

10.2.2

Halifax Regional Council

September 23, 2003

October 28, 2003

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:

P. Halliday

Allan MacLellan, Chair
Heritage Advisory Committee

DATE: September 16, 2003

SUBJECT: Case H00110 - Application for Registration of 6247-49 Jubilee Road,
Halifax (Buckley's Health Centre)

ORIGIN

August 27, 2003 Heritage Advisory Committee meeting.

RECOMMENDATION

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

- 1) Set the date of Tuesday, October 28, 2003 for a heritage hearing to consider the registration of 6247-49 Jubilee Road, Halifax (Buckley's Health Centre)
- 2) Approve the registration of 6247-49 Jubilee Road, Halifax (Buckley's Health Centre) as a registered heritage property as per the HRM Heritage Property Program.

PLEASE RETAIN REPORT FOR HERITAGE HEARING

BACKGROUND

See attached staff report to the Heritage Advisory Committee.

DISCUSSION

See attached draft minute extract.

ATTACHMENTS

- 1) Staff report to the Heritage Advisory Committee
- 2) Draft Heritage Advisory Committee minute extract

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

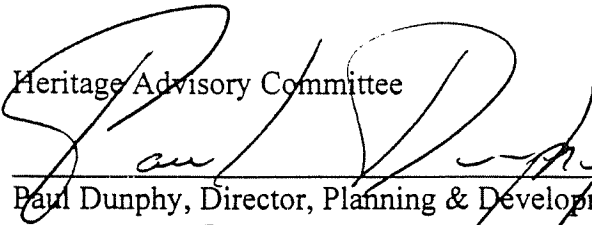



PO Box 1749
Halifax, Nova Scotia
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Heritage Advisory Committee
August 27, 2003

To: Heritage Advisory Committee

Submitted by:


Paul Dunphy, Director, Planning & Development Services


Kevin Barrett, Heritage Planner, Planning & Development Services

Date: August 11, 2003

Subject: **H00110 - Application to consider 6247-49 Jubilee Road, Halifax, as a Registered Heritage Property**

STAFF REPORT

ORIGIN

An application by Sally Shaw and Howard Hutton to consider their property at 6247-49 Jubilee Road, Halifax, as a Heritage Property.

RECOMMENDATION

It is recommended that should the property at 6247-49 Jubilee Road (PID # 000157586) 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

Sally Shaw and Howard Hutton have made an application to have 6247-49 Jubilee Road considered a heritage building under the HRM Heritage Property Program. The building has been used for both commercial and residential uses.

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 Halifax'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 August 27, 2003, Council cannot consider the registration earlier than October 21, 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 - 6247-49 Jubilee Road, Halifax


Attachment 1: Heritage Research Report for 6247-49 Jubilee Road, Halifax.

Attachment 2: City of Halifax'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
 6247-49 Jubilee Road
 Halifax
 Halifax Plan Area

 Subject area under consideration
 for heritage registration

0 Feet


HALIFAX
 REGIONAL MUNICIPALITY
 PLANNING AND
 DEVELOPMENT SERVICES

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

An Historical Report on:
6247/49 Jubilee Road, Halifax

Prepared for: Kevin Barrett, Heritage Planner
Halifax Regional Municipality

Prepared by: Alfreda Withrow
Research Consultant

Date: July 18, 2003

**Age and Ownership of Property:
(Formerly civic number 47 and 173 Jubilee Road)**

It was recorded in 1879 at the Registry of Deeds that Nicholas Power, a police detective, purchased lots numbered one to four for \$220.00 from the estate of Peter Grant. The lots were located in a new subdivision on the former lands known as the Bank Head Farm and situated on Jubilee Road, between the newly formed Walnut and Chestnut Streets. However a structure was not constructed on this lot until 1902. The building included a grocery store with an apartment located on the second storey. Mr. Power erected the building but William Hurley, a grocer, was the first gentleman to operate a business and reside in the building. He purchased the property from Mr. Power in 1905 but did not register it at the Registry of Deeds until he sold it in 1916.

