



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

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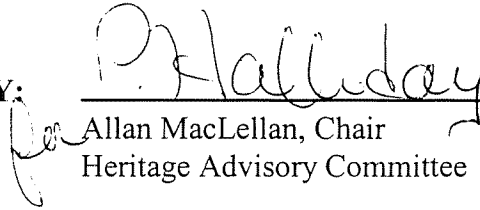
Halifax Regional Council

August 19, 2003

September 23, 2003

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


Allan MacLellan, Chair
Heritage Advisory Committee

DATE: August 11, 2003

SUBJECT: Case H00115 - Application for Registration of 289 Portland Street,
Dartmouth

ORIGIN

July 23, 2003 Heritage Advisory Committee meeting.

RECOMMENDATION

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

- 1) Set the date of **Tuesday, September 23, 2003**, for a Heritage Hearing to consider the heritage registration of 289 Portland Street, Dartmouth.
- 2) Approve the heritage registration of 289 Portland Street, Dartmouth,, as per the HRM Heritage Property Program.

PLEASE RETAIN REPORT FOR HERITAGE HEARING

BACKGROUND

See attached staff report dated July 10, 2003.

DISCUSSION

See attached draft July 23, 2003 Heritage Advisory Committee minute extract.

ATTACHMENTS

- 1) Draft July 23, 2003 HAC minute extract
- 2) Staff report to the HAC dated July 10, 2003

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 DRAFT JULY 23, 2003 HERITAGE ADVISORY COMMITTEE
MINUTES:

4.3 H00115 - Application to Consider 289 Portland Street, Dartmouth, as a Registered Heritage Property

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

Mr. Barrett advised the Committee that this property was originally evaluated by the former City of Dartmouth Heritage Advisory Committee in 1984 and qualified for registration. However, at that time, the property owner was not comfortable with registration. As a result, the property was not registered. The property owner has since changed his opinion of registration and has now put forth an application to have the property registered under the HRM Heritage Property Program. Mr. Barrett noted the building has been altered to a small degree since that time, but the alterations are minor in nature and the main structure has remained intact. He suggested the Committee could make a motion to support the original evaluation, or the Committee could choose to re-evaluate the property.

**MOVED by Dr. Toby Balch, seconded by Mr. Mark Pothier, that the Heritage Advisory Committee accept the scoring allocated to this property by the former City of Dartmouth Heritage Advisory Committee in 1984 and recommend that Regional Council register the property under the HRM Heritage Property Program.
MOTION PUT AND PASSED UNANIMOUSLY.**

4.3




PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada


Heritage Advisory Committee
July 23, 2003

To: Heritage Advisory Committee

Submitted by:



Jim Donovan, Manager, Planning Applications



Kevin Barrett, Heritage Planner, Planning & Development Services

Date: July 10, 2003

Subject: H00115 - Application to consider 289 Portland Street, Dartmouth, as Registered Heritage Property.

STAFF REPORT

ORIGIN

An application by Dr. Anthony Lamplugh to consider his property at 289 Portland Street, Dartmouth, as a Heritage Property.

RECOMMENDATION

It is recommended that should the property at 289 Portland Street (portion of PID # 00210815) 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

Dr. Anthony Lamplugh has made an application to have his property at 289 Portland Street, Dartmouth, considered a heritage property 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 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 July 23, 2003, Council cannot consider the registration earlier than September 23, 2003.

Please note that this property was reviewed and scored by the former City of Dartmouth's Heritage Advisory Committee in 1984. While the property qualified for consideration, the owner (Dr. Anthony Lamplugh) was not comfortable with the registration at this time. As a result, the former City of Dartmouth's Council did not register this property. While the building has been altered to a small degree since that time (some window replacements and general repair), such alterations are minor in nature and the main structure has remained intact.

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 - 289 Portland Street, Dartmouth.


Attachment 1: Heritage Research Report for 289 Portland Street, Dartmouth (from file)

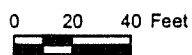
Attachment 2: City of Dartmouth's Heritage Property Evaluation System - Heritage Buildings

Further Information regarding the contents of this report may be obtained by contacting Kevin Barrett, 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
 289 Portland 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.

