

Halifax Regional Council

August 19, 2003

September 23, 2003

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

for *P. Halliday*
Allan MacLellan, Chair
Heritage Advisory Committee

DATE: August 11, 2003

SUBJECT: Case H00107 - Application for Registration of 1 Camden 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 1 Camden Street, Dartmouth.
- 2) Approve the heritage registration of 1 Camden 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:

4.2 H00107 - Application for Registration of 1 Camden Street, Dartmouth

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

Ms. Alfreda Withrow, Research Consultant, presented the historical report on 1 Camden Street, Dartmouth, to the Committee.

The Committee proceeded with the evaluation of the property with the following results:

1. Age

1913 7 pts.

2. Relationship to Important Occasions, Institutions, Personages, Eras

Local Importance 10 pts.

3. Relationship to Surrounding Area

The Committee believed this property to have a good relationship to the surrounding area. 7 pts.

As the building has not been moved, the Committee allocated an additional 10 points for original site. 10 pts.

4. Aesthetic/Architectural Merit

The Committee believed this property to be an only or rare example of particular architecture type in Dartmouth. 20 pts.

The Committee allocated 4 points for the property having the majority of the original facade. 4 pts.

The Committee also allocated 15 points for the property competently displaying the major architectural characteristics of the type, and is aesthetically pleasing. 15 pts.

TOTAL 73 pts.

MOVED by Dr. Toby Balch, seconded by Mr. Dale Hall, that the Heritage Advisory Committee score 1 Camden Street, Dartmouth, 73 points, and recommend that Regional Council register the property under the HRM Heritage Property Program. MOTION PUT AND PASSED UNANIMOUSLY.

In response to a question of Ms. Arbic, Mr. Barrett stated it is anticipated that the new scoring criteria developed by the sub-committee will be brought forward next month for a motion of the Committee to forward the criteria on to Regional Council for approval.



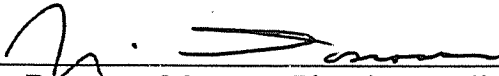
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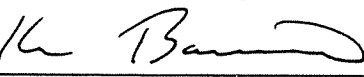
Heritage Advisory Committee
July 23, 2003

To: Heritage Advisory Committee

Submitted by:



Jim Donovan, Manager, Planning Applications



Kevin Barrett, Heritage Planner, Planning & Development Services

Date: July 10, 2003

Subject: H00107 - Application to consider 1 Camden Street, Dartmouth, as Registered Heritage Property.

STAFF REPORT

ORIGIN

An application by Jim McShane to consider his property at 1 Camden Street, Dartmouth, as a Heritage Property.

RECOMMENDATION

It is recommended that should the property at 1 Camden Street (portion of PID # 00233858) 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

Jim McShane has made an application to have his property at 1 Camden Street, Dartmouth, considered a heritage property under the HRM Heritage Property Program. The building is currently used as multi-unit 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.

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.