Albert Buckley, a druggist, purchased the structure from Mr. Hurley and operated the Buckley's Health Centre while he owned the building until his death in 1957. His son, Gerald Buckley, also a druggist continued to operate the drug store but did not purchase the structure from his father's estate until 1967. Then in 1977, Arthur Hodder, a pharmacist, purchased the building and owned it until he sold it to Lawton's Drugs Limited in 2003. Various families resided in the apartment located in the second storey. During the mid-1940s, Mark Martin (a pipefitter) is listed as the resident and during the mid-1960s Gerald (RCN) and Amy (a bookkeeper) Vickery rented the apartment.

Relationship to Personage:

The building located at 6247 Jubilee Road was constructed for Nicholas Power in 1902 as a grocery store with living space in the upper storey. Mr. Power, who eventually became Chief of Police (retired in 1907), resided on Dresden Row during the time he purchased the four lots and until his death in 1935. It is not known why he built the structure and never resided in the building. William Hurley, a grocer, was the first proprietor to operate a business from this address until he sold the structure to the Buckley family in 1916. No information was available at the NSARM regarding William Hurley's background.

Albert Hall Buckley was born in 1862 at Barrington, NS. He was the son of Rev. James Buckley and Abigail Whidden (Brown) Buckley. He was educated at Mount Allison University, NB; at Eastman College, Poughkeepsie, NY; at the Halifax Medical College and also at Dalhousie University where he received his Master of Pharmacy. He married Mary Thompson (d.1932), the daughter of Thomas R. and Mathilda (Black) Thompson. Mr. Thompson was the founder of the Oxford Woolen Mills.

Mr. Buckley began his career as a pharmacist at the young age of sixteen, under the guidance of his brother Dr. Avery F. Buckley. Mr. Buckley became a registered pharmacist on September 1, 1887 and when he retired in 1957 he was one of Canada's oldest Pharmacists and the President of Buckley's Limited of Halifax. In August 1957 he received a certificate of recognition from the Canadian Pharmacist Society for being a

pharmacist for 73 years. He died a short time later, on October 14, 1957 at the age of ninety-five. During his lifetime, Mr. Buckley played a rôle in the administration of various organizations and clubs throughout Halifax. He was the President of the Nova Scotia Pharmaceutical Society; Vice-President of the Society for the Prevention of Cruelty; a member of the Nova Scotia Historical Society; a Chairman of the Managing Committee with Fort Massey United Church; a member of the Halifax Club, the Saraguay Club and the Waegwoltic Club; and a member of the Freemason's in Andrew's Lodge No.1 of Halifax.

Arthur Hodder was brought up in Halifax and attended Chebucto School and Queen Elizabeth High School. He became a pharmacist and purchased the Buckley Health Centre in 1977. In 1991 Mr. Hodder changed the name of his company to the Arthur T. Hodder Pharmacy Limited. However he sold the business to Lawton's Drugs Ltd. in 2003.

J. Keith Lawton began his career as a druggist when he opened a small two-man store on Gottingen Street. By 1962 he had expanded his business to a chain of six stores with a staff of fifty employees. Mr. Lawton was born in Belle Isle, Newfoundland where his father was a druggist. His parents were Louis J. Lawton and Bride (Murphy) Lawton. His father was 73 years old in 1962 and was still operating a drug store in Keith's hometown. Lawton was educated at St. Bonaventure College and at Dalhousie University as well as the Maritime College of Pharmacy where he graduated in 1952. He worked his way through college by being employed at local drug stores during his spare time.

J. Keith Lawton was involved with a number of organizations and associations. He was a council member with the Halifax Board of Trade and active in the Nova Scotia Pharmaceutical Association. He was a past president of the Canadian Pharmaceutical Association. He played a part in the Nova Scotia Division of the Canadian Cancer Society, a member of the Board of Governors of St. Mary's University, Canadian Foundation for the Advancement of Pharmacy and Pharmacy Examining Board. He belonged to the Saraguay Club, Halifax Club and the Halifax Curling Club.