Category/subcategory

Heritage building / residence

Address

289 Portland St.

Owner

Dr and Mrs Lamplugh

Use of Building

Residence

Date

1872

Style of Architecture

Victorian Italian Gentleman's Residence

Historical Associations

Built for Reverend Alexander Falconer, Minister of St James Presbyterian-United Church 1872. Property sold to Mr Thomas Cutler, a manager of the old Acadian Sugar Refinery office in Halifax. This was before the refinery was built in 1884. House acquired by Mr R. H. Murray 1911. He became a Judge, dying in 1952. Mrs Murray sold the house in 1963. Her children, Professor Graham Murray and Mrs Joan Payzant, co-author with her husband of the book "Like a Weaver's Shuttle", grew up in this house. Dr Lamplugh and his wife have been in residence there since 1963.

Source of information.

Heritage trust of N. S.

"Lakes, salt marshes and the narrow
green strip"

Dartmouth Museum

*Rev. Sir Robert S. Falconer, K.C.M.G., M.A., D. Litt., LL.D.,
F.R.S.C., 1892-1907.*

*Born in 1867 in Charlottetown. Educated in Trinidad, London,
Edinburgh and Germany. Gilcrest Scholar. Appointed on
ordination to CHair of New Testament at Pine Hill, 1892-1907.
Principal 1904-7. President, U. of Tornto, 1907-32. Author of
many articles on the New Testament, Education and Canada. A
great Scholar and successful administrator. Died in Toronto
1943.*

*from: History of Pine Hill Divinity Hall
by E. Arthur Betts
1820 - 1970*

Noted Educator Marks 67th Birthday Today

The following sketch of the career of Sir Robert Falconer, former President of the University of Toronto and one of Canada's greatest educators, is by the City Editor of the Montreal Standard. Sir Robert is well known in Halifax where he was a Principal of Pine Hill College, (now Pine Hill Divinity Hall).

AT the beginning of the Christian era, the Wise Men came out of the East. From all appearances there are many wise men coming out of the East in our own country of Canada.

One of these is Sir Robert Falconer, former Principal of Toronto University, who today celebrates his 67th birthday.

The far east of Canada was the birthplace of Sir Robert.

He first saw the light of day at Charlottetown, Prince Edward Island. That "baby province" of Canada, has produced many great men, but none of them has been more distinguished in the world of learning than Sir Robert Falconer.

His degrees take up more space than his name, which is not a short one.

When writing to him and giving him his official title, one has to address him, Sir Robert Alexander Falconer, K.C.M.G., M.A., D.Litt., D.C.L., F.R.S.C.

Sir Robert, it may be easily seen, is a scholar.

He has been a scholar all his life, and will remain one to the end.

FORMER HEAD OF UNIVERSITY

FOR a quarter of a century he was head of the University of Toronto, which has probably the greatest enrolment of students of any university in the British Empire.

With its affiliated colleges, over which he had control, there is an enrolment of some 5,000 students.

Sir Robert was responsible for all of them.

Of course, Sir Robert's educational advantages fitted him to take his place in the forefront of educators in any part of the world.

A GREAT SCHOLAR

HIS own education was international in scope.

Besides his studies on this side of the water, he took courses in Edinburgh, Berlin, Leipzig, and Marburg.

In these places he acquired the trend of thought of the Old World



SIR ROBERT FALCONER

and its new ideas, and besides he acquired a knowledge of languages which was invaluable to him.

After his extensive studies abroad, he returned to his native land and took up lecturing at the Pine Hill College, Halifax.

He later became a professor at that college.

RAPID RISE

THE quick rise of Sir Robert in the educational world is shown by the fact that at the age of 40 years he was appointed to the presidency of the University of Toronto.

To hold a position of this magnitude at this early age, shows the ability of the man, and the way he was looked upon by the world of learning.

And furthermore, later on he was offered the principalship of Edinburgh University, which, however, he refused.

