



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

Item No. 14.3.3
Halifax Regional Council
February 21, 2017

TO: Mayor Mike Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed

Aurora Camaño, Vice Chair, Heritage Advisory Committee

DATE: February 6, 2017

SUBJECT: **Case H00440: Request to Register 68 Hawthorne Street, Dartmouth, as a Municipal Heritage Property**

ORIGIN

- Application by the owners, Maura K. Donovan and Lynn A. MacDonald
- Motion from the February 1, 2017 meeting of the Heritage Advisory Committee

LEGISLATIVE AUTHORITY

Heritage Property Act

14(1) A heritage advisory committee may recommend to the municipality that a building, public building interior, streetscape, cultural landscape or area be registered as a municipal heritage property in the municipal registry of heritage property.

HRM By-law No. H-200 - Heritage Property By-law

4. The [Heritage Advisory] Committee shall, within the time limits prescribed by Council or the [Heritage Property] Act, advise the Region respecting:
- (a) the inclusion of buildings, public building interiors, streetscapes, cultural landscapes or areas in the Registry.

RECOMMENDATION

The Heritage Advisory Committee recommends that Regional Council:

1. Set a date for a heritage hearing to consider the heritage registration; and
2. Approve the registration of 68 Hawthorne Street, as shown on Map 1 of the December 21, 2016 staff report, as a Municipal Heritage Property.

BACKGROUND

The Heritage Advisory Committee considered the staff report dated December 21, 2016 at their meeting held on February 1, 2017.

Refer to the December 21, 2016 staff report (Attachment 1) for further information on the background this application.

DISCUSSION

At the February 1, 2017 meeting, the Committee evaluated the application using the Evaluation Criteria for Registration of Heritage Properties in HRM. The property scored a total of 64 points out of a possible 100 points and, therefore, it is recommended that the property be registered. Attachment 2 of this report outlines the Evaluation Criteria scoring for this application.

Refer to the December 21, 2016 staff report (Attachment 1) for further discussion on the heritage registration evaluation criteria as it relates to this application.

FINANCIAL IMPLICATIONS

Refer to the December 21, 2016 staff report (Attachment 1) for information on costs associated with this application.

RISK CONSIDERATION

None identified.

COMMUNITY ENGAGEMENT

Heritage Advisory Committee meetings are open to public attendance. The agenda, reports, and minutes of the Committee are posted at Halifax.ca.

Refer to the December 21, 2016 staff report (Attachment 1) for further information on community engagement specific to this case.

ENVIRONMENTAL IMPLICATIONS

None identified.

ALTERNATIVES

The Committee did not provide alternatives. Refer to the December 21, 2016 staff report (Attachment 1) for further information on alternatives.

ATTACHMENTS

Attachment 1 – Staff report dated December 21, 2016

Attachment 2 – Evaluation Criteria Scoring for 68 Hawthorne Street, Dartmouth

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.php> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Jennifer Weagle, Legislative Assistant, Office of the Municipal Clerk 902-490-6517

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

Item 9.1
Heritage Advisory Committee
February 1, 2017

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: Original Signed

Bob Bjerke, Chief Planner & Director, Planning and Development

DATE: December 21, 2016

SUBJECT: **Case H00440: Request to Register 68 Hawthorne Street, Dartmouth as a Municipal Heritage Property**

ORIGIN

Application by the owners, Maura K. Donovan and Lynn A. MacDonald.

LEGISLATIVE AUTHORITY

The Heritage Property Act

14 (1) A heritage advisory committee may recommend to the municipality that a building, public-building interior, streetscape, cultural landscape or area be registered as a municipal heritage property in the municipal registry of heritage property.

(2) The municipality shall cause notice of the recommendation to be served upon each registered owner of the building, public-building interior, streetscape, cultural landscape or area that is the subject of the recommendation at least thirty days prior to registration of the building, public-building interior, streetscape, cultural landscape or area in the municipal registry of heritage property.

RECOMMENDATION

It is recommended that the Heritage Advisory Committee recommend that Regional Council:

1. Set a date for a heritage hearing to consider the heritage registration; and
2. Approve the registration of 68 Hawthorne Street, as shown on Map 1, as a municipal heritage property.

BACKGROUND

Maura Donovan and Lynn MacDonald submitted an application to register their property located at 68 Hawthorne Street, Dartmouth as a municipal heritage property (Map 1). The property consists of a single unit detached dwelling, built in 1919, as part of the reconstruction efforts of the Halifax Relief Commission after the 1917 Halifax Explosion. The house is an excellent example of the Hydrostone architecture style, which is more common in the Hydrostone district of North End Halifax. This application is being considered in accordance with Sections 14 and 15 of the *Heritage Property Act*.

HRM's Heritage Property Program

The purpose of the HRM Heritage Property Program is to help protect and conserve significant heritage resources including buildings, streetscapes, sites, areas, and conservation districts that reflect the rich heritage found in local communities throughout HRM. One of the principal aims of the Heritage Property Program is to recognize significant heritage resources through the registration of properties into the Municipal Registry of Heritage Properties.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the Heritage Advisory Committee (HAC) using "The Evaluation Criteria for Registration of Heritage Buildings in Halifax Regional Municipality" (Attachment A).

The Evaluation Criteria for scoring a property and building are broken down into 6 categories as follows:

Criterion	Highest Possible Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect/Builder	10
4. Architectural Merit: Construction type and Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

Should the HAC score a property with more than 50 points, a positive recommendation will be forwarded to Regional Council.

Nova Scotia Heritage Property Act

HRM's Heritage Property Program receives its authority from the *Heritage Property Act* which seeks:

"to provide for the identification, designation, preservation, conservation, protection and rehabilitation of buildings, public-building interiors, structures, streetscapes, cultural landscapes, areas and districts of historic, architectural or cultural value, in both urban and rural areas, and to encourage their continued use".

Sections 14(2) and 15(1) under the *Heritage Property Act* require that notice of recommendation is given to the property owner at least thirty (30) days prior to any Council decision to register the property. The property owner is also given an opportunity to address Council before they make a decision on the registration request. Should a positive recommendation be forwarded to Council, heritage staff will ensure the required notices are sent to the owners and deposited at the Registry of Deeds.

DISCUSSION

Heritage registration applications are evaluated by the HAC relative to six evaluation criteria as outlined above and described in greater detail in Attachment A. To assist the HAC in their evaluation and scoring, staff offer the following comments based on a historical research report undertaken by staff with significant contributions from a research consultant and the property owner (Attachment B). Recent photographs of the building can be found in Attachment C.

1. Age:

The lot was previously part of a larger estate owned by Stephen and Hannah Hiseler in 1906. The Hiselers subdivided the land and sold the parcel at 68 Hawthorne to John S. Lloy and his wife Beatrice Alice (Leedham) Lloy in 1914. There is no evidence of whether or not a home was constructed on the lot soon after it was purchased. However, documentation between the Halifax Relief Commission and Annie Leedham indicates that a house was built at this site in March 1919, after the Halifax Explosion.

For the age of the house, a score of 5 points would be recommended.

2. Historical OR Architectural Importance:

Relationship to Important Occasions, Institution, Personages or Groups:

The subject property is highly significant for its association with the reconstruction efforts of the Halifax Relief Commission after the 1917 Halifax Explosion. In the morning of December 6, 1917, a ship entering the Halifax Harbour collided with another ship heading to New York to collect relief supplies for Belgium. The ship entering the Harbour was carrying thousands of tonnes of explosive cargo. Within minutes of the collision, the cargo ship exploded causing significant destruction to Halifax and Dartmouth.

Federal council appointed the Halifax Relief Commission (HRC) to provide relief to citizens affected by the explosion. The HRC contracted town planner Thomas Adams from Edinburgh, Scotland and the Ross and MacDonald architectural firm from Montreal, Quebec to build homes in the old Richmond district of Halifax. Adams redesigned 325 acres of land in North End Halifax, applying principles of the Garden City Movement. The new neighbourhood featured improved roads, high-quality design, and public open spaces. Ross and MacDonald provided a variety of designs for single dwelling units. The Ross and MacDonald designs were mainly constructed in the Richmond district using Hydrostone; however, similar homes were constructed outside the district using wood materials.