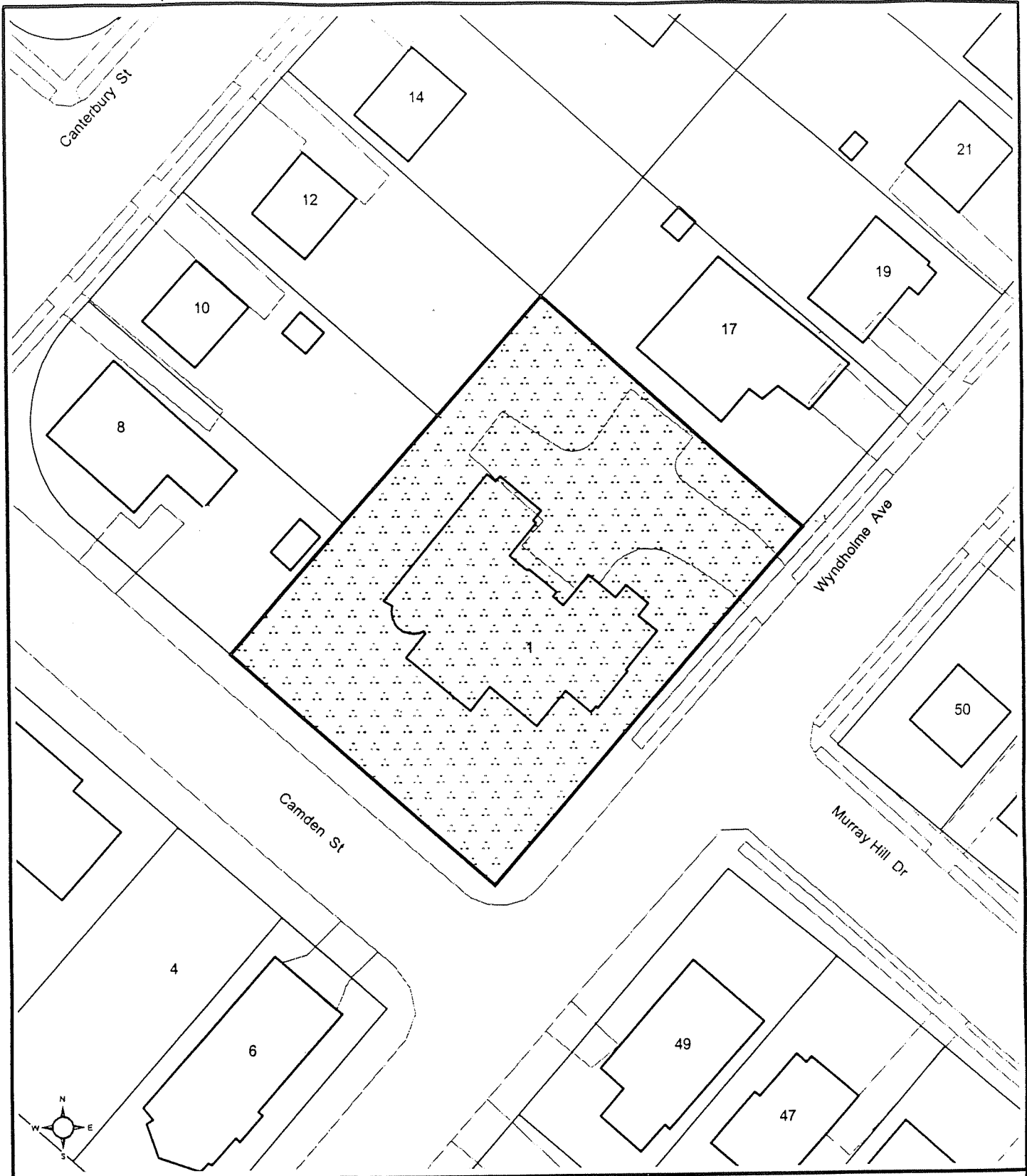
ATTACHMENTS

Map 1: Site Plan - 1 Camden Street, Dartmouth


Attachment 1: Heritage Research Report for 1 Camden Street, Dartmouth

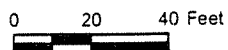
Attachment 2: City of Dartmouth's Heritage Property Evaluation System - Heritage Buildings

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

**AN HISTORICAL REPORT ON:
15 CAMDEN STREET
WYNDHOLM APARTMENTS**

Prepared For: Kevin Barrett, Heritage Planner
Halifax Regional Municipality

Prepared By: Alfreda Withrow
Research Consultant

Date: May 26, 2003

Age and Ownership of Property: 5 Camden Street, Dartmouth

In 1913, Hugh R. Silver purchased twenty acres of land from Richard Owen. Prior to Mr. Silver purchasing the land, there were six previous owners. A farmhouse was already situated on the property that had been built around 1844 by James Wilson, a distiller. When Mr. Silver purchased the property he demolished the old farmhouse and erected this structure.

Often it is difficult to discover when a building has been replaced. Sometimes the original structure may still be standing with alterations being made to the building over time. However, in a book written by Dr. J. P. Martin regarding the history of Dartmouth he states the following: "Wilson lived at "Esperanto Farm." Later owners were Anderson, Evans, Owens and H. R. Silver who tore down the old farmhouse some 40 years ago and rebuilt on the site. It is now Wyndholm Apartments." (page 257) Since Martin's book, "The Story of Dartmouth" was published by the author in 1957 and Mr. Silver purchased the property in 1913 this indicates that the structure was probably built shortly after he purchased the Owen farm.

Mr. Silver owned the property for thirty-six years until he sold it to Charles MacCulloch in 1949. Four years later, in 1953, Mr. MacCulloch had the property deeded over to his company name, MacCulloch & Co. Ltd.. It was during this time period that the land around the house was developed into a small subdivision and the address for the Wyndholm Apartments became known as ~~7~~⁴ Camden Street (Lot #35). In 1956 Mr. MacCulloch sold the structure to Mrs. Anne Newman who lived in the apartment building and rented out the remaining fifteen apartments. In 1983 she sold the structure to Mr. Sisinio Villacastin who owned the building until 1996, then he sells the property to the present owners, James and Beverly McShane.

Relationship to Personage:

1) Hugh R. Silver:

Hugh Russell Silver was a well-known Halifax businessman who was born in Lunenburg, Nova Scotia. At the time of his death he lived on Inglis Street, in Halifax. He died in Bridgewater, at the Dawson Memorial Hospital in 1954 when he was eighty-seven years old. He was a Halifax merchant who was involved in the import/export trade for a number of years as the President of Silver Ltd..

Mr. Silver was involved in a variety of businesses and associations such as: Vice-President and later President of Maritime Life Assurance Company; Director of the Eastern Trust Company; Vice-President of the Halifax Insurance Company; President of Dominion Molasses Company in Dartmouth; and the first President of the Lord Nelson Hotel and was instrumental in the Hotel being constructed.

Mr. Silver was also an active member of a number of organizations, such as: President of the Halifax Board of Trade, Past Commander of the Royal Nova Scotia Yacht Squadron and a member of both the Waegwoltic and Saraguay Club as well as the Halifax Club.

