



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 11.2.1

Halifax Regional Council
May 12, 2009
June 23, 2009

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

A handwritten signature in black ink, appearing to read "Catherine Thibeault".

Catherine Thibeault, Vice Chair, Heritage Advisory Committee

DATE: April 28, 2009

SUBJECT: **Case H00226 - Application to Consider 7910, Highway #7,
Musquodoboit Harbour as a Municipally Registered Heritage
Property**

ORIGIN

Heritage Advisory Committee Meeting of April 22, 2009.

RECOMMENDATION

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 7910, Highway #7, Musquodoboit Harbour as a Municipally Registered Heritage Property as shown on Map 1 of the April 7, 2009 staff report, under the HRM Heritage Property Program.

BACKGROUND / DISCUSSION

At the April 22, 2009 meeting of the Heritage Advisory Committee meeting, staff presented the application to have the property at 7910 Highway #7 considered for municipal heritage designation. The Committee reviewed the information and scored it according to the Evaluation Criteria for Registration of Heritage Buildings. The score necessary for designation is 50, and the application scored 61 points (out of a possible 100). The Committee, therefore, is recommending the designation.

BUDGET IMPLICATIONS

There are no budget implications associated with the registration of this property. The HRM costs associated with processing this application can be accommodated within the proposed operating budget for the C310 (as noted in the staff report).

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

Regional Council could choose not to registered the property. This is not recommended.

ATTACHMENTS

Attachment 'A' - Staff Report dated April 7, 2009.

Attachment 'B' - Draft Extract of Minutes from the April 22, 2009 Heritage Advisory Committee

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

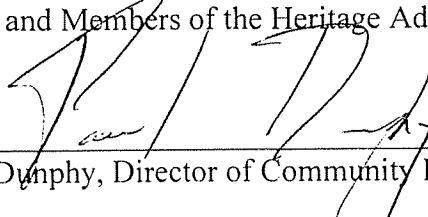
Report Prepared by: Sheilagh Edmonds, Legislative Assistant



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Heritage Advisory Committee
April 22, 2009

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: 
Paul Dunphy, Director of Community Development

DATE: April 7, 2009

SUBJECT: Case H00226 - Application to consider 7910, Highway #7,
Musquodoboit Harbour, as a Municipally Registered Heritage
Property

ORIGIN

A request by Donald and Sharron Guild to consider 7910 Highway #7, Musquodoboit Harbour, as a municipal heritage property.

RECOMMENDATION

It is recommended that should 7910 Highway #7 (PID: 40215063), Musquodoboit Harbour, 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

Donald and Sharron Guild have made an application to have their property considered for municipal heritage designation (Map 1). The owners do not live in the building but are concerned with preserving their family house for future generations.

Under the Heritage Property Program, all registration applications for heritage buildings are reviewed by the Heritage Advisory Committee (HAC). To provide HAC with a basis for the review, a Historical Research Report (Attachment A) has been prepared 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 a notice of Recommendation to Register (Form A) 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 12, 2009 Council may consider the registration on June 23, 2009. The hearing provides an opportunity for the owner(s) to be heard before Council votes on the recommendation, however the owners live in Mississippi and staff do not anticipate the owners being present.

DISCUSSION

The building is located at 7910 Highway #7 at the cross roads of Route 357 and Highway #7 in Musquodoboit Harbour. The heritage value of the building lies in its architectural style, the long ownership by one family, and the significance of the family and its association to the local community.

The building is an excellent example of a Second Empire building and, while it is not completely unaltered, the minor changes that have occurred (a rear addition and interior plumbing) have been made in a highly compatible manner. There are only a few similar examples of this architectural style remaining in the local area, and items such as the intact iron detailing at the roof line and cedar shingled roof are rarely found on Second Empire buildings within the Municipality.