Beatrice Alice Lloy, known as Alice, was the daughter of Annie (Wright) Leedham. Annie lost her home on Windmill Road due to the explosion. The HRC offered to construct a Ross and MacDonald home for Annie on Windmill Road. However, correspondence between Annie and the HRC indicates that she chose to build the house closer to her daughter on Hawthorne Street. Annie was the sister of the famous businessman, George Wright. In his will, George left \$5,000 to both his sister and niece. Research suggests that Annie used some of her inheritance to build the home on Hawthorne Street.

The building is intimately related to the Halifax Explosion, Halifax Relief Commission, the Ross and MacDonald architecture firm, and George Wright. As the federal government provided funding for the HRC reconstruction efforts, staff recommend a score of 16-20 points as being nationally significant.

3. Significance of Architect or Builder:

George Allan Ross and Robert Henry MacDonald of the Ross and MacDonald architecture firm designed the house at 68 Hawthorne Street, Dartmouth. This architectural firm designed many significant buildings across Canada. Their portfolio included hotels, stations, commercial offices and stores, schools, hospitals, churches, and elite housing developments. For example, the firm designed the Chateau Laurier in Ottawa, Fort Garry Hotel in Winnipeg, and Maple Leaf Gardens in Toronto.

Ross and MacDonald were well-known in Halifax for the reconstruction of the Richmond district after the Halifax Explosion. They worked closely with Thomas Adams, a town planner from Edinburgh, to design strong and affordable permanent housing. Residents expressed concern about the traditional wood materials used for the construction of houses. The Ross and MacDonald designs were typically built of Hydrostone, a type of concrete block, which was locally available. With consideration of the housing stock lost in the explosion, Ross and MacDonald designed the homes with characteristics of the Arts and Crafts, Queen Anne Revival and Tudor Revival architectural styles, now known as the Hydrostone style.

For significance of the architect or builder, a score of 7-10, reflecting nationally significant would be recommended.

4. Architectural Merit:

Construction type or building technology:

The house is a 2 ½ storey, wood-framed building with wooden shingles, a steep pitched front gable roof, hipped gable, and a brick chimney. Below the hipped gable are decorative sticks. On either side of the building are shed dormers. The building has a central front veranda, now enclosed, which is supported by fluted pilasters. Most of the windows are eight-over-one hung windows.

Many of the buildings constructed by the HRC after the 1917 explosion were built of Hydrostone. It is more common to find wooden Hydrostone homes outside the Hydrostone district.

A score between 1-3 points would be recommended for construction type or building technology as a somewhat rare example.

Style:

The house at 68 Hawthorne Street is an outstanding example of a D9 Ross and MacDonald house of the Hydrostone architecture style. The Hydrostone style is a mix of the Arts and Crafts, Queen Anne Revival, and Tudor Revival architectural styles. Characteristic of the Arts and Crafts style, the house resembles an English cottage - it is a 2 ½ wood framed building with wooden shingle cladding, a central front porch, shed dormers, and a brick chimney.

There are two shed dormers on the second level along the west elevation and one along the east elevation. The porch, now enclosed, is supported by fluted pilasters, original to the Hydrostone style. The house has a steep gable roof with hipped gable and decorative sticks below, representative of the Tudor Revival style. The roof has a substantial overhang with exposed rafters beneath.

The placement of windows on the front elevation is symmetrical with two eight-over-one hung windows on the second level and one vertical fixed window with three lights, centered on the half level amongst the decorative sticks. Along the east and west elevations are asymmetrically placed eight-over-one hung windows.

The subject house is the only one along Hawthorne Street representative of Hydrostone architecture. It is more common to find these types of homes in the Hydrostone district in Halifax or along Windmill Road, closer to the Harbour. A score of 7-10 is recommended as a very rare example.

The character-defining elements of the subject property are related to the Hydrostone style as follows:

- 2 ½ storey wood framed building with wooden shingle exterior cladding;
- Steep pitched gable roof with hipped gable;
- Overhanging eaves with exposed rafters;
- Ornamental vertical sticks below hipped gable;
- Three-light fixed window;

- Eight-over-one hung windows;
- Central front veranda supported by fluted pilasters on either end;
- Shed dormers;
- Stringcourse; and
- Brick chimney.

5. Architectural Integrity:

The majority of the character-defining features typical of a D9 Hydrostone home are still intact at 68 Hawthorne Street. Original photos of the house are not available; however, a 1929 aerial photo clearly shows the hipped gable, shed dormers, window openings and front veranda. There have been modest changes including enclosing the front veranda and moving the front entrance to the side of the enclosed porch. Furthermore, a rear addition was constructed in the 1980s.

A score between 6-10 points would be recommended, as the changes to the building have been modest in nature.

6. Relationship to Surrounding Area:

There are currently no municipally registered heritage properties along Hawthorne Street; however, there is an application to consider 59 Hawthorne Street as an excellent example of Arts and Crafts architecture. Along the south side of Hawthorne Street, the single family homes are of similar size and also have a central front porch. They mainly differ in roof pitch and roof types. While the homes have similar building features, there are no other examples of Hydrostone architecture along Hawthorne Street. The subject property is very unique in its architectural style, but contributes to the historical significance of the area in its association with the Halifax Explosion and the Wright family.

A score between 6 – 10 points would be recommended as the building is an important asset, contributing to the heritage character of the surrounding area.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2016/2017 operating budget for C002 – Urban Design.

RISK CONSIDERATION

There are no significant risks associated with the recommendations contained within this report. This application may be considered under existing HRM Heritage Property Program. The Heritage Advisory Committee has the discretion to make decisions that are consistent with the HRM Heritage Property Program.

COMMUNITY ENGAGEMENT

The community engagement process for a heritage registration is consistent with the intent of the HRM Community Engagement Strategy. The level of community engagement was information sharing achieved through public accessibility to the required Heritage Advisory Committee meeting. As a provision of the Heritage Property Act, no registration of a municipal heritage property shall take place until Regional Council has given the owner of the property an opportunity to be heard. Therefore, only the property owner(s) will have the opportunity to speak at the heritage hearing.

ENVIRONMENTAL IMPLICATIONS

No concerns identified.

ALTERNATIVES

1. The Heritage Advisory Committee may choose to reject the application for heritage registration and in doing so, the application will not proceed to Regional Council.

ATTACHMENTS

Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Historical Research Report

Attachment C: Recent Photographs of 68 Hawthorne Street

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.




Report Prepared by: Stephanie Salloum, Planner II, 902.490.4223

Report Approved by: Original Signed

Jacob Ritchie, Urban Design Manager, 902.490.6510

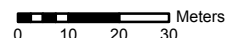


MAP 1 LOCATION MAP - 68 HAWTHORNE STREET

-  Application Location - PID00234773
-  Existing Municipally Registered Heritage Property
-  Building

HALIFAX

Planning & Development
Heritage



ATTACHMENT A

EVALUATION CRITERIA FOR REGISTRATION OF HERITAGE BUILDINGS in HRM

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 th 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) OR B):

- A) Having specific associations with important occasions, institutions, personages and groups,
- 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	<i>* Maximum score of 20 points in this category, scoring from one of the three categories only</i>

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	<i>* Maximum score of 20 points in this category</i>

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	<i>* Maximum score of 10 points in this category.</i>

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	<i>* Maximum of 10 points for Construction Type, AND a maximum of 10 for Style - a total maximum of 20 points this category.</i>

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	<i>* Maximum score of 15 points in this category.</i>

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 OR 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	
Total	100	

SCORE NECESSARY FOR DESIGNATION

50

Designation Recommended?

YES

NO

COMMENTS:

Research Report

68 Hawthorne Street, Dartmouth

In support of Heritage Registration Application H00440

Prepared by:

Stephanie Salloum, Planner II
Urban Design and Heritage
Planning and Development

With contributions from:

Derek Thurber, Research Consultant
Maura Donovan, Property Owner

December 20, 2016

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Age

The land located at 68 Hawthorne Street, Dartmouth was part of a larger parcel of land owned by Stephen and Hannah Hiseler in 1906 (see Figure 1). They later subdivided the lands to extend Hawthorne Street from Silvers Road to Prince Albert Road and to sell smaller lots for single family homes (Martin, 1957). In February, 1914, John Lloy and his wife Beatrice (Leedham) Lloy, called by her middle name Alice, purchased the lot as it exists today (Nova Scotia Land Registry).