Architectural Merit:

The structure located at 6247-6249 Jubilee Road was constructed around 1902 for Nicholas Power. It was built in a simple Italianate style that is visible in the design of the low-pitched roof and the decorative brackets located under the overhanging eaves of the structure. The two-storey wooden shingled building was constructed to house a store with living quarters located in the upper storey. The façade of the building has two large storefront windows with pilasters decorating the corners. A broad molded cornice separates the two-storey structure and the upper storey windows may have been replaced.

An extension appears to have been added on the north side of the structure. The foundation consists of brick with a painted cement covering. An extension was added to the west side of the structure as an entrance to the second storey some time during the 1940s. The style of this structure is quite common throughout Halifax and can often be found on most street corners as grocery stores serving the local citizens.

Research Sources:

Registry of Deeds
McAlpine City Directories 1879-1999

NSARM-

Manuscript records:

MG 100 Vol 114 #40 Reel# 15,169.....Notes on Buckley Family
MG 20 Vol. 1015 #12ABuckley a Freemason
MG 100 Vol. 209 #31Nicholas Power dies

Library:

F128.M33R p. 34.....Bio sketch on A.H. Buckley
F107 H13c B63c.....May 1962 p. 28..... Commercial News.... Micro C734...
History of Lawton Drugstore.... J. Keith Lawton

Newspaper:

Halifax Mail Star... Oct. 15, 1957.....Obituary for A. H. Buckley
Morning Herald..... Nov. 2, 1907..... N. Power retires as Chief of Police
Chronicle Herald.....May 16, 1990.....John Keith Lawton's obituary

Appendix I:

Registry of Deeds:

Owners Name	Date	Book/Page
Nicholas Power	1879	225-72
William Hurley	1916	460-1125
Albert H. Buckley	1916	462-1157
Gerald Buckley	1967	2204-208
Arthur Hodder	1977	3143-394
Arthur T. Hodder pharmacy Ltd.	1991	5154-877
Lawton's Drugs Ltd.	2003	7253-407

CITY OF HALIFAX

Heritage Property Evaluation System

In 1978, Council approved this Evaluation System for designating heritage properties within the City of Halifax., the Evaluation System is as follows:

■ HERITAGE BUILDINGS

CRITERIA	POINTS	JUSTIFICATION / EXPLANATION
1. Age 1749 - 1840 1841 - 1867 1868 - 1895 1896 - 1914 1915 - 50 years prior to present	15 12 10 7 5	
2. Relationship to Important Occasions, Institutions, Personages, Eras (i) <u>Occasions, Institutions Personages</u> National Importance Provincial Importance Local Importance (ii) <u>Eras</u>	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, the most important will receive full points and for each additional relationship add 5 for National Importance, 3 for Provincial Importance and 2 for Local Importance, up to an extra 10 points.
3. Relationship to Surrounding Area Excellent Good Fair	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.

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



6247- 49 Jubilee Road

EXTRACT FROM DRAFT AUGUST 27, 2003 HERITAGE ADVSIORY COMMITTEE MINUTES:

3.3 H00110 - Application for Registration of 6247-49 Jubilee Road, Halifax (Buckley's Health Centre)

- A staff report prepared for Paul Dunphy, Director, Planning and Development Services, regarding the above, was before the Committee for its consideration.

Ms. Dorothy Amey, Administrative Support, presented the research report on behalf of Ms. Alfreda Withrow, Researcher.

The Committee proceeded to evaluate 6247-49 Jubilee Road with the following results:

- 1. Age**
1902 7 points
- 2. Relationship to Important Occasions, Institutions, Personages, Eras**
Local importance 10 points
- 3. Relationship to surrounding area**
Good 7 points
- 4. Aesthetic/Architectural Merit**
 - (i) Continued commercial use of property 5 points
 - (ii) Although there were no historical pictures to indicate original facade, the applicant stated she believed it to be fairly original 3 points
 - (iii) Good example of architectural type 15 points

Total = 47 pts.

Moved by Councillor Harvey, seconded by Jim Trites, that the Heritage Advisory Committee score 6247-49 Jubilee Road a total of 47 points and recommend to Regional Council that it be registered as per the HRM Heritage Property Program. MOTION PUT AND PASSED UNANIMOUSLY.