2) **Charles MacCulloch:**

Charles MacCulloch was born in 1911 at Kennetcook, Hants County, Nova Scotia on a homestead that was in the family since 1781. He was the son of Everett and Emma (Akerman) MacCulloch. He attended grade school in Kennetcook, and in 1928 he arrived in Halifax to work. His first job was as a rock crusher in Fairview. Shortly afterwards he became an apprentice carpenter and helped to construct the Lord Nelson Hotel. At night he took courses in architectural design and earned a degree from the Nova Scotia Technical College (now known as DalTech). Later he was awarded an honorary degree (L.L.D.) from St. Francis'Xavier University in Antigonish.

The first building he designed was the Knox Presbyterian Church, which is said to have been responsible in catapulting him into a highly successful construction and building business. He has been considered a self-made businessman. MacCulloch formed the MacCulloch & Co. Ltd. in 1937 and this company grew to become the largest shipper of lumber in the Maritimes. In 1956 his company began to concentrate on selling building supplies and real estate rather than producing the lumber. He became the President of MacCulloch Leasehold Ltd., MacCulloch Building Products Ltd., and Oakwood Park Ltd.

After he acquired almost 100,000 acres of timberland surrounding the metropolitan area he became involved in commercial land development. He was one of ten businessmen who made up the Halifax Development Ltd. which was formed "to redevelop a central area of the city into a complex of modern commercial and residential buildings." This included the Scotia Square complex, in Halifax; and the Micmac Mall development, in Dartmouth. He was a Director of the Bank of Nova Scotia, Halicon Ltd., Maritime Life Assurance Ltd., and Chairman of the Metrovision Ltd..

He was also a member of the Advisory Board for Canada Permanent Trust; a Governor of Dalhousie University; a Board member of Mount St. Vincent University, the Atlantic Symphony Society, the Canadian National Institute for the Blind and the YMCA. He was a noted athlete during the 1930's and a champion oarsman. He became a Commodore of the Royal NS Yacht Squadron, a member of the Ashburn Golf and Country Club, Saraguay Club, Oakfield Golf and Country Club, Chester Yacht Club, of Nova Scotia and the Mid Ocean Golf Club in Bermuda.

At the time of his death on October 5, 1979, he was 67 years old and was residing at "Monte Vista Farm" in Enfield, Nova Scotia. However, he died from a massive heart attack while vacationing in the South Pacific with his family.

Architectural Merit:

This two and a half storey wooden structure is situated at ¹/₈ Camden Street in Dartmouth and was built around 1913 by Hugh R. Silver. It was designed in an elaborate cottage style and became known as "Wyndholm Farm." When Silver had this home constructed it was situated in the center of a twenty-acre parcel of land which had been previously known as Richard Owens' "Esperanza Farm." (Esperanto Farm)

The Cottage Style indicates that it was a place where one may rest and relax from the hustle and bustle of City life. At one time the structure's verandah overlooked Halifax Harbour and one could easily view the city. The verandah was constructed with large round columns that are decorated with beach stones. These stones were also added as decoration to the façade's concrete block foundation as well as the structure's three huge chimneys.

In Allen Penney's book, "Houses of Nova Scotia," he states that "several different forms of cottages were developed. Possibly the most early seen is the one with a truncated or hipped roof." This structure is quite large with a truncated roof, with overhanging eaves and decorative brackets. The building has numerous windows of various shapes and sizes, including a three bay projection on the Wyndholm Avenue side of the structure. On the first storey façade there is a four-bay styled window situated in a two-storey projection with a gable styled roof. Some windows, especially the gothic styled windows located on the back portion of the structure may have been added later since they appear to be quite modern.

It was during the early 1950's, that the structure was renovated and turned into an apartment building with several private entrances added to access the sixteen apartments.

1

Research Sources for § Camden Street:
Wyndholm Apartments

Books:

“The Story of Dartmouth,” by Dr. J. P. Martin, published by author (1957) pg. 257
“Houses of Nova Scotia,” by Allen Penney, published by Formac, (1989)
McAlpine’s City Directories 1900-1999

Registry of Deeds:

Owner	Dates.	Books	Page#
James McShane	1992-2003	Bk. 5959	pg. 797
Sisinio Villacastin	1983-1992	Bk. 3769	pg. 435
Anne Newman	1956-1983	Bk. 1408	pg. 35
MacCulloch & Co. Ltd.	1953-1956	Bk. 1268	pg. 699 (Wyndholm Apartments)
Charles MacCulloch	1949-1953	Bk. 1041	pg. 688
Hugh R. Silver	1913-1949	Bk. 429	pg. 343 (Wyndholm Farm)
Richard Owen(s)	1903-1913	Bk. 362	pg. 548 (Esperanza Farm)

Newspapers:

Mail Star Aug. 14, 1954 p. 1.....Hugh R. Silver Bio
Mail Star Oct. 6, 1979 p. 1.... Charles MacCulloch Bio
Dartmouth Free Press Oct. 10, 1979 p.4.....Charles MacCulloch
Truro Weekly News Aug. 29, 1970 p.4.....Charles MacCulloch
Bridgewater Bulletin Feb. 2, 1972 p. 1.....Charles MacCulloch

CITY OF DARTMOUTH

Heritage Property Evaluation System

RANKING	SCORE	JUSTIFICATION / EXPLANATION
1. Age 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	