The house at 68 Hawthorne Street, Dartmouth was built from October 1918 to March 1919 as part of the reconstruction efforts of the Halifax Relief Commission (HRC), following the 1917 Halifax Explosion. Correspondence from the HRC notes that the house was built for Annie Leedham, Alice's mother. Annie's home on Windmill Road was destroyed as a result of the explosion. The house can be seen clearly in a 1929 aerial photograph below.

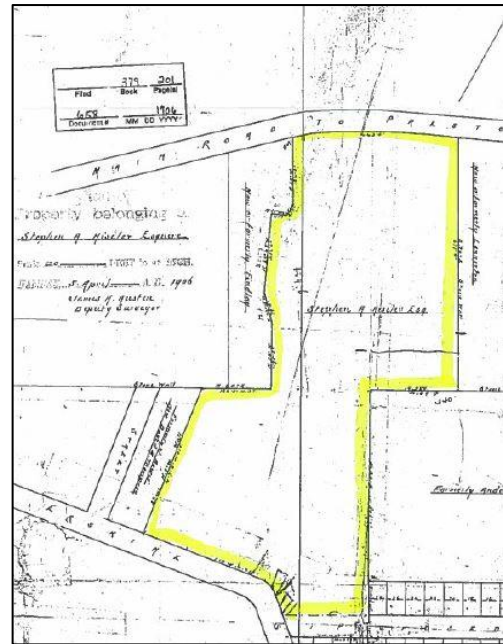


Figure 1: Land owned by Stephen and Hannah Hiseler, 1906

68 Hawthorne Street

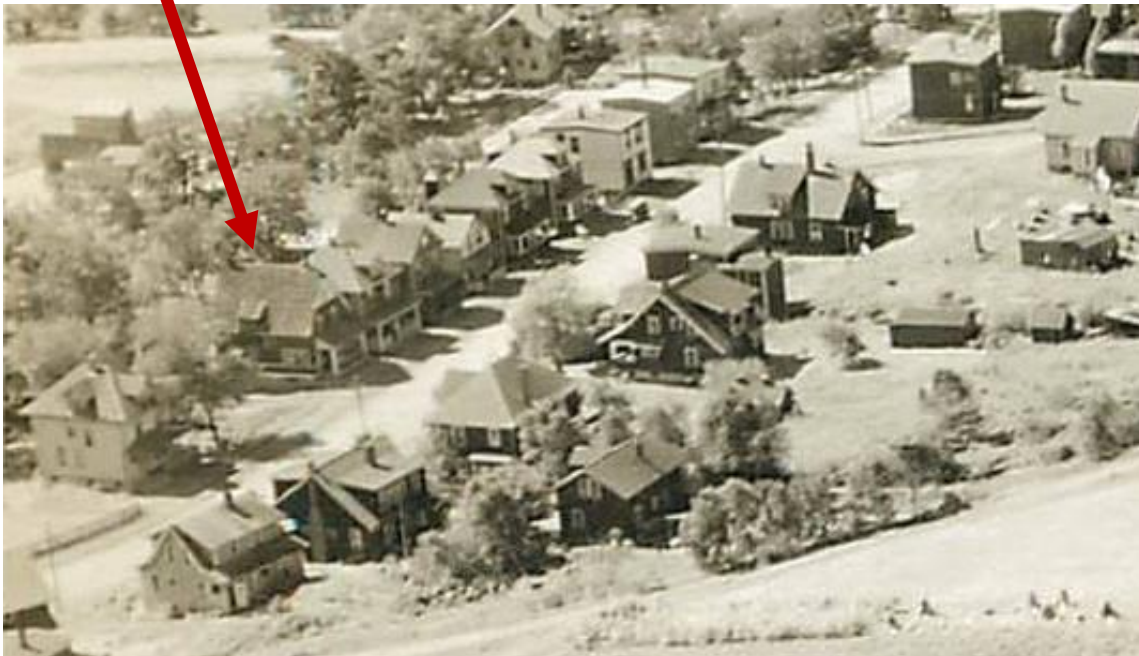


Figure 2: Aerial photograph taken in 1929 (Dunn, Ross)

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The house located at 68 Hawthorne Street, Dartmouth is recognised for its association with the reconstruction of Halifax and Dartmouth following the Halifax Explosion. On December 6, 1917, a ship exiting the Halifax Harbour collided with another ship carrying volatile cargo, which caused a massive explosion. Approximately 2,000 people were killed and many homes were destroyed (Erickson, 2004; Thurber, 2016).

In 1918, the Halifax Relief Commission (HRC) was appointed by federal government to provide relief to those affected by the explosion. They repaired and rebuilt damaged property and provided assistance to many that suffered physical injuries or lost family members as a result of the explosion. The HRC contracted a town planner, Thomas Adams to redesign 325 acres of land in the Richmond district of Halifax (Erickson, 2004).

Born in 1871 in Edinburgh, Scotland, Thomas Adams was a farmer who grew interests in town planning. At the end of the 20th century, Adams moved to London and became a qualified surveyor. He designed several residential suburbs applying the principles of the Garden City Movement. In 1914, Adams was invited to Canada to work for the Commission of Conservation on a housing project in Manitoba for an influx of immigrants (Stein, 2004).



Figure 3: Thomas Adams, 1871-1940 (Stein, 2004)

After the 1917 explosion, Adams designed a new neighbourhood for the Richmond district to “realign and improve old Richmond roads; build high-quality, attractive, and affordable permanent housing; and enhance new residential areas with parks and open spaces” (Erickson, 2004, pg. 114). He worked with the architectural firm, Ross and MacDonald from Montreal, Quebec, who designed over 30 prototypes for single family homes.

Homes along Hawthorne Street and in the immediate surrounding area generally survived the impacts of the explosion (Fire insurance mapping). However, most windows were smashed, which caused severe and sometimes fatal injuries to many of the residents (Martin, 1957). It is assumed that the property at 68 Hawthorne Street was vacant at the time of the explosion.

Property owners John and Alice Lloy also owned 59, 57, 64, and 66 Hawthorne Street at the time of the explosion (Nova Scotia Land Registry). The 1915 and 1918 telephone directories list John S. Lloy as living on Hawthorne Street; however, no civic numbers were provided. Both directories list the same phone number. It is therefore assumed that the Lloy's home was still habitable after the explosion.

An agreement from October, 1918 indicates that the house at 68 Hawthorne Street was built for Alice's mother, Annie (Wright) Leedham, who lost her home on Windmill Road due to the explosion (see Attachment A). Many homes along Windmill Road were destroyed due to their proximity to the harbour. Annie was a 70-year-old widow at the time of the explosion. Instead of rebuilding her house on Windmill Road, she chose to have a home built closer to her daughter (Nova Scotia Archives).



Figure 4: George Wright, 1849-1912
(Google Images)

Interestingly, the 1919 directory lists John Lloy as living on Hawthorne Street but with a different phone number to the 1918 directory. Perhaps John and Alice moved to the new home at 68 Hawthorne Street with Annie Leedham in 1919.

Annie Leedham was the sister of George Wright, who was a famous and well-traveled businessman. Wright published an international trade directory and became a wealthy philanthropist in Halifax. He had strong views on immorality and intemperance. On April 15, 1912, Wright passed away as a passenger on board the Titanic (Canada's Historic Places). In his will, Wright left his home on Young Avenue to the Legal Council of Women of Halifax, who fought for women's rights to vote. He also contributed thousands of dollars toward the Y.M.C.A, Salvation Army, and School for the Blind. George left \$5,000 to his niece, Alice (see Attachment B).

It is unclear the profession of Alice's husband, John Lloy, prior to the explosion. According to the city directories, John was the manager of Peoples Coal Co. in 1920. He changes positions a number of times before World War II. In 1926, he worked as an insurance agent. Two years later, he was a checker at the immigration pier and in 1930, he became a clerk at the Canadian National S. S. John owned a fruit confectionary on Portland Street in 1933 and from 1936 he was a store manager for the Nova Scotia Liquor Commission. In 1943, he worked at the Dockyard in the munitions department.

Important / Unique Architectural Style or Highly Representative of an Era

The subject building is highly representative of the 1919 Hydrostone architectural style. After the 1917 explosion, the HRC hired Ross and MacDonald architectural firm to rebuild homes in Halifax. The firm is well-known in Halifax for the construction of houses in the Richmond district of Halifax, now known as the Hydrostone. The housing stock that was demolished due to the explosion comprised of a variety of architectural styles. The Arts and Crafts Movement highly influenced the Ross and MacDonald designs, which had an English Cottage style with Queen Anne Revival and Tudor Revival characteristics (Penny, 1989).

