

11.1.1



Halifax Regional Council
January 15, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
Allan MacLellan, Acting Chair, Heritage Advisory Committee

DATE: January 9, 2002

SUBJECT: Case H00072 Heritage Registration Hearing, 20 Hester Street,
Dartmouth

ORIGIN

Application for heritage registration.

RECOMMENDATION

The Heritage Advisory Committee recommends that Regional Council set the date of February 19, 2002 to consider registration of 20 Hester Street, Dartmouth, under the HRM Heritage Property Program.

**PLEASE RETAIN REPORT
FOR HERITAGE HEARING**

BACKGROUND

Please see attached staff report to the HAC on November 28, 2001.

DISCUSSION

Please see attached minute extract.

ATTACHMENTS

- 1) Staff report to the Heritage Advisory Committee dated November 28, 2001
- 2) Minute extract from the November 28, 2001 meeting of the 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: Patti Halliday

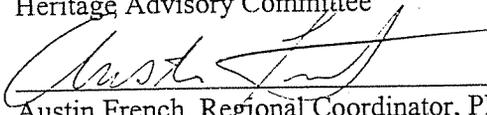
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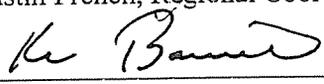


Allan MacLellan, Acting Chair, Heritage Advisory Committee

Heritage Advisory Committee
November 28, 2001

TO: Heritage Advisory Committee

SUBMITTED BY: 
Austin French, Regional Coordinator, Planning & Development Services


Kevin Barrett, Planner

DATE: November 15, 2001

SUBJECT: **Heritage Case H00072 - Application by Wayne and Linda Sitland to consider 20 Hester Street, Dartmouth, as a Registered Heritage Property.**

STAFF REPORT

ORIGIN:

An application by the Sitland's requesting the consideration of 20 Hester Street, Dartmouth, as a Heritage Property.

RECOMMENDATION:

It is recommended that should 20 Hester Street, Dartmouth, 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. and Mrs. Sitland have made an application to have their home at 20 Hester Street, Dartmouth, considered a heritage building under the HRM Heritage Property Program. The home is currently used as a single family dwelling.

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 1) is developed that is used to score the building against the former City of Dartmouth's Heritage Property Evaluation System - Heritage Buildings (Attachment 2).

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 November 28, 2001, Council cannot consider the registration earlier than January 22, 2002.

Please note that this property was previously considered by the HAC on July 22, 1998. At that time, the property was scored and recommended for consideration by Regional Council. With the staff changes and office moves that subsequently occurred, the file was misplaced by staff. Since a considerable amount of time has passed, and the composition of the Committee has changed, staff would request the HAC consider this as a new application.

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.

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

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

ATTACHMENTS:

Map 1: Site Plan - 20 Hester Street, Dartmouth

Attachment 1: Heritage Research Report for 20 Hester Street, Dartmouth.

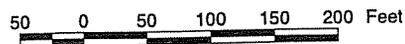
Attachment 2: City of Dartmouth's Heritage Property Evaluation System - Heritage Buildings.

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



Map 1 - Location Map
 20 Hester Street
 Dartmouth
 Dartmouth Plan Area

 Subject area under consideration
 for heritage registration



HALIFAX
 REGIONAL MUNICIPALITY
 PLANNING AND
 DEVELOPMENT SERVICES

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

20 Hester Street

I. AGE OF PROPERTY

The structure located at 20 Hester Street, Dartmouth was constructed around 1886/87 for Phillip Mitchell. The lot was once part of the property belonging to Henry Hill, an architect and was listed as lot #45. However, Mr. Mitchell purchased the lot from the estate of William Jost for \$90.00. The house faces Halifax Harbour and is situated not far from the shipyards where Mr. Mitchell probably worked. He resided in the home for twenty years and in 1907 sold the property to J. Norman Mitchell who may have been his son since Norman Mitchell is listed in the McAlpine City Directories as residing at this address from the time it was first constructed. (See Appendix I) Also the Mitchell family is mentioned in Janet Kitz's book, Shattered City: the Halifax Explosion and the Road to Recovery (1989). Mrs. Kitz states certain facts which helps to establish that there is a family relationship between these two gentlemen.