RETIRED AS PRESIDENT

SIR ROBERT held the position as principal of the University of Toronto for 25 years, only retiring in 1932.

And when he retired he was only 65 years of age.

His retirement was announced the year previous; but it did not take place until July 1, 1932.

POST GRADUATE WORK

THE former principal of the University of Toronto has been foremost in promoting post-graduate work in Canada, thus relieving young Canadians of the necessity of going abroad to complete their studies.

He took the lead in organising regular conventions of Canadian university faculties, and these gatherings have brought the several institutions into closer unity and co-operation, with advantage to educational standards and the country as a whole.

REPRESENTATIVE OF CANADA

ON various occasions in Canada and abroad he has represented this country with much distinction.

Not so very long ago, it was said of Sir Robert Falconer that he must have had always in mind the statement made by Rt. Hon. Joseph Chamberlain that "a university should be a place where knowledge is taught, tested, increased and applied."

Certainly Sir Robert labored unceasingly in his quarter century in Queen's Park in Toronto in order that the university might comply with all the requirements of a great seat of learning.

AUTHOR OF NOTE

BUT while he was a great academic head Sir Robert was much more than this.

He is an author of considerable note, not only of articles, but of books, while as a speaker and preacher, too, this man of many degrees is in great demand for religious and national occasions.

One of his books, "Canada as a Neighbor," which is a collection of his lectures delivered in England is a valuable contribution to Canadian thought.

LL.D. FROM HARVARD

SIR ROBERT has received degrees from not only Canadian and Old Country Universities; but LL.D. was bestowed on him by Harvard University, Cambridge, Mass.

Sir Robert was born on Feb. 10, 1867, the son of the late Rev. Alexander Falconer, D.D.

He was educated at Queen's School, Trinidad, B.W.I., University of Edinburgh, Leipzig, Berlin and Marburg.

He was Gilchrist Scholar for the West Indies, 1885, and appointed on graduation, 1892.

He was lecturer in New Testament Greek, Pine Hill College, Halifax; professor at Pine Hill College, 1895 and principal of Pine Hill College in 1904.

OTHER APPOINTMENTS

AS previously stated, he was appointed principal of Toronto University in 1907; appointed Sir George Watson Lecturer for 1925 in British Universities on American history; Josiah Wood Lecturer, Mt. Allison University, N.B., 1928; Ingersoll Lecturer in Harvard University, 1930; member of arbitration board for government of the United States and Paraguay.

WELL KNOWN WRITER

HIS articles were mostly written on New Testament, educational and public subjects for English and American encyclopaediae and reviews.

Among his reviews are: The German Tragedy and its Meaning for Canada; Idealism in National Character; The United States as a Neighbor; and Citizenship in an

289 Portland Street

All that lot, piece or parcel of land lying in the township of Dartmouth, being the lot marked "Judge Murray residence" on a plan of property of R.H. Murray made by Spencer Ball and E. O. Temple Piers, P.L.S., dated April 1945.

Beginning on the North Eastern side line of Portland St at the most Westerly corner of the R.H. Murray lands.

Thence North Easterly along the North West side line of a lane a distance of 190 feet.

Thence South Easterly along the South West side line of a lane a distance of 155 feet.

Thence South Westerly a distance of 176.5 feet to Portland St.

Thence NorthWesterly along the side line of Portland St. a distance of 147.5 feet to the place of beginning.

Together with a right of way over the lane 30 feet wide and the roadway leading North Easterly from Portland St. 45 feet in width and extending to a line in prolongation South Eastern of the North Easterly side line of the land as shown on said plan.

The land surrounding Maynard's Lake and westerly towards the harbour was acquired by James A. Creighton Sr. This is the same man who, as a lad of 16, came to Halifax with Cornwallis' first settlers. Maynard's Lake was named for a son-in-law of James Sr., Capt. Thomas Maynard of the Royal Navy. According to John Martin's book, "The Story of Dartmouth" this land was first granted to John Salusbury, another Cornwallis settler, and escheated to James Creighton Sr. in 1773.