Many residents who lost their homes were concerned about the quality of building materials. A hollow concrete block, known as Hydrostone, was manufactured in Eastern Passage and became the preferred building material. It was fire resistant and heavier than the more common wooden buildings. Stucco, shingles, and wood were also used (Erickson, 2004; Archibald & Stevenson, 2003; Penney, 1989).



Figure 5: Example of homes in the Hydrostone district (Archibald and Stevenson, 2003)

Ross and MacDonald prepared several designs for single family homes for the Halifax Relief Commission. The style was typically a two storey building with a steep roof, front veranda, hung windows and dormers. They featured a mix of building materials although primarily Hydrostone, ornamental sticks, and hipped gables, for example. Soon after the architectural drawings were released,

many residents purchased blue prints to construct homes outside the Hydrostone area. Approximately 600 homes were built outside the Hydrostone district (Erickson, 2004).

Significance of Architect / Builder

The house at 68 Hawthorne Street was designed by George Allan Ross (1879-1946) and Robert Henry MacDonald (1875-1942) of the renowned Ross and MacDonald architectural firm. The firm was originally founded by George Allan Ross and David Huron MacFarlane; however, in 1912, MacFarlane left and was replaced by Robert MacDonald. Based in Montreal, Quebec, these architects designed many notable buildings across Canada including the Chateau Laurier in Ottawa (1908-1912), Fort Garry Hotel in Winnipeg (1911-1913), Royal York Hotel in Toronto (1928-1929), and Maple Leaf Gardens in Toronto (1931) (The Canadian Encyclopedia; Dictionary of Architects in Canada).



Figure 6: Chateau Laurier in Ottawa (Google Images)

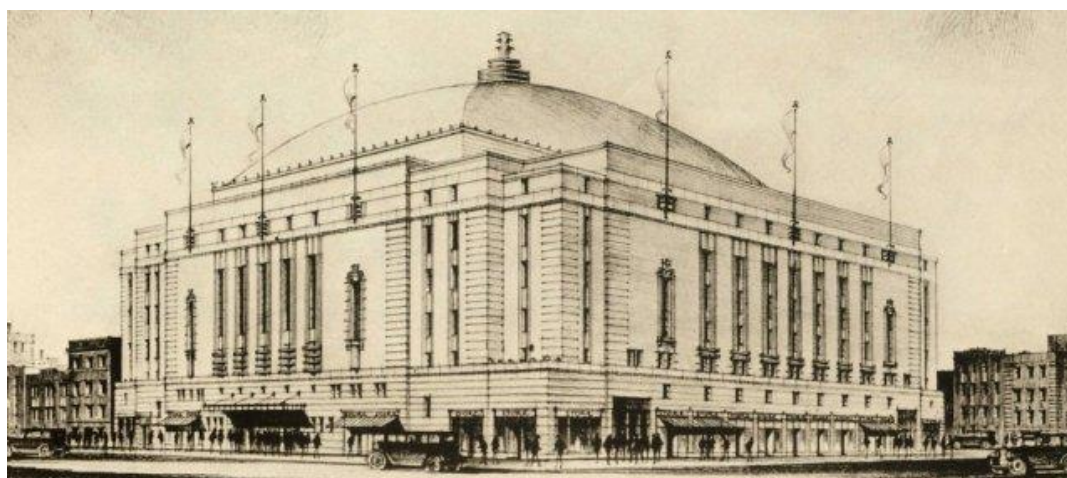


Figure 7: Maple Leaf Gardens (Archives of Ontario)

After the 1917 Halifax Explosion, Ross and MacDonald accepted an offer to work with Thomas Adams, town planner, on the reconstruction of Halifax (Erickson, 2003; Rosinski, 1994). They offered quality designs that were cheap and quick to build (Rosinski, 1994). This was the second housing project the firm accomplished, the first being circa 1914 on Oxford Street and St. John's Avenue in Winnipeg, Manitoba (Dictionary of Architects in Canada).

Architectural Merit

The home at 68 Hawthorne Street has significant architectural value. It is an excellent example of a “D9” Hydrostone style home, designed after the explosion by the Ross and MacDonald architecture firm (see Figures 8 and 9). The Hydrostone style is a fusion of the Arts and Crafts architectural style with Queen

Anne Revival and Tudor Revival influences (Penny, 1989). The subject property resembles an English cottage featuring a steep gable roof with hipped gable, decorative sticks, and wide front veranda.

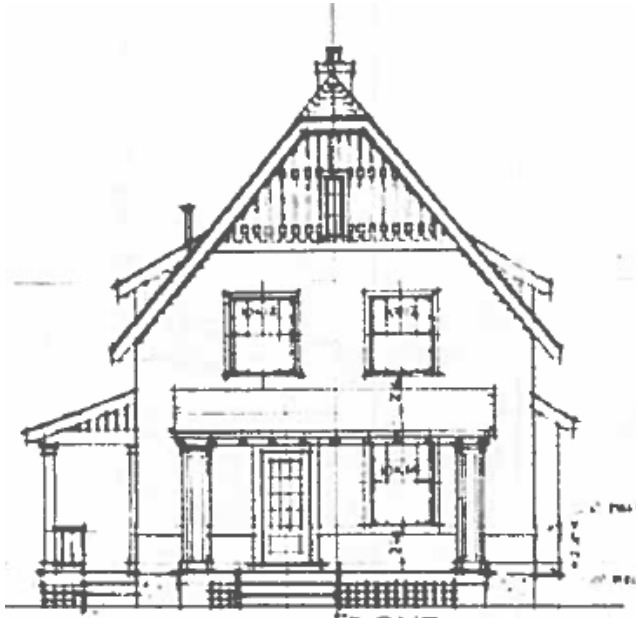


Figure 8:
"D9" Single family home designed by Ross and MacDonald
(Nova Scotia Archives)



Figure 9:
Front elevation of subject property

While many of Ross and MacDonald's designs were built of Hydrostone, a significant number were also built of wood construction. The building at 68 Hawthorne is a wood-framed construction with wooden shingles, which was more common in areas outside the Hydrostone district. For example, Figures 10 and 11 show a Ross and MacDonald wooden house built on Kane Street in 1918, very similar to the subject property.



Figure 10: Ross and MacDonald home built at 5661 Kane Street, Halifax in 1918 (Vaughan, Charles, 1918)



Figure 11: Recent photo of the Ross and MacDonald home at 5661 Kane Street, Halifax (2015)

The character-defining elements of the subject property are related to the Hydrostone style as follows:

- 2 ½ storey wood framed building with wooden shingle exterior cladding;
- Steep pitched gable roof with hipped gable;
- Overhanging eaves with exposed rafters;
- Ornamental sticks below hipped gable;
- Eight over one hung windows;
- Central front veranda supported by fluted pilasters on either end;
- Shed dormers; and
- Chimney.

Architectural Integrity

Although there have been modest changes to the original design, the building at 68 Hawthorne is an excellent example of a Hydrostone single family home. As shown in Attachment A, the “D9” design is a two and a half storey building with a steep pitched roof and hipped gable. It features a front porch under a shed roof supported by two columns on either end, shed dormers, and eight over one hung windows.

The main building mass of the existing building is largely unchanged with its original dormers, front and side window openings, hipped gable roofline and stick detailing. However, the veranda is now enclosed and during the 1980s, a rear addition was constructed.

Relationship to Surrounding Area

Many homes along Hawthorne Street have building features similar to the Arts and Crafts architectural style. The buildings along the south side of Hawthorne Street are typically two or two and a half storey wood framed buildings with front verandas and hung windows, but differ in their roof types (see Figure 12). The roof of the home at 68 Hawthorne is unique as it has a very steep pitch and hipped gable.



Figure 12: South side of Hawthorne Street, adjacent to subject property

Directly across the street, at 59 Hawthorne Street, is currently being considered as a heritage property as a significant example of the Arts and Crafts architectural style. The homes along the north side of Hawthorne

Street are larger than those along the south side and setback further from the street. Some have been upgraded notably with new siding and large additions.

