



P.O. Box 1749  
Halifax, Nova Scotia  
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10.2.1

Halifax Regional Council

April 12, 2005

*April 26, 2005*

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:** *Stephane Paus*  
for Tom Creighton, Chair  
Heritage Advisory Committee

**DATE:** March 31, 2005

**SUBJECT:** Case H00161 - Application for Registration of 5660 Fenwick Street,  
Halifax

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**ORIGIN**

March 30, 2005 Heritage Advisory Committee meeting.

**RECOMMENDATION**

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

1. Set the date of April 26, 2005 for a Heritage Hearing to provide consideration for the registration of 5660 Fenwick Street, Halifax, under the HRM Heritage Property Program.
2. Approve the registration of 5660 Fenwick Street, Halifax, under the HRM Heritage Property Program.

## **BACKGROUND**

See attached staff report dated March 7, 2005.

## **DISCUSSION**

The matter was before the Heritage Advisory Committee on March 30, 2005. The Heritage Advisory Committee evaluated the property for consideration of heritage registration. The property scored above the 50 points required for registration.

## **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 proposed.

## **ATTACHMENTS**

- 1) Staff report to the Heritage Advisory Committee dated March 7, 2005
- 2) Draft minute extract - March 30, 2005, Heritage Advisory Committee

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: Stephanie Parsons, Legislative Assistant

Report Approved by: Tom Creighton, Chair, Heritage Advisory Committee

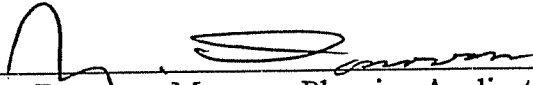


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Heritage Advisory Committee  
March 23, 2005

**To:** Heritage Advisory Committee

**Submitted by:**   
Jim Donovan, Manager, Planning Applications

**Date:** March 7, 2005

**Subject:** H00161 - Application by Christopher Spencer and Christine Beaton to consider 5660 Fenwick Street, Halifax, as a Registered Heritage Property.

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### STAFF REPORT

#### ORIGIN

An application by Christopher Spencer and Christine Beaton requesting the consideration of 5660 Fenwick Street, Halifax, as a Municipal Heritage Property.

#### RECOMMENDATION

It is recommended that should 5660 Fenwick Street score more than 50 points, the Heritage Advisory Committee recommend to Regional Council that this property be registered under the HRM Heritage Property Program (Map 1).

## **BACKGROUND**

Matthew Morton has made an application to have his property, located at 5660 Fenwick Street, Halifax, considered a heritage building under the HRM Heritage Property Program. The owner is interested in preserving his home by attaining Municipal 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 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 provided to 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.<sup>1</sup> An opportunity for the owners to be heard is provided before Council votes on the recommendation.<sup>2</sup> If the building is scored on March 23, 2005, Council cannot consider the registration earlier than April 23, 2005.

## **BUDGET IMPLICATIONS**

The historical research of the property has been undertaken by Alfreda Withrow at a cost of \$460 (includes taxes). This cost will be borne by the Municipality and is funded from the operating budget account C310-6999.

In addition, should Regional Council approve the heritage registration of 5660 Fenwick Street, Halifax a plaque will be placed on the building. The cost to the Municipality for the plaque is approximately \$450 which will be funded from the operating budget account C310-6999.

## **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.

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<sup>1</sup>As per Section 14(2) of the Heritage Property Act

<sup>2</sup>As per Section 15(2) of the Heritage Property Act.

## ATTACHMENTS

Map 1: Location Map - 5660 Fenwick Street, Halifax

Attachment A: Heritage Research Report for 5660 Fenwick Street, Halifax

Attachment B: The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality

Attachment C: Photos of 5660 Fenwick Street, Halifax

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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: Maggie Holm, Heritage Planner, 490-4419  
Report approved by: Jim Donovan, Manager Planning Applications

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Map 1 - Location Map

**5660 Fenwick Street  
Halifax**

-  Subject property under consideration for heritage registration
-  Municipally registered heritage property

**HALIFAX**  
REGIONAL MUNICIPALITY  
PLANNING AND  
DEVELOPMENT SERVICES

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

**An Historical Report on:**  
**5660 Fenwick Street, Halifax**  
**(Formerly 48 Fenwick Street)**

**Prepared for:** Maggie Holm, Heritage Planner  
Halifax Regional Municipality

**Prepared by:** Alfreda Withrow  
Research Consultant

**Date:** March 15, 2005

**Age and Ownership of Property:  
(Formerly civic number 48 Fenwick Street)**

In 1896, Richard Cahill, a carriage painter, is listed as the resident of this structure in the Halifax City Directories. Prior to this date there is only one other building listed as standing on the block situated between Lucknow and South Park Streets.