II. HISTORICAL ASSOCIATION -

i) Relationship to an Era -

Even though the Halifax side of the Harbour took the full brunt of the explosion, parts of Dartmouth situated near the opposite side of the Richmond area were also affected by the blast. Since this structure, on Hester Street, is located quite close to the harbour, it was damaged in the Halifax Explosion which took place on December 6th, 1917. The Mitchell family were in the process of going about their morning routine when the explosion occurred. Both Phillip Mitchell and Norman Mitchell were at work, while Norman's wife and daughter Ethel were still in the house. In her book, Janet Kitz relates the following information concerning the house. " The Mitchell house, in Dartmouth, was in bad shape. Ethel's father had returned by ferry from Halifax, where he was a partner in the heating engineering firm Mitchell and MacKay. His wife and daughter were eventually taken to a doctor who cleaned and sutured Mrs. Mitchell's badly cut arm. Ethel was still not fully aware of what was going on around her." (p.68)

Throughout the book there are several more references made concerning this particular family. Inside the Mitchell's home, the **windows had blown out** and the stairway had collapsed while Mrs. Mitchell was in the process of coming down from Ethel's room. Ethel had been sleeping upstairs in her bedroom, but has no memory as to how she got down from the upstairs since the stairs had been damaged she could not have walked down. When she was found by her family Ethel was on the street with a strange man's coat and boots on. Eventually the family went to stay with friends in Cole Harbour.

III. RELATIONSHIP TO SURROUNDING AREA

The dwelling is situated in Dartmouth, near the Halifax Harbour and was constructed on a small street not far from the former Dartmouth shipyards. Many of the families who first owned the property were connected with working near the dockyards. **This particular home is one of the oldest houses to be still standing on this street and is now surrounded by houses which look to**

have been erected during the 1920's or later. The structure was erected near the street and has a large back yard which is well cared for with flowers and a few trees. Unfortunately there is a four storey apartment building located opposite the back fence which overwhelms the nearby buildings and houses. (See picture #1 & #3)

IV. AESTHETIC AND ARCHITECTURAL MERIT -

i) Rarity of Architectural Type -

The house located at 20 Hester Street can be described as having been constructed along the **Second Empire style and relates well to its surroundings**. This one and a half storey wooden structure was built around 1886/87 since the owner is listed in the McAlpine City Directory of 1888 and not prior to this date.

The Second Empire Style is not a common design found on Hester Street **and the surrounding area**. Only a few houses of this style were located on nearby Dartmouth Streets. However, the design was quite common among the middle classes, especially in the City of Halifax and would serve its purpose for the Mitchell family and those who eventually resided at this address. (See Appendix I & II)

ii) Original Facade -

The structure located at 20 Hester Street has retained its **original facade except for the addition of the more modern windows and at some point being raised with a new cement block foundation being added**.

iii) Example of Architectural Type -

This one and a half storey wooden shingled structure was designed in the Second Empire Style. The architectural style of the house is obvious because it was constructed with a **low pitched, partial mansard roof**. According to Allen Penney, in his book Houses of Nova Scotia, he states that this particular design was constructed with this type of roof style to provide "full head room in the top storey" which would originally be the attic in most houses. This particular style was beneficial in helping to provide families with the opportunity to use all the available space necessary to accommodate their large families with a place to sleep. The facade of the roof looks like it once had two dormers with shed styled roofs, however the new windows have been placed closer to the curve of the roof design and do not project outward as far as they once did. A three bay, one storey projection is located on the left side of the structure. There is very little decoration except for the supporting roof columns located on the open verandah and the small decorative window situated to the left side of the front entrance. (This can be seen in pictures #1,2, and 3.)

APPENDIX I -

The following is a list of family names who were residing at 20 Hester Street on the following dates which was taken from the McAlpine City Directories:

<u>Dates</u>	<u>Names</u>	<u>Occupation</u>
1889	Philip Mitchell Norman Mitchell	Ships carpenter
1892	Philip Mitchell Norman Mitchell	Ships carpenter Tinsmith
1899	Philip Mitchell	Ships carpenter
1902	Philip Mitchell Norman Mitchell	
1907	Philip Mitchell Norman Mitchell	Carpenter
1912	Philip Mitchell J. Norman Mitchell	Carpenter Plumber
1917	Philip Mitchell J. N. Mitchell	Shipwright Plumber
1922-1941	J. Norman Mitchell (now a partner in the plumbing, heating and sheet metal business)	Mitchell and McRae
1942	Ernest Melville	Organist at Trinity Church
1947	Joseph LaPierre	Dockyard
1952-1962	Arthur Peers	Captain Royal Canadian Navy
1967	Donald Hines	Dept. of Manpower and Immigration
1972-1985	William A. Jones	Maintenance Dartmouth School Bd.
1987-1998	Wayne Sitland	

APPENDIX I I-

The following is a list of names of those who have owned the property which was taken from the information provided by the Halifax Regional Municipality-