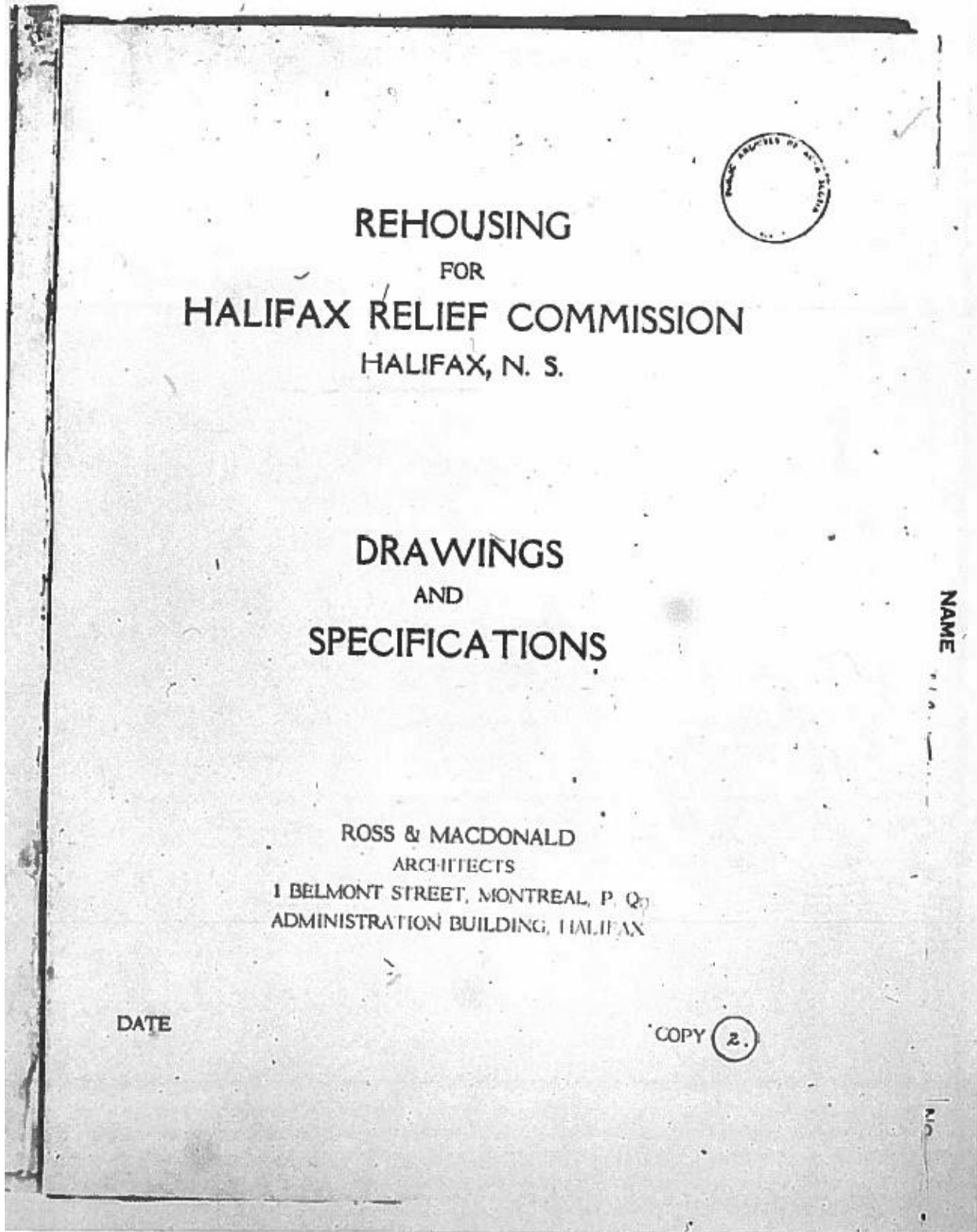
The subject property is the only home on Hawthorne Street designed by Ross and MacDonald. The HRC homes were mainly built in the Hydrostone district and in areas close to the Harbour. It is quite rare to see a Ross and MacDonald design in this area of Dartmouth.

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Attachment A

Retrieved from Nova Scotia Archives File# 476.1, MG36 Series "R"



Hall, Providence

Dartmouth Mar 20 1877

Messrs Messrs & Co. Boston.

Dear Sirs, Receipt

Gentlemen: We have a quantity of
Foreman Ryan, on the east side of
Hawthorne St, on which we are doing a plastering,
that your inspector remarked that we put
a very thin coat on it.

This is a serious matter to find with my
plaster, and we are new comers in the city,
having always taken particular care to do
our work right, and as the inspector is
altogether mistaken, we cannot let the criticism
pass without a protest.

The cause of his supposing that it was thin
was that the laths were very far apart, which
is a benefit to the work, but it causes
keys to sag, so that the laths can apparently
be seen through the plaster.

We used three barrels of cut rope in that
house, with the special object of doing good
work. We finished it today, and it is a
good job. Yours respectfully,

J. B. Sullivan

NAME
NO.

DATE

ST.

NO.

Jan. 14/29.

J. R. Hawthorne, Contractor,
Queen Building,
Halifax, N. S.

THE HOUSE FOR MRS. LITTLE,
DARTMOUTH.

Dear Sir:

We notice that the roof framing of the above house does not provide for summer windows in the roof of the size indicated on the elevations. Will you kindly look into this matter and have it corrected before the work has gone too far.

Yours truly,

Yours truly,

Signature redacted

NAME
NOM
HAWTHORNE
ST
120

7/10/19

June 6/19.

Mrs. J. R. Mackenzie,
Ocean Building,
Halifax, N. S.

RE BUILD FOR MRS. ANNE IRIDIAN,
WINDMILL ROAD, DARTMOUTH.

Dear Sirs

The owner of the above mentioned house has requested that the rear porch be moved from its present position on the side of the house to a position at the rear of the house, as pointed out to your foreman by Mrs. Leedham. It will also be necessary to move the window at the rear of the kitchen to a new position in the side wall of the kitchen, and the sink and base plug indicated on the drawings against the rear wall will also have to be moved.

In connection with this house we wish to call your attention to the position of the hot water heating. As located at present on the drawings there is a door between the hot water heating and stove. It will be necessary to place the hot water heating somewhere else, as it will be impossible to connect up the water-back on the stove if the hot water heating is located as shown.

Kindly give these matters your attention.

We remain,

Yours truly,

02/JO.

NAME
NOM HAUTHORNE - CI - 13

Administration Bldg.,

Nov. 5th. 1915.

J. R. McKenzie, Esq.,
City.

Dear Sir:

BE HAWTHORNE FOR MRS. ANNIE LEEDHAM WINDHETL ROAD
DARTMOUTH. TYPE D-2.

Referring to our letter of Oct. 30th., regarding
the above mentioned house, kindly note that the house is
to be constructed on a lot owned by Mrs. Annie Leedham on
the East side of Hawthorne St., Dartmouth, the position of
which lot, as well as the location of the building thereon,
will be indicated by the Owner.

We remain,

Yours truly,

BT/KIM.

NAME
NOM

HAWTHORNE

CT

1/15

Oct. 30/18.

Mr. J. R. McKensie,
Halifax, N. S.

Dear Sir:

RE HOUSE FOR MRS. ANNIE LINDHAM,
WINDMILL ROAD, DARTMOUTH, TYPE D-9.

Kindly take this as your authorization to proceed with the construction of a house for Mrs. Annie Lindham, Windmill Road, Dartmouth, Type D - 9, in accordance with your estimate of cost of \$3535.00 including all trades with the exception of heating, and in accordance with plans attached and specifications already sent to you.

We remain,

Yours truly,

NAME
NOM

HAWTHORNE

SI

1/3

THIS AGREEMENT, made the Fourth day of October, 1918,

BETWEEN:

ANNIE LENTHAM of Dartmouth, in the County of Halifax, (hereinafter called the "OWNER"), of the First Part,

- a n d -

THE HALIFAX RELIEF COMMISSION, a Body Corporate, (hereinafter called the "COMMISSION") of the Second Part,

WITNESSETH:

That the Owner and the Commission in consideration of the fulfilment of the agreements herein respectively made by the other, agree with each other, as follows:-

WHEREAS THE Owner has examined the drawings and specifications, identified by his signature thereon, and has had the same explained to him to his satisfaction.