The Cahill family resided in this house for nearly 35 years and by 1935 Joseph Fultz and William Cavelier are listed as the residents of this property. From 1945 until the present day there have been several more families listed as residing in this home with Christopher C. Spencer and Christine A. Beaton the present owners of 5660 Fenwick Street since 1998. (See Appendix I)

**Relationship to Personage:**

During the late 1800s the newly surveyed blocks of land around Fenwick Street began to develop as the citizens of Halifax began to construct new residences south of the city. Slowly as the spacious estates in the south end of the City were sold their open fields were divided into small building lots causing this area to eventually become residentially crowded with only a two-foot wide alleyway separating some houses along with many being constructed as Victorian townhouses.

The Cahill family, along with the earlier residents, held various jobs that included such positions as stevedores, liquor salesmen, plumbers, barrister, and caretakers. The only resident to live in this home for a number of years was the Cahill family and unfortunately no information could be discovered of historical significance regarding this family or any of the others who resided in this home.



### **Architectural Merit:**

Several structures were built in a row on Fenwick Street between 1890 and 1900. All are architecturally similar in design but with decorative variations. The structure located at 5660 Fenwick Street (formerly 48 Fenwick Street) was built during 1895 and 1896.

This two story wooden shingled structure was built along the Italianate style. This structure was erected on a stone foundation with a brick covering added to the facade of the foundation. A two story three bay projection extends from the ground to the eaves of the low-pitched roof. Bracketted elements were added as decoration along with scalloped shaped shingles.

Allan Penney stated in his book called, *Houses of Nova Scotia*, "Although there may be paired brackets under Italianate cornices, the same detail in a Bracketted house will be coupled with rectangular windows rather than arched ones..." Decorative cornices project from the façade of this building along with a number of small brackets situated under the overhanging eaves of the roof and windows. Brackets can be paired or may be single but are often found in multiples, which gives the design the appearance of supporting the heavy cornice.

The beautiful decorative entrance has transom windows situated under a triangular shaped cornice also supported by small brackets, with sidelights along the doorway, thus allowing the sunlight to lighten up the inside hallway.

**Appendix I:****Name****Year****Occupation**

Richard Cahill	1896-1930	Carriage Painter & Liquor salesman
Joseph Cahill & Wm. Cavelier	1935-1945	Steward (Civic Club)
Walter Hansen	1946-1955	Stevedore
Harold Watson	1955-1960	Plumber (Camp Hill Hospital)
Neil McKinnon	1960-1966	Caretaker (Sacred Heart School)
Orla Hardenberg	1966-1970	Employed HMC Dochyrd
George Simms	1970-1975	Barrister
Harold Lewis & Keith Oakley	1975-1980	Insurance Salesman & Painter DND
Rooming House	1980-1985	
Elena Medova-Dempster	1985-1992	
Peter Wm. Rochman	1992-1998	
Christopher Spencer & Christine Beaton	1998-2005	

## Research Sources:

Registry of Deeds....

Book 6258 Page 290 – Between C. Spencer and C. Beaton from Peter Rochman

Book 5235 Page 1228 – Between P. Rochman from E. Dempster

NSARM:

McAlpine City Directories .....1890-1985

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

Index to Building Permits..... RG 35 - 102 - Series 39 Vol. 1.... Nil

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**

### 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 <sup>th</sup> 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 <b>OR</b> 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	
<b>Total</b>	<b>100</b>	

Score necessary for designation

65

Designation Recommended?

YES

NO

COMMENTS:

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## MINUTE EXTRACT

March 30, 2005

### 4.1 H00161 - Application for Registration of 5660 Fenwick Street Halifax

#### Scoring Summary

Criterion	Highest Possible Score	Score Awarded
1. Age	25	13 (1895)
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 Option B Moderately important/unique representative of an era
3. Significance of Architect/Builder	10	0 Not significant, no information available
4. A) Architectural Merit: Construction type/building technology	10	3 Somewhat rare/early example
4. B) Architectural Merit: Style	10	3 Somewhat rare/early example
5. Architectural Integrity	15	13 Largely Unchanged
6. Relationship to Surrounding Area	10	5 Architecture is compatible with the surrounding area and maintains its heritage character.
<b>Total</b>	<b>100</b>	<b>52</b>

**MOVED by Councillor Dawn Sloane, seconded by Mr. Clarence Butler, that the Heritage Advisory Committee recommend approval of the application , as proposed in the staff report dated March 7, 2005, for the registration of 5660 Fenwick Street as a registered heritage property . MOTION PUT AND PASSED UNANIMOUSLY.**