The Guild family arrived in Nova Scotia as Loyalists during the 1780's and settled in the Musquodoboit Harbour area. The Guild family purchased the property in 1899, and the building has remained in the family for 4 generations. The Guilds also ran a mercantile business across the street where the strip mall now stands.

BUDGET IMPLICATIONS

The HRM costs associated with processing this application can be accommodated within the proposed operating budget for C310.

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

Council could reject the application for heritage registration. This is not the recommended action. The Heritage Property Act does not include appeal provisions for decisions of Council regarding the heritage registration.

ATTACHMENTS

- Map 1: Location Map - 7910 Highway #7, Musquodoboit Harbour
- Attachment A: The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality
- Attachment B: Historical Research for 7910 Highway #7, Musquodoboit Harbour
- Attachment C: Photographs of 7910 Highway #7, Musquodoboit Harbour

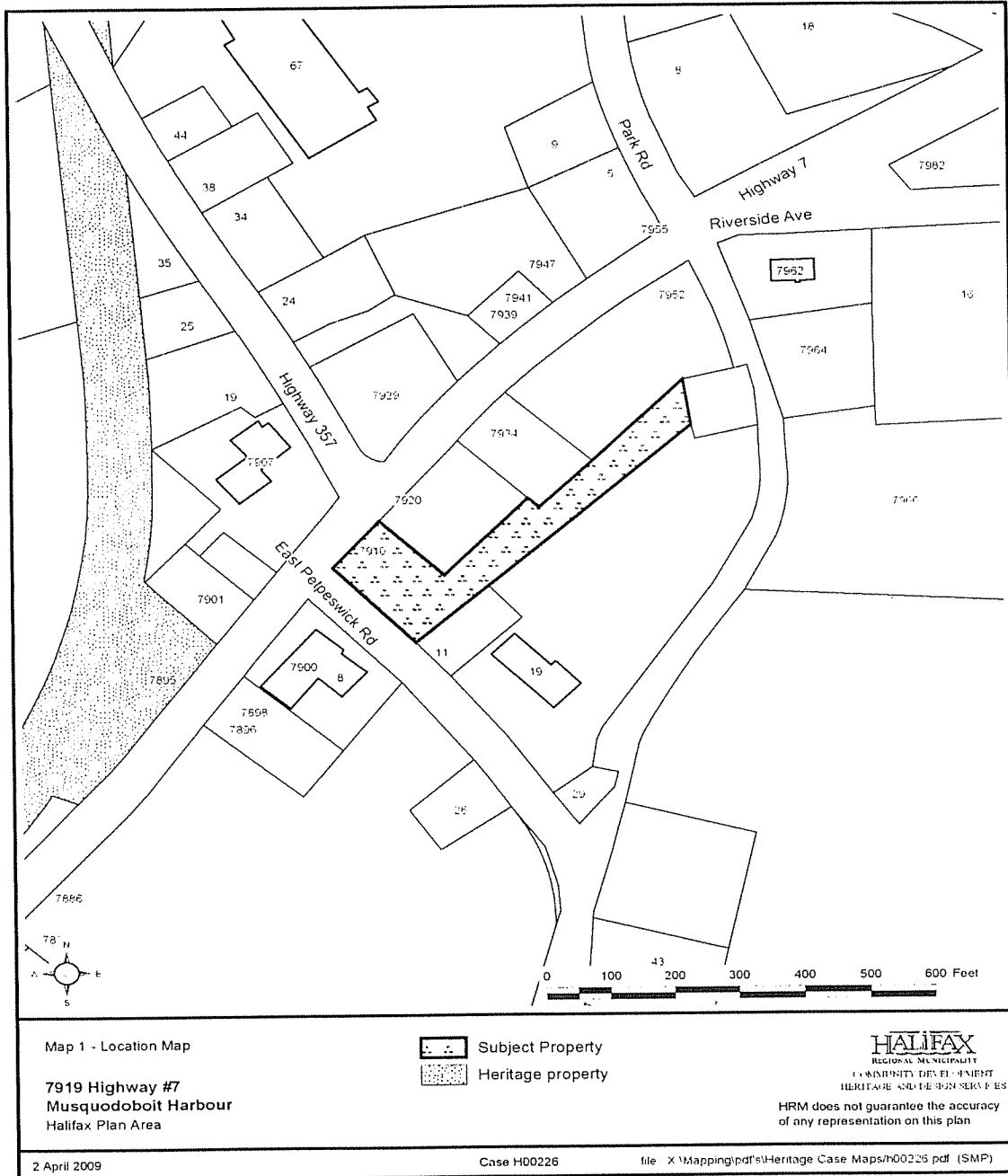
A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