1. The Owner agrees to accept the building to be constructed substantially in accordance therewith on property on the east side of Hawthorne Street, Dartmouth, in full satisfaction of her claim with the Commission for relief for the loss or destruction of the Owner's property situate at Windmill Road, Dartmouth.

2. The Owner agrees that the Commission may proceed with the construction of the said building either by

contract or by the employment of its own construction forces.

3. The said Building shall be constructed under the direction and to the satisfaction of Messrs. Ross & Mc Donald, Architects, whose decision as to quality of materials and workmanship and interpretation of plans and specifications shall be final and binding.

4. The Owner hereby agrees to pay to the Commission the sum of \$500.00 before the said building is completed, and whenever so required by the Commission or its officials.

5. The Commission is hereby declared to have a lien on said building and the lands on which the same is to be constructed for the sum of \$500.00, until the payment of the said sum of \$500.00.

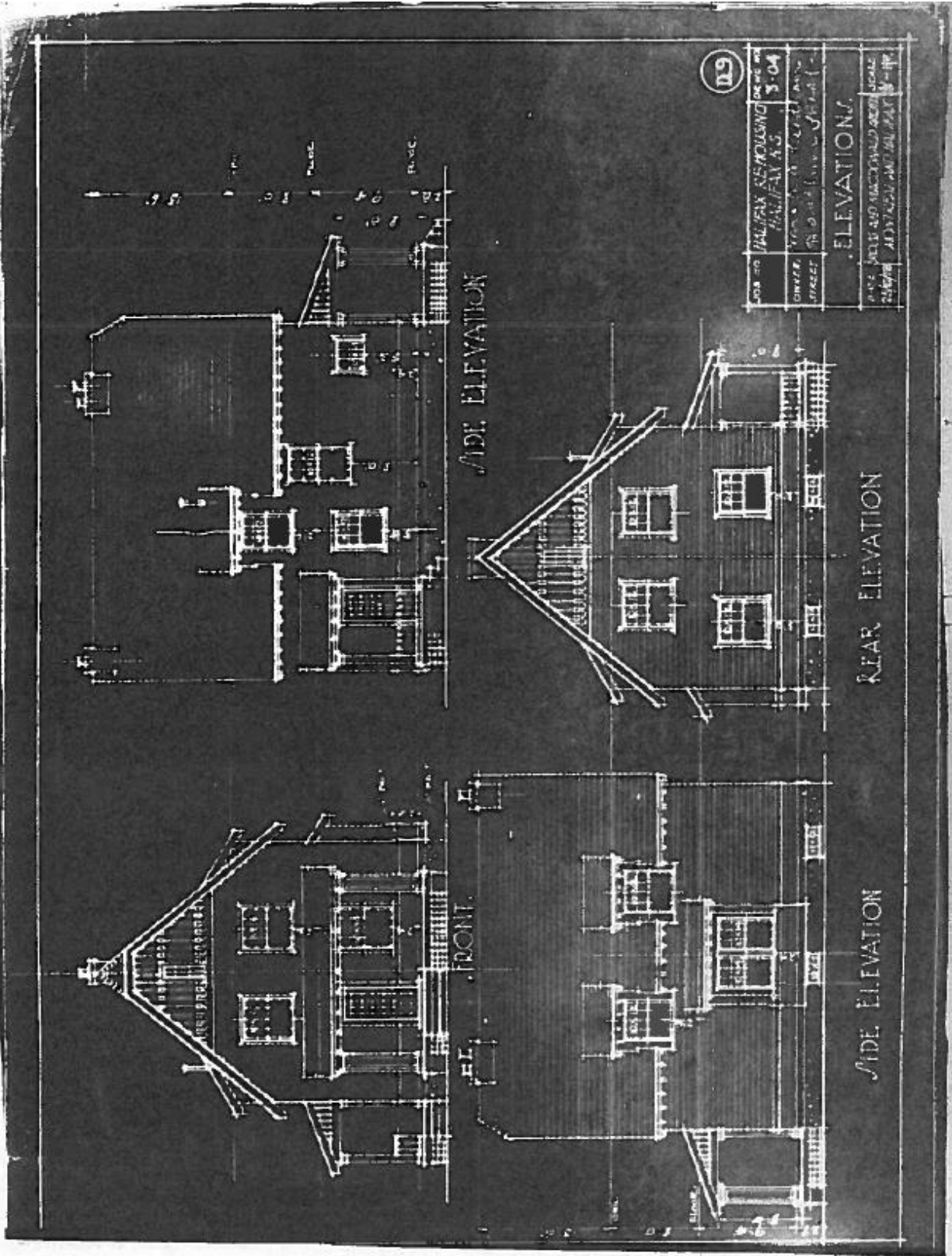
IN WITNESS WHEREOF, the said ANNIE LEEDHAM has hereunto set her Hand and Seal, the day and year first above written.