<u>OWNERS</u>	<u>FROM-TO</u>	<u>OCCUPATION</u>	<u>BOOK-PAGE</u>
Phillip Mitchell	1887-1907	Shipwright	264 . 240
J. Norman Mitchell	1907-1943	Plumber	402 . 157
Hilda Kehoe	1943-1945	w/o Jeremiah	853 . 193
Joseph LaPierre	1945-1947	Dockyard	910 . 605
Arthur Peers	1947-1958	Captain RCN	964 . 997
Thomas Irvine	1958-1961	unknown	1582 . 477
Donald Hines	1961-1970	Accountant	1775 . 297
S. Reid Newport	1970-1976	unknown	2392 . 448
William Jones	1976-1985	unknown	2982 . 245
Wayne Sitland	1985-1998		4034 . 407

20 Hester Street, Dartmouth

APPENDIX III -

SOURCES OF RESEARCH -

Library - McAlpine City Directories 1885 - 1995

PANS - Biographical Index Cards.... for Mitchell Family - No Information available

Books - Kitz, Janet, Shattered City The Halifax Explosion The Road to Recovery,
Nimbus Publishing Ltd., 1989, p. 16, 46 & 68
Penney, Allen, Houses of Halifax. Formac Publishing Company and The Nova Scotia
Museum, Halifax, 1989.

Registry of Deeds - Information supplied by Heritage Dept. of Halifax Regional Municipality
(See Appendix II)





CITY OF DARTMOUTH

Heritage Property Evaluation System

RANKING	SCORE	JUSTIFICATION / EXPLANATION
1. <u>Age</u> 1750 - 1785 1786 - 1825 1826 - 1867 1868 - 1914 1915 - 1932	15 12 10 7 5	
2. <u>Relationship to important occasions, institutions, personages, eras</u> (i) Occasions, institutions, personages: National Importance Provincial Importance Local Importance (ii) Eras:	20 15 10 10	A building cannot have both points for relationship to occasions, institutions, personages, and for relationship to an era. For buildings with a number of relationships, take the most important and for each additional important relationship add 5 for National importance, 3 for Provincial importance, and 2 for Local importance up to an extra 10 points.
3. <u>Relationship to surrounding area</u> (i) <u>Compatibility</u> Excellent Good Fair (ii) <u>Original Site</u> Excellent Good Fair	10 7 5 10 7 5	Consider architecture, scale, use, and age of the building and surrounding buildings Building is a definite asset to surrounding buildings and area Building is very compatible with surrounding buildings and area Building is in keeping with the character of the area Has not been moved On new foundation in original location Near original site, relocated or reoriented on original property

RANKING	SCORE	JUSTIFICATION / EXPLANATION
4. <u>Aesthetic/architectural Merit</u>		Consider placement of doors, proportion and shape of windows, roof shape, architectural detailing, proportion of width to height, materials used, chimneys and how well the building reflects the spirit of the particular architectural style.
(I) Only or rare example of particular architectural type in Dartmouth	20	
(ii) Original facade	5	
(iii) Outstanding example of the architectural type: building has particularly noteworthy architectural characteristics and aesthetic value	20	
Good example of architectural type: building competently displays the major architectural characteristics of the type, and is aesthetically pleasing	15	
Fair example of architectural type: building displays some architectural characteristics worthy of note, and is acceptable from an aesthetic point of view	10	

**EXTRACT FROM NOVEMBER 28, 2001 HERITAGE ADVISORY COMMITTEE
MINUTES:**

4.1 Heritage Case H00072 - 20 Hester Street Dartmouth, NS - Consideration of Registration

- A staff report prepared for Austin French, Regional Coordinator, Planning & Development Services, regarding the above, was before Council for its consideration.

Mr. Barrett noted this property, and the following two, were previously before the Heritage Advisory Committee in 1998 and were recommended for heritage registration. However, due to staff transitions, they were never forwarded to Regional Council. Mr. Barrett noted that Legal Services has advised that these properties be re-evaluated by the current Committee before forwarding any recommendations to Council. In response to a question of Councillor Meade, Mr. Barrett stated the properties have the same owners as they did in 1998. The Committee agreed to review the previous scores given to these properties to see if they agree with them, rather than re-doing the evaluation from scratch.

The Committee concurred with the following amended scoring for the property at 20 Hester Street, Dartmouth. The Committee did not agree with the original allocation of 20 points for "only or rare example of particular architectural type in Dartmouth".

1.	Age	7 pts.
2.	Relationship to important occasions, institutions, personages, eras	10 pts.
3.	Relationship to surrounding area	
	(i) Compatibility - excellent	10 pts.
	(ii) Original Site - good	7 pts.
4.	Aesthetic/architectural merit:	
	• Good example of architectural type	15 pts.
	TOTAL	49 pts.

MOVED by Lorna Crawley-Mulolani, seconded by Allan MacLellan, that the Heritage Advisory Committee recommend to Council that 20 Hester Street, Dartmouth, be registered under the HRM Heritage Property Program. MOTION PUT AND PASSED. (Councillor Meade abstained from the vote as the property owner is his cousin.)