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



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

Map 1: Location Map



Attachment A**Research Conducted for 7910 Highway #7, Musquodoboit Harbour****1) Age - ca. 1899**

This property was purchased by Hezekiel Guild in 1899 from George and Minnie Gaetz for eighty dollars. The Guild family was residing in Musquodoboit Harbour prior to purchasing this property and was owner of the community's grocery store, later known as the H. G. Guild Store and Mr. Guild eventually became the postmaster for the Musquodoboit Harbour community.

2) Historical or Architectural Importance

- A) The following family is historically connected to the property. The Guild family arrived in Nova Scotia as Loyalists during the 1780's. Ezekiel Guild was born on October 17, 1854 in Middle Musquodoboit to George, a merchant and his wife, Eunice Guild. Records at the Registry of Deeds list Ezekiel as living in Little River, Nova Scotia in 1880 purchasing property there and by 1888 he was residing in Musquodoboit Harbour. He followed in his father's footsteps and also established a mercantile business in the village. He purchased, sold and held mortgages on a number of properties in the Musquodoboit Harbour area.

In 1895, Ezekiel was a 39 year old bachelor when he married Jessie Grant, a 31 year old spinster. Jessie was born in Gore, Nova Scotia to William and Elizabeth Grant. The couple was married on December 11, 1895 in Lawrencetown, Nova Scotia. According to the Canadian 1901 census, the couple was living in Musquodoboit Harbour and had two children; Cameron St. Clair Guild born on September 17, 1896 and an eleven month old daughter, Eunice, born May 4, 1900.

Ezekiel Guild wrote his will in 1912, leaving this property to his wife Jessie upon his death. According to the information written on his headstone in Riverside Cemetery in Musquodoboit Harbour, he passed away in 1931, with his wife Jessie passing away in 1942. Her will was written in 1931 shortly after Ezekiel's passing.

Their son, Dr. Cameron St. Clair Guild (1), received the property when his mother, Jessie, passed away. According to Dr. Cameron Guild's will, written in 1954, he bequeathed this property to his wife, Corinne King Guild. At that time, Dr. Guild was residing in the Village of Tupper Lake, Franklin Co., New York. His sister, Eunice MacAulay (nee Guild), is listed as residing in Montreal East, Canada. After the death of their mother, Corinne Guild, the homestead became the property of her children, including Cameron St. Clair Guild (II) who resides in Jackson, Mississippi.

2) Representative of the era

- B) The structure is representative for the era. The building is designed in the Second Empire style. *Note: See section 4 Architectural Merit below for more detail.*

3) Significance of Architect/Builder

It was not possible to discover who designed or constructed this structure. In most rural communities homes were often built by a local carpenter.

4) Architectural Merit

A) Construction type of building technology:

The structure is a one and a half story wooden shingled building. According to Allen Penney, in his book *Houses of Nova Scotia*, the low pitched mansard roof is a common feature of the Second Empire style and the design helps to provide more headroom in the upper storey. The small three sided dormers situated in the roof allow light to flow into the upper storey. Mr. Penney also states that this style may have decorative metal trim of cast or wrought iron as is visible on the enclosed porch's roofline as well as along the two three sided one storey bay windows. Located under the window cornices and eaves of the roof are small dentils and small single styled brackets.

B) Style:

The style is not common within the community today, however long ago there may have been other homes constructed in the community of the same design. Today the building is surrounded by a number of modern buildings with a strip mall located across the street where once stood the family's mercantile business. There is a post office, an R.C.M.P. detachment, and public library as well as the historical Musquodoboit Railway Station located a few hundred feet away on the opposite side of Highway #7.

5) Architectural Integrity

The owners of this property state that the building has maintained its original features and style. Often the decorative additions to structures of this style, such as the cast iron trim, are eventually removed as they tend to corrode over time but it seems that the past owners preserved the property to retain its original design and appearance. The owners have stated that an addition was added around 1912 and this 'involved an addition behind the kitchen which has a panty and a wood house and covered well'. Plumbing was added in 1920 along with a bathroom.

6) Relationship to Surrounding Area

This structure does stand out as an excellent addition to the community due to the fact that many of their heritage homes have disappeared. According to the present owner, the property is the oldest house in the Musquodoboit Harbour community.

NOTE: Information submitted by Donald Cameron Guild with application

The Guild House was begun in 1895 and completed in October 1897, and was occupied by Eziquel Sibley Guild and his wife Jessie Grant Guild.

This house was one of three Guild residences that sat in the small village of Musquodoboit Harbour. The family store which was owned by Williams McCloud Guild, the father of Eziquel Sibley Guild sat across the road. This store was eventually moved back since it was quite small and a store a picture of which is attached to this application built. This was run by Ezekiel Sibley then he took in his younger brother Hanson Gregory and then turned the store over to his brother, H.G., and become the postmaster of Musquodoboit Harbour in the small addition to the family store.

Ezekiel Sibley was a prominent merchant, an elder and found of the current Presbyterian Church and a well respected man in the village. He had a son, Cameron St.Clair Guild who was my father and the home has been passed onto me (Donald Cameron Guild).

This home is the oldest home in the village of Musquodoboit Harbour and the surrounding area. It is a bell-cast roof house and thee is one other thought possible to be building by the same building in an adjacent community. It has a bell shaped roof and it considered by some to be a 'Dutch Type' it is unique architecture and represents turn of the century architecture which can be seen in larger municipality around the Province.

The house has its original facade with decorate iron trim on the bay windows on the bays at the front, and the trim carefully preserved at the roof line. It has its original facade and the architecture is the same as it was when built.

The only addition was built in approximately 1912 and this involved an addition behind the kitchen which has a pantry and a wooden house and covered the well. Inside plumbing was added in 1920 and a bathroom made out of the back upstairs part of the home but made no changes to the outside appearance.

Registry of Deeds Results

Name	Years	Book/Page/Document
Ezekiel Sibley Guild	1899- 1931	335/298/875 (deed)
Jessie (Grant) Guild	1931-1942	687/92/2068 (will)
Cameron St. Clair Guild (I)	1942-1955	848/498/2455 (will)
Corinne (King) Guild	1955-?	1311/ 29/3613 (will)
Heirs of Corinne Guild	? - 2004	7663/916/ 15215 (quit claims deed)

NOTE:

The property was purchased by Ezekiel S. Guild from George Gaetz and his wife Minnie for the sum of \$80.00. Mr. Guild was already residing and operating a mercantile business when he purchased the property in 1899. He had purchased other properties in and around Musquodoboit Harbour from 1880 to 1890 but he did not purchase anymore land until he bought this property in 1899. According to the family it is believed that the house was built in 1895 but no deed could be found indicating that the property was owned by Mr. Ezekiel Guild at that time. However the family may have owned the land prior to the deed being recorded in 1899.

Ezekiel died in 1931 leaving the property to his wife, Jessie, in a will. She died in 1942 and in her will she leaves the property to her son, Dr. Cameron St. Clair Guild (I) who had moved away to the United States. He died in 1954 and his will states that the property was bequeathed to his wife Corrine Guild. In 1978 she sold a portion of the property to the Nova Scotia Power for an easement. She must have died in Mississippi at some point between 1978 and 1998 without leaving a will. By 1998 the property was owned by her son, Dr. Cameron St. Clair Guild (II) and four others according to a Quit Claim Deed written in 2000 when Dorothy Guild gave up her rights to the property and then in 2004 another deed states that another owner of the property, Donald C. Guild gave up his interest to the property to the remaining heirs of Corrine Guild.

Research Sources

- A) **Registry of Deeds:** located on Ackerley Drive, Burnside Park, Dartmouth, Nova Scotia: researched the ownership of the property from 1890 to 2004. Discovered a map of the property showing the Nova Scotia Power easement sold to Nova Scotia Power Corporation from Corinne Guild in 1978 (Map Division: Plan #16222, Drawer #209).
- B) **NSARM:** Biographical Index Files on Guild family - Nil.

C) Searched Websites:

- 1) **NSARM website:** online databases for vital stats regarding those who lived at 7910 Highway #7.

Marriage records: Year 1895, Bk 1819, Pg 75 #504 ...

Between Ezekiel Guild and Jessie Grant states: Married December 11, 1895 ... in Lawrencetown Presbyterian Manse ... Ezekiel Guild (merchant) of Musquodoboit Harbour age 39 years, bachelor, born Middle Musquodoboit, son of George and Eunice Guild. Father was also a merchant. Married to Jessie Grant, 31 years old, a Spinster, of Halifax, born in Gore, Nova Scotia and daughter of William and Elizabeth Grant. Her father was a carpenter.

Death Certificate: Ezekiel Guild: Bk 88, Pg. 240, Year 1931

- 2) **Website of the Canadian Census 1901:** Guild family household #12, Dist. #33, Musquodoboit Harbour, pg. 2. Canadian Census 1911 - the same information except each person is 10 years older.

Ezekiel b. October 1, 1854 age 46 a Scotch, Canadian, Presbyterian and Merchant with Wife Jessie B. March 22, 1864 age 37 with two children: son Cameron S. b. September 17, 1896 age 4, and daughter Eunace D. b. May 4, 1900 age 11 months.

Note: Birth dates and ages or spelling of names are not always accurate in Census records, and the Census for 1911 was the same as what was recorded in 1901 only each family member was ten years older.

- 3) Searched www.MyTree.com website: for Riverside Cemetery in Musquodoboit Harbour:

- * Ezekiel S. Guild: born 1854, death 1931 (cemetery stone has his name spelt "Exekiel")
- * Eunice (Sibley) Guild: born 1825, death January 4, 1909 at age 84
- * George McLeod Guild (I): born 1811, death January 20, 1893 at age 82 (Husband of Eunice Guild and parents of Ezekiel S. Guild)
- * Jessie Guild, wife of Exekiel: born 1864, death 1942
- * Cameron St. Clair Guild (I): born September 17, 1896, death October 18, 1954
- * George McLeod Guild (11): born 1851, death 1924 (Ezekiel's brother)

Located no historical photographs of property at NSARM but may have photos at the Musquodoboit Harbour Railway Museum.

D) Books:

Houses of Nova Scotia, Allen Penney, Published by Formac Publishing Company, Halifax, Nova Scotia, 1989.

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 pts 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 pts 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 pts 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 pts 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 pts for Construction Type, and maximum score of 10 for Style -total maximum of 20 pts

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 pts 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 pts 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

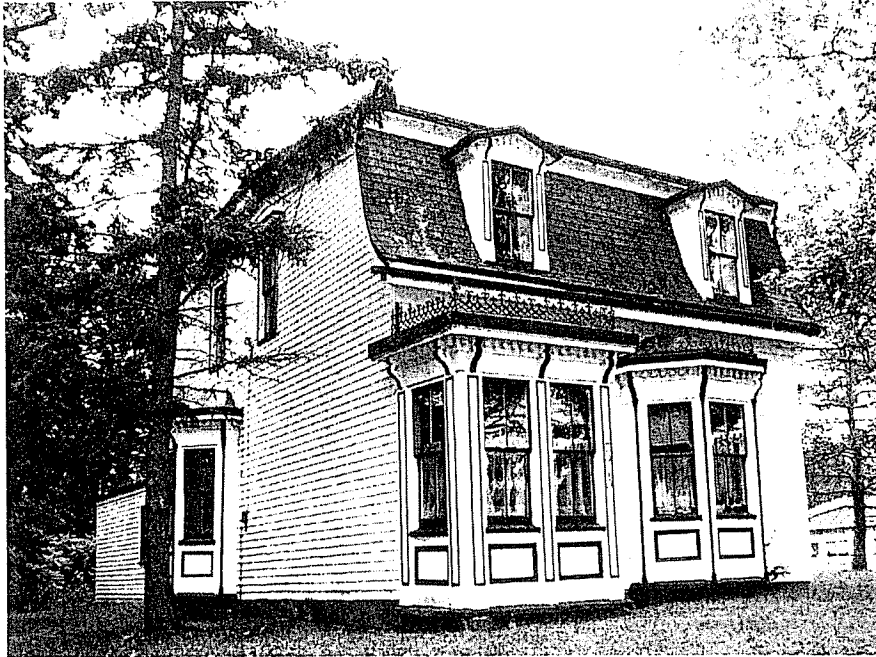
Designation Recommended?

YES

NO

COMMENTS:

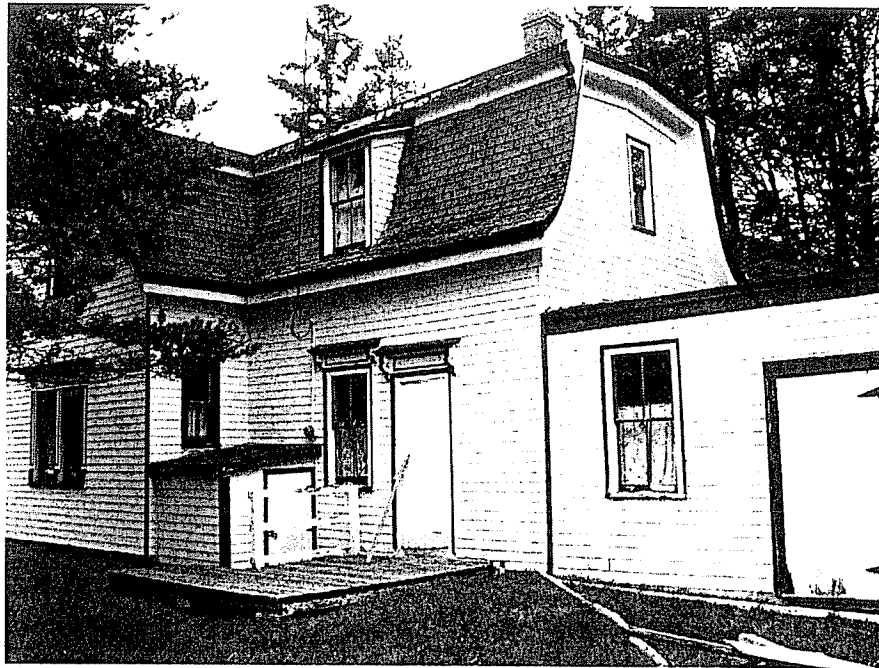
Attachment C



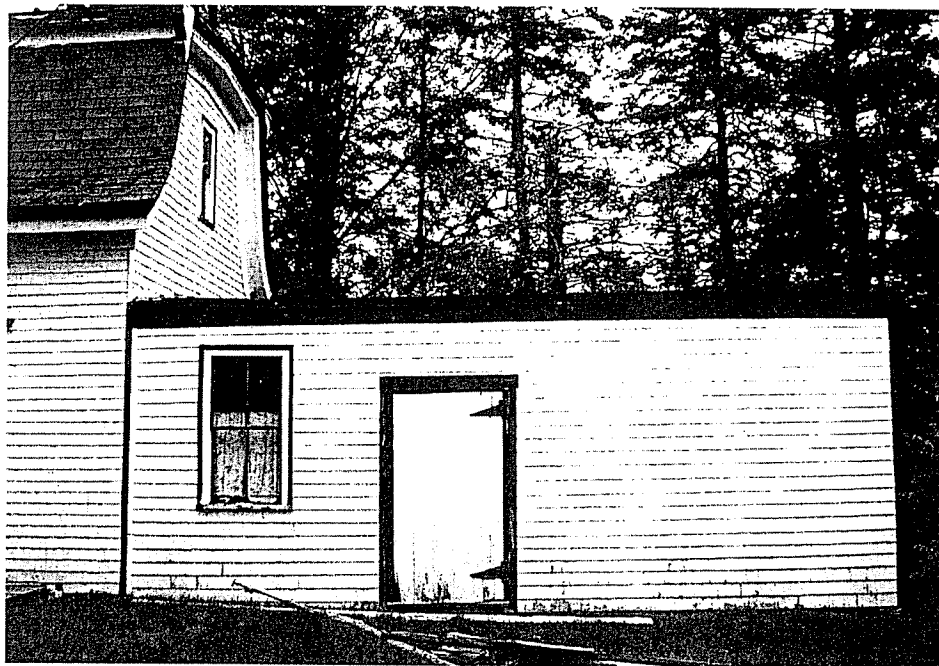
North elevation: three sided bay window on front (and side) facade, storm porch and classic mansard roof (with decorative brackets) and dormers.



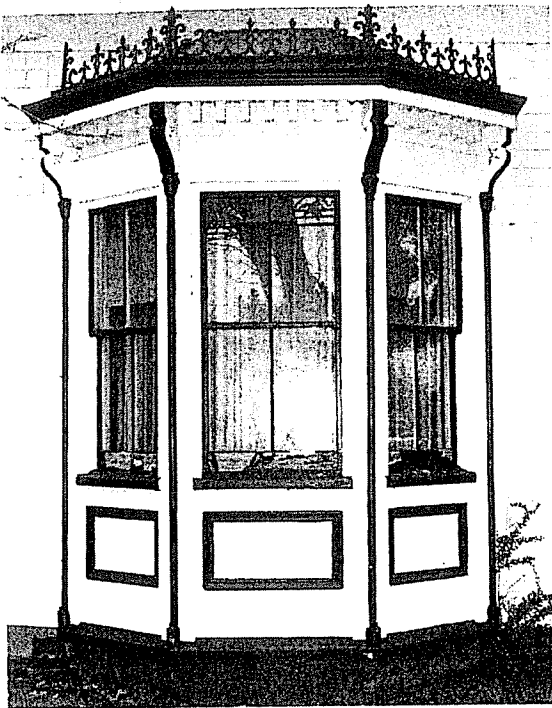
North west elevation: single and double windows with hood mouldings. The photo also shows the rear addition.