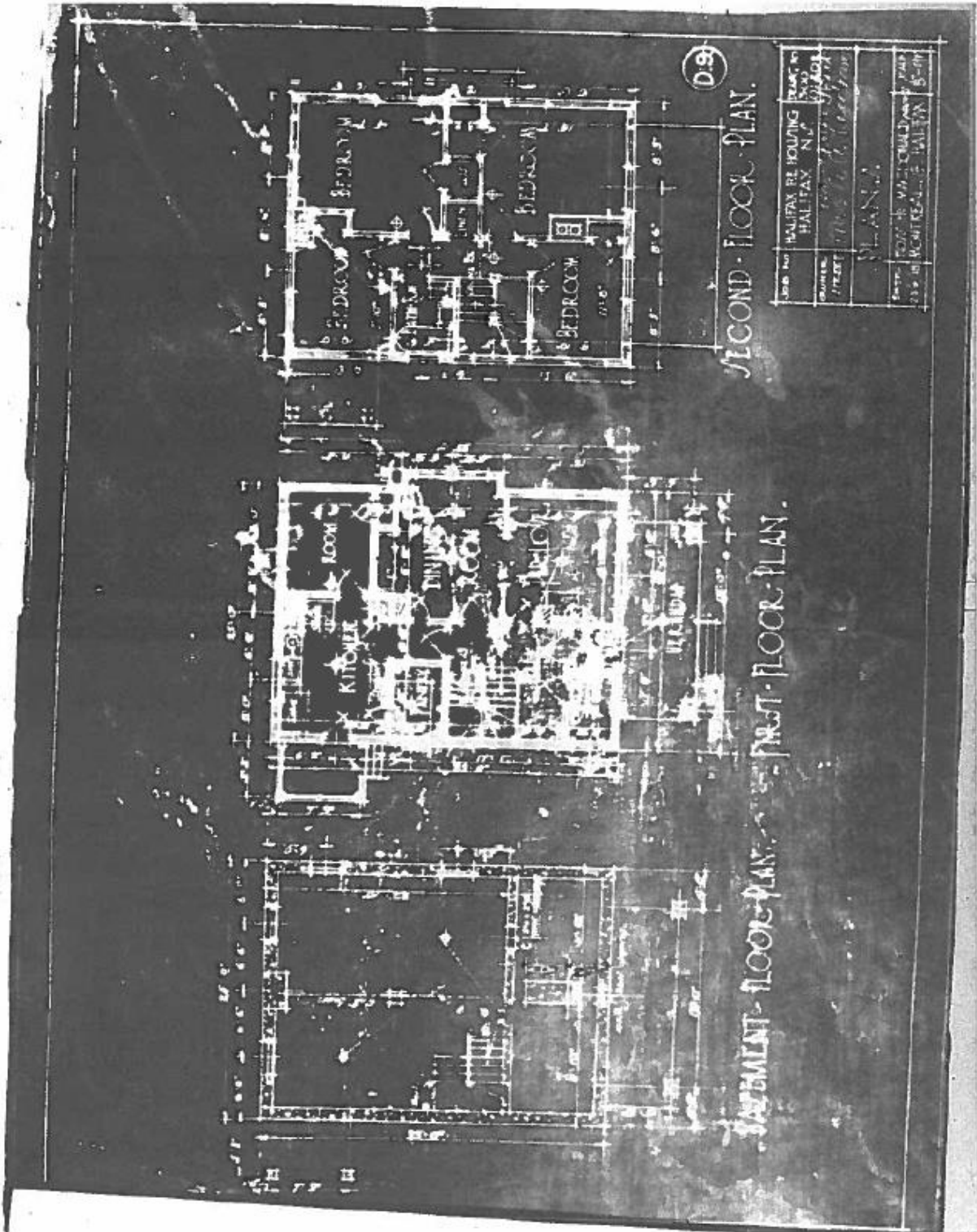
SIGNED, GRANTED AND DELIVERED

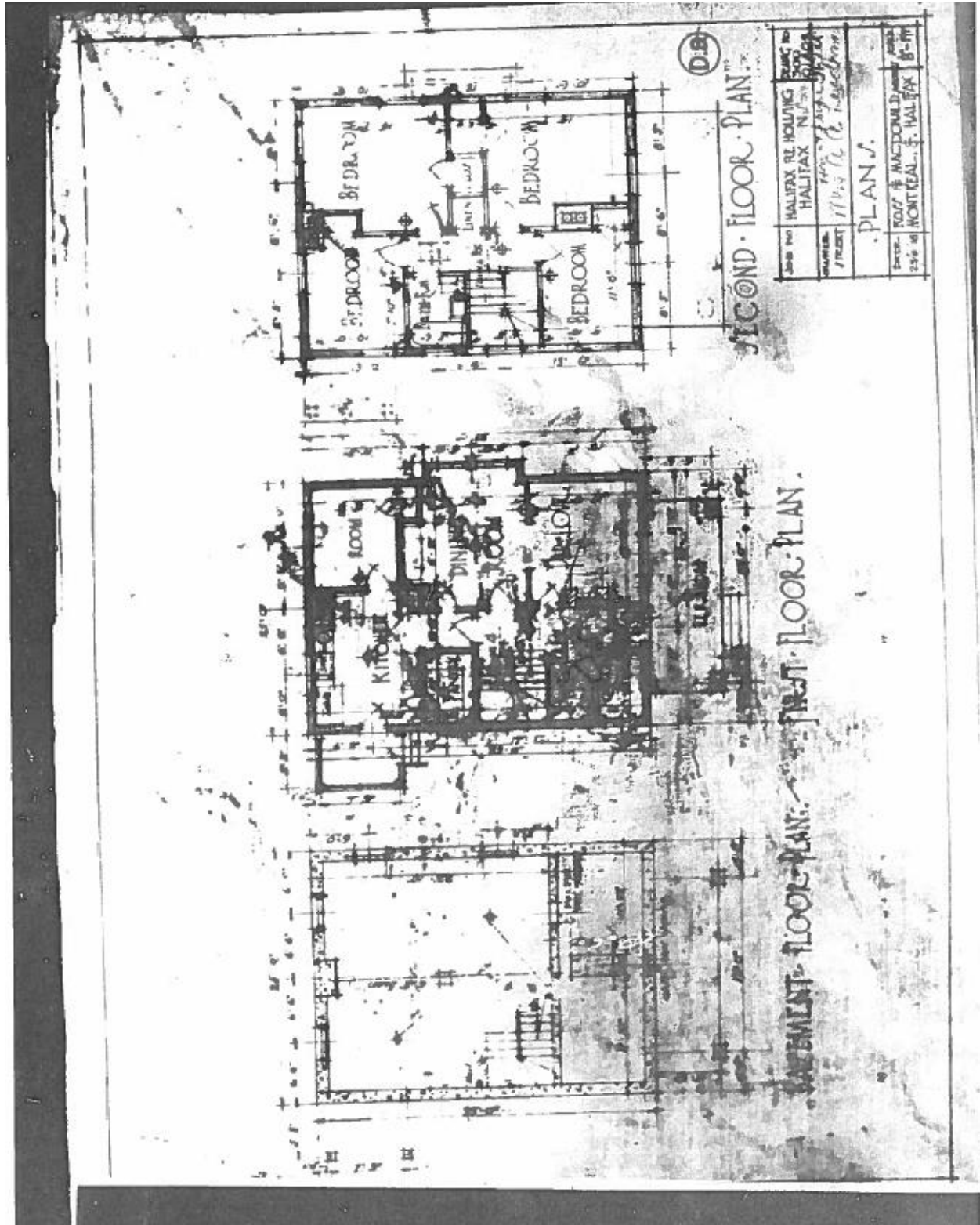
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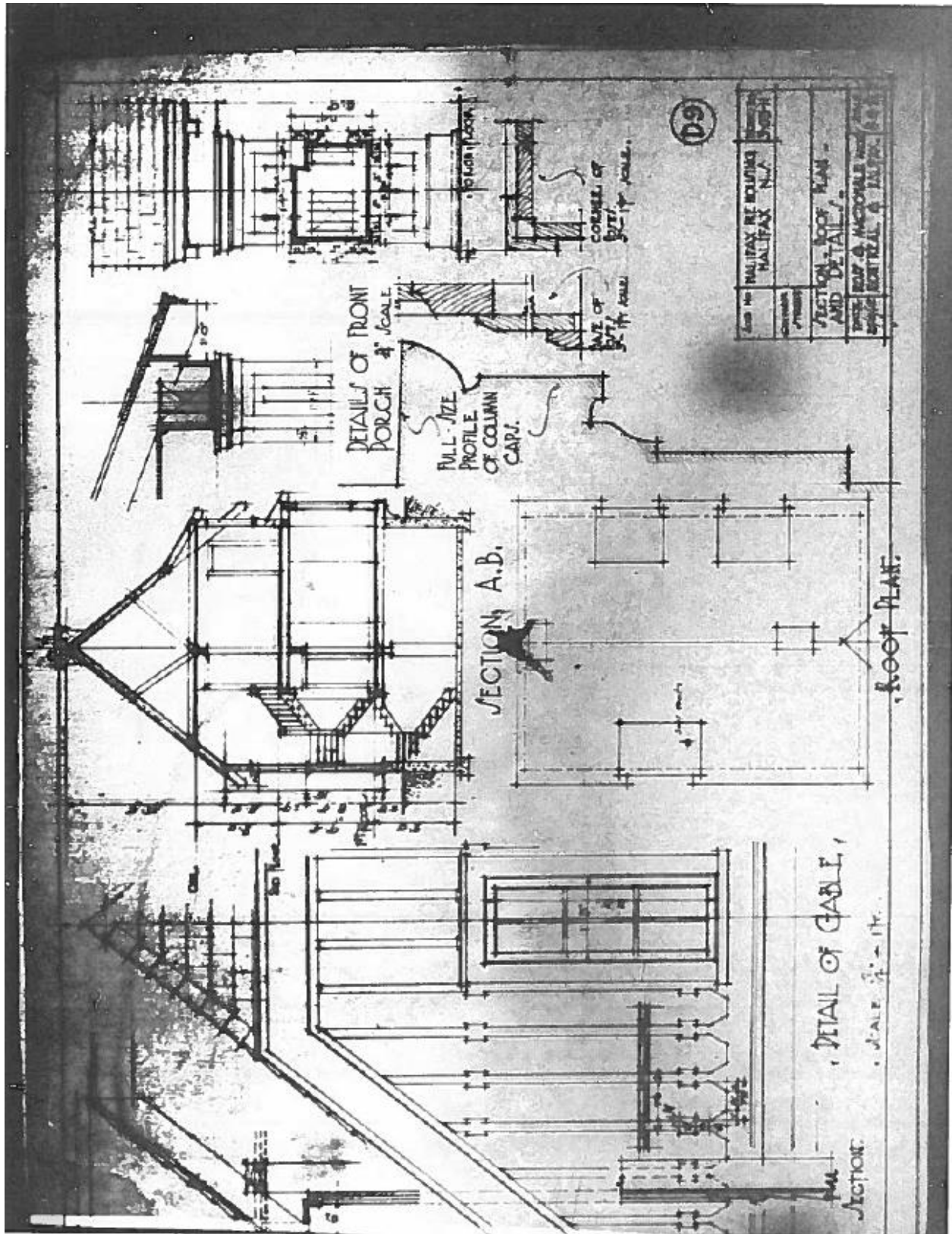
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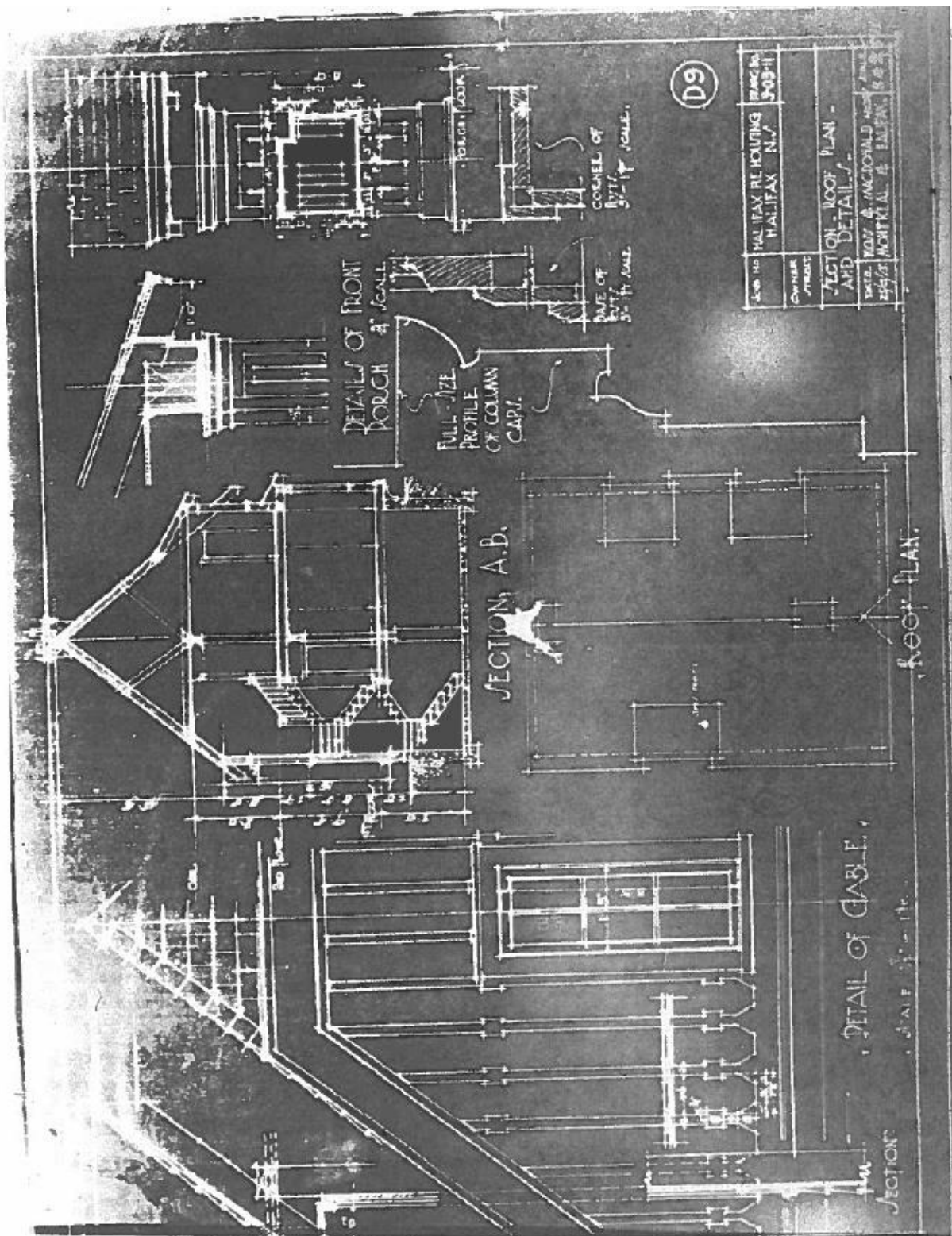
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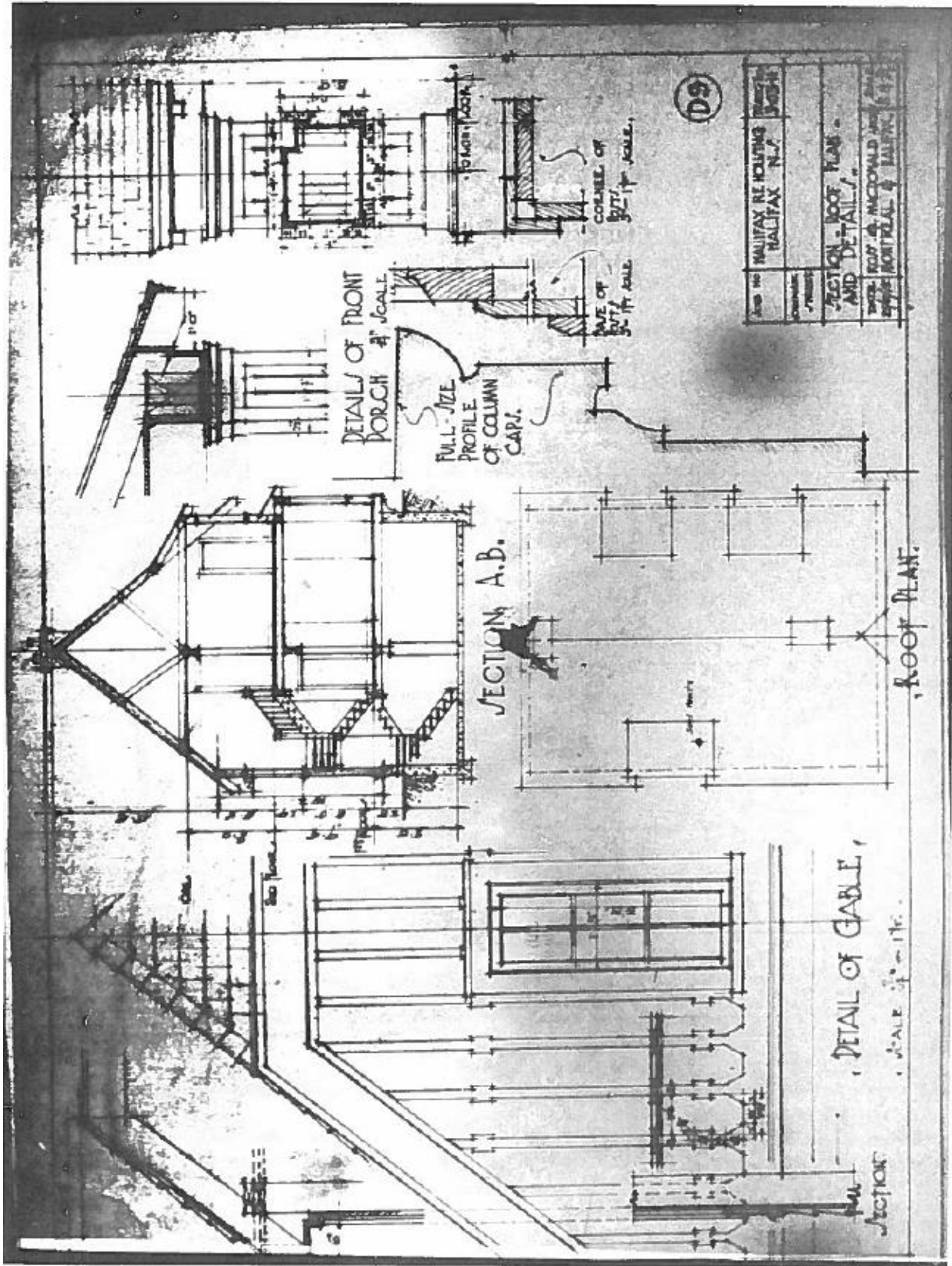








PLAN NO.	HALIFAX HOUSING	BRANCH
OWNER	HALIFAX N.S.	303-11
PROJECT	SECTION - ROOF PLAN -	
DETAILS OF CABLE AND		
SECTION A.B. & ARCHIVAL		
RESEARCH & HALIFAX		



NO.	DATE	DESCRIPTION
1		HALIFAX RE-ROUTING PROJECT
2		HALIFAX N.S.
SECTION - ROOF PLAN AND DETAILS.		
DRAWN BY A. MACDONALD AND ENGINEERED BY HORTON & HALIFAX 1913		

(D9)



470.1

THIS AGREEMENT, made the Fourth day of October, 1918,

BETWEEN:

ANNIE LEBELMAN of Dartmouth, in the County of Halifax, (hereinafter called the "OWNER"), of the First Part,

- a n d -

THE HALIFAX RELIEF COMMISSION, a Body Corporate, (hereinafter called the "COMMISSION") of the Second Part,

WITNESSETH:

That the Owner and the Commission in consideration of the