After James Sr.'s death in 1813, the property was placed in his son's name, James Creighton Jr. James Jr. died in 1828 and left the property to the care of the trustees of his estate*: George Mitchell, Mather P. Almon, and John Wylde. The trustees sold the property of Lot 19, Block C, where "289" lies, to Donald McLean as recorded in Book 142, page 201, 1863. In 1870, the property was sold to Nathaniel Russell, book 177, page 19) who sold it the following year to Rev. Alexander Falconer*. Rev. Falconer was the new minister of St. James Presbyterian Church and, as there was no manse at that time, he had this house built in 1872. Rev. Falconer's two sons, who grew up to establish distinguished careers, both lived as children in this house, in 1876, Rev. Falconer left for Trinidad, selling the house to Mr. Thomas Mattocks Cutler as recorded in book 211, page 35. Mr. Cutler, a manager of the Acadian Sugar Refinery Office in Halifax, lived in this house until his passing in 1911. The house was left to his daughter Susie E. Cutler (Book 296, page 507) who sold it the next year to Mr. Robert H. Murray. "At this time Mr. R.H. Murray left his family home, the Murray homestead (located on what is now a part of Dalhousie University) and bought the property. He was then a young lawyer practising in Halifax with the firm of Murray and McMillan and later he became a judge of the county court"*

Judge Murray died in 1952, leaving the house to his wife Mrs. Francis C. Murray. "One of the Murray children who grew up in this house is Professor Graham Murray of the Dalhousie Law School, and another is Mrs. Joan Payzant, co-author with her engineer husband L. J. Payzant, of "Like A Weaver's Shuttle", a history of the Dartmouth ferries."* Mrs. Payzant also has a regular column in the Dartmouth Free Press.

In 1963 Mrs. Murray sold the house to D. C. Micheal Field, a trustee for Anthony N. Lamplough, as recorded in book 1937, page 584.

In 1968, Dr. Lamplough, a physician, rightfully acquired the house as recorded in book 2287, page 964. Dr. Lamplough presently lives in the house and is very interested in the Historic Associations of the house.

Another quote from "Lakes, Salt Marshes and the Narrow Green Strip" give a good description of the house:

The house is large — a real family home. The front door opens into a big square hall with double parlors on one side and a dining room and breakfast room, each with a bay window, on the other side. Beyond this is the back hall, the kitchen and a pantry. An unusual feature is that the main staircase is in the back hall. There is also another stairway from the kitchen. On the second floor five bedrooms open off a large hall similar to the downstairs entry. There are three fireplaces, one being on the second floor. The mirror over one of the fireplaces bears scars of the Halifax Explosion in 1917 when many windows were shattered and glass splinters blew into the room.



*quoted from "Lakes, Salt Marshes and the Narrow Green Strip"
(Heritage Trust of N. S.)

Rev. James W. Falconer, M.A., D.D., LL.D., 1907-56.
Born 1868 in Charlottetown, P.E.I. Educated in Trinidad,
Edinburgh and Germany. Ordained 1892. Pastorates in
Nova Scotia. Professor of New Testament, Pine Hill, 1907 - 41,
Professor Emeritus thereafter. Author of the "The Three
Crosses", "From Apostle to Priest", "The Life of John Geddie",
and other writings. An authority on Christian Art."

"He had the mind of a true scholar" Died in Halifax, 1956.

from: *History of Pine Hill Divinity Hall*
1820 - 1970
by E. Arthur Betts.

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
<p>4. <u>Aesthetic/architectural Merit</u></p> <p>(i) Only or rare example of particular architectural type in Dartmouth</p> <p>(ii) Original facade</p> <p>(iii) Outstanding example of the architectural type: building has particularly noteworthy architectural characteristics and aesthetic value</p> <p>Good example of architectural type: building competently displays the major architectural characteristics of the type, and is aesthetically pleasing</p> <p>Fair example of architectural type: building displays some architectural characteristics worthy of note, and is acceptable from an aesthetic point of view</p>	<p>20</p> <p>5</p> <p>20</p> <p>15</p> <p>10</p>	<p>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.</p>



**289 Portland Street
July, 2003**