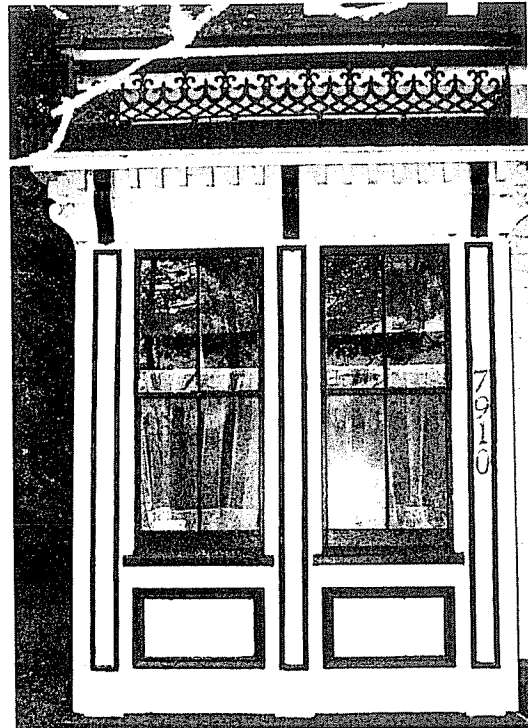
Back of the north elevation showing original ell, narrower mansard roof with decorative brackets, and one shed dormer.



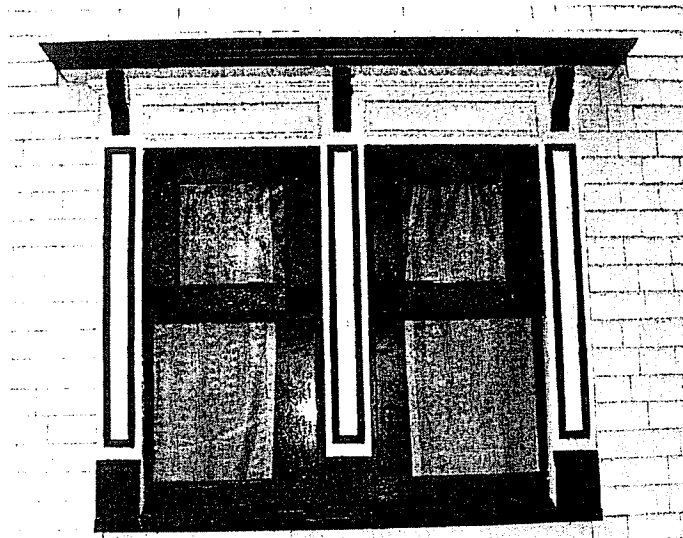
1912 rear addition housing a pantry and wood house.



Three sided bay window with decorative brackets, dentils and metal roof cresting.



Storm porch with decorative brackets, dentils, moulded panels, & metal cresting at the roof.



Original stained glass double window with hood moulding and decorative trim.



Photograph of original Guild Store located on the East Petpeswick Road adjacent to 7910 Highway #7.

7. REPORTS:

7.1 Case H00226 - Application to consider 7910, Highway #7, Musquodoboit Harbour as a Municipally Registered Heritage Property.

A staff report dated April 7, 2009 was submitted.

Ms. Maggie Holm, Heritage Planner, provided a presentation on the request by Donald and Sharron Guild to consider 7910 Highway #7, Musquodoboit Harbour, as municipal heritage property. In her remarks she noted that the property owners live in Mississippi, and that this is their family home, going back four generations. She added that the Guild's use it primarily as a summer residence; and out of concern of preserving the family house for future generations, they have applied to have it designated as a heritage property.

The Committee reviewed and evaluated the property according to the Evaluation Criteria for Registration of Heritage Buildings, and scored it as follows:

Criterion	Highest Possible Score	Score Awarded
1. Age	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	20	15
3. Significance of Architect/Builder	10	0
4. a) Architectural Merit: Construction type/building technology	10	4
4. b) Architectural Merit: Style	10	6
5. Architectural Integrity	15	14
6. Relationship to Surrounding Area	10	9
Total	100	61

Score necessary for designation is 50

MOVED by Councillor Nicoll, seconded by Ms. Carroll that 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 7910, Highway #7, Musquodoboit Harbour as a Municipally Registered Heritage Property as shown on Map 1 of the April 7, 2009 staff report, under the HRM Heritage Property Program.

MOTION PUT AND PASSED.