicle," a Halifax newspaper, was a small for sale ad stating the following: "five houses on the west side of Moran Street are for sale, now have tenants and good for small families, are 20' x 28' with land 90' deep." The properties were going to be auctioned off by Mr. W. N. Allan.

The Halifax City Directories were first published in 1869 and James Hutton was listed as the resident of 18 Moran Street. This indicates that the structure must have been built between 1866 to 1868. By 1927 we have the heirs of Mr. Hutton selling this property to another family member, Bernice Hutton. The deed describes the lot as being 22.5 feet wide and 90 feet deep so it indicates that William and John Harris must have built the two properties known formerly as civic #16 and #18 Moran Street with this structure being sold to James Hutton around 1867. During the years that the structure was owned by the Hutton family, as well as by numerous others, it was mainly a rental property. Today, the property is owned by Phyllis Koch. (See Appendix I)

Relationship to Personage:

Of the numerous families who have resided in this home, the Avery family merit being mentioned as historically important. According to the Halifax City directories, Rev. Francis Joseph Avery resided in this building from 1873 until 1879. Rev. Avery was a Baptist Minister who was born in England in 1847. Prior to sailing to Nova Scotia in 1870, he married Elizabeth Crowdy (b.1843). According to the 1881 census of Halifax City they had two sons, Ernest, seven and Oswald, three years of age. Other sources indicate that the Avery's had a third son named Roy Crowdy Avery.

Rev. Avery was the minister of the North Street Baptist Church until 1874. For some reason he decided to leave this church and was one of the founders of the Tabernacle Baptist Church. For the first eighteen years the congregation had to hear the minister's sermons in the basement. It took that long for the parishioners to raise enough money to finish building the church. Originally this church was erected on Brunswick Street but when it was demolished in the Halifax Explosion it was rebuilt in 1920 on the corner of Gottingen and North Streets. Due to the good works Rev. Avery had accomplished in Halifax, he was offered employment, in 1887 with the Mariner's Temple Church, located on the Lower East Side of New York City.

Recorded in a scrapbook kept by Elizabeth Avery were numerous articles that had been written by her husband and published in Halifax newspapers as well as in Church newsletters, from 1873 until 1882. Included is a booklet he wrote in 1876 titled, "The Voyage of Life." Mrs. Avery's files also contained the amount of interest she had made on a loan that she had given to Acadia University, Wolfville, NS. There was also information regarding a patent she made in 1879 in partnership with Jane C. Irish. The patent was for the "relief and cure of earache, noises in the head and deafness." Unfortunately the sale of this medicine did not proceed as expected by Mrs. Avery.

Two of the Avery's three sons also left their mark. The middle son, Oswald Theodore Avery, is believed to have been born in this house on October 21st, 1877 and resided there for the first two years of his life (1877-1879). He was ten years old when his parents decided to move to New York City in 1887. He was educated at Colgate Academy and Colgate University in New York, receiving his BA in 1900. He was a talented cornetist and leader of the college's band. Next he attended Columbia University and College of Physicians and Surgeons, graduating in 1904. Shortly after graduating he began general practice but within three years he became "frustrated with medicine's inability to help some patients, he moved to laboratory work at the Hoagland Laboratory, in Brooklyn, NY." It was the first privately owned bacteriological research institute in the country. Dr. Avery moved to the Rockefeller Institute for Medical Research in 1913. For the next thirty-five years he focused most of his research on studying a single species of pneumococcus diplococcus pneumoniae.

During World War I Dr. Avery tried to join the United States army but was refused due to the fact he was not an American citizen. However, he managed to join as a private, later obtaining the rank of Captain, in the US Army's Medical Corps in 1918 and received an honorary discharge on January 30th, 1919. He became responsible for instructing the Army Medical Officers in the diagnosis and treatment of pneumonia. "The work of his lab also extended during this period to research on respiratory diseases of interest to the military, such as influenza and secondary pneumonic infections." He also became a citizen of the United States in 1918.

In 1943, Dr. Avery discovered that "DNA is a functionally active substance in determining the biochemical activities and specific characteristics of cells, and that, by the means of a known chemical substance, it is possible to induce predictable and hereditary changes in cells." Also in 1943, Oswald became a member emeritus at the Rockefeller Institute and continued his research there until 1948. At this time he decided to retire to Nashville, TN to be closer to his younger brother, Dr. Roy Avery, a bacteriologist at the Vanderbilt School of Medicine. Oswald died in Nashville on February 20th, 1955 at the age of seventy-seven. During the time Dr. Oswald Avery was involved in laboratory research he also received numerous awards and honors. (See Appendix II)

In the Avery files is a copy of a rough draft of a letter written by Dr. Roy Avery on February 16th, 1965 to the Director of the National Library of Medicine in Bethesda, MD. The letter was in regards to the possibility of publishing an American edition of an

excellent German text that gives Dr. Oswald T. Avery credit for his discovery of the transforming properties of DNA. There is also a clipping from the *New York Times*, dated Sunday, November 5, 1967, regarding the Nobel Prize. It apparently explains why Dr. Avery had not received the Nobel Prize even though "he had made the historic discovery that hereditary information is coded for transmission to future generations in the structure of DNA (deoxyribonucleic acid)."

There have been a number of articles written regarding Dr. Oswald T. Avery's research work which includes a reprint from *Arch Environ Health*, Vol. 21, September 1970, titled *The 'Undiscovered' Discovery*, by Wendell M. Stanley, that deals with Dr. Oswald Avery's discovery of the transforming principle of DNA."

Architectural Merit:

This two story wooden shingled structure was built along the Italianate style between 1866 to 1868. The façade of this home has been altered over time. The decorative elements, such as brackets and mouldings, may have been removed from under the overhanging eaves of the low-pitched roof and from around the entrance and windows. This building does not have the arched shaped windows that are very indicative of this style, but are rectangular in shape and seem to be new. Renovations are continuing with the northwest side of the structure newly shingled. Unfortunately, without being able to access old photographs of this structure, it is difficult to know the different types of decoration the façade of this property has had-removed.

Penney states in his book that, "Some Halifax houses have Italianate porches with large expanses of glass." The front entrance does not have a decorative enclosed porch, only two granite stone steps situated in close proximity to the sidewalk. This structure has very little Italianate architectural elements remaining except for the shape of the structure. This particular style is quite common within the surrounding streets as well as on Moran Street.

Appendix I:

Name	Year	Occupation
James Hutton	1869-1872	?
Francis Joseph Avery	1873-1879	Minister
Alex Moody	1880-1885	Printer
Thomas Forbes	1890-1895	Salesman
William Hayden	1900-1901	Agent
Sinclair Fraser	1904-1905	Stone cutter
Arthur Ryan	1910	Estate Agent
John Meagher	1915	Post office clerk
Frank E. DeFreytas	1920-1936	Employed P.O.
James George Leither	1941-1951	Tank Wagon Salesman
William A. Power	1955	Insp. of Agricultural Dept.
Robert MacKay	1960	Auto electrician
Josey Ernest	1965-1970	
Lillian Marshall	1975	
William Babineau	1979-1994	Owner
Eva Babineau	1994-1999	Owner
Trevor Davis	1999-2002	Owner
Phyllis Koch	2002-2004	Present owner

Appendix II – Awards and Honors

1907-13	Associate Director, Hoagland Laboratory, Brooklyn (works with Benjamin White)
1913-48	Career at Rockefeller Institute for Medical Research [RIMR]
1913	Becomes Assistant, Department of Hospital (October)
1915	Becomes Associate, Department of Hospital (July 1st)
1919	Becomes an Associate Member at RIMR (July 1st)
1923	Becomes a "Member" at RIMR (July 1st); works with Michael Heidelberger
1943	Becomes Emeritus Member (July 1st); remains at RIMR until 1948
1944	Publishes results of research with MacLeod and McCarty on the transforming principle
1945	Receives the Copley Medal from the Royal Society of London
1947	Receives the Lasker Award from the American Public Health Association
1948	Retires to Nashville
1955	Dies in Nashville (February 20th)
1965	Avery Memorial Gateway dedicated at Rockefeller University
1976	Rene J. Dubos's The Professor, The Institute, and DNA
1985	Maclyn McCarty's The Transforming Principle: Discovering that Genes Are Made of DNA

Selected Awards and Positions

1929	President of the American Association of Immunologists
1932	John Phillips Memorial Award, American College of Physicians, Paul Ehrlich Gold Medal
1934	President of the American Association of Pathologists and Bacteriologists
1935	LL.D., McGill University; National Academy of Sciences, Member
1942	President of the Society of American Bacteriologists
1944	Royal Society of London, Foreign Member; Gold Medal, New York Academy of Medicine
1945	Copley Medal, Royal Society of London; Kober Foundation Medal, Association of American Physicians
1946	Charles Mickle Fellowship, University of Toronto
1947	Sc.D., New York University; Lasker Award, American Public Health Association
1949	Passano Foundation Award
1950	Sc.D., University of Chicago; Pasteur Gold Medal, Swedish Medical Society, Stockholm
1953	Sc.D., Rutgers University

Research Sources:

Registry of Deeds....

Bk. 151 Page 535 - 1866 From Patrick Moran to John and William Harris
Bk. 621 Page 303 - 1928 From Hutton family heirs to Bernice Hutton
Bk. 2384 Page 199 1970 From Mabel Patterson (widow) to Sifton W. Irvine
Bk. 2645 Page 618 - 1973 From Sifton W. Irvine to Terence A. Burke
Bk. 3323 Page 1026 - 1979 From Terence Burke and Shirley to Wm. Joseph Babineau
Bk. 6461 Page 1211 - 1999 From Evelyn Mae Babineau (aka Eve) to Trevor Davies et al
Bk. 7055 Page 1129 - 2002 From Trevor Davies and Audrey Archambault to Phyllis Koch (present owner)

(Partial deed search on property)

Drawer C#C-16 1849 --- survey plan for Patrick Moran's Subdivision

NSARM:

1) Interview-

August 18, 2004....Garry Shutlak.... NSARM Archivist (regarding price of land in 1866)

2) McAlpine City Directories- residents of Moran Street

1869-1999 Reel #'s 9699- 9723 plus books on shelves

3) Maps-

Ambrose Church map of 1864 of Halifax City - no houses on West side of Moran St.

Halifax Insurance Map of 1878shows numerous houses erected on Moran St.

4) Bibliography Index Cards-

Nil for families living at this address except for Rev. Francis Joseph Avery

5) Newspaper-

Morning Chronicle.. July 25, 1867 p.3 col. 7 Reel #5418

(Sale of five houses on west side of Moran Street)

6) Library-

B5 /SA8pg. 472 in "History of the Baptists" information on Rev. F. J. Avery

7) Books-

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

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

8) Websites:

- Canadian Census website for 1881 - Halifax City - Avery family
- <http://profiles.nlm.nih.gov/CC/B/B/B/C/-/ccbbbc.pdf> ... obit notice for Dr. Avery
- <http://www.nlm.nih.gov/hmd/manuscripts/ead/avery.html>
- <http://www.tn.us/sos/statelib/techsvs/manud/70-128.pdf>

9) Photograph Binders - #13 - Places, Canada, NS, Halifax Buildings

(Religion to Residential)

- #54 - Subjects Buildings by type (Residential)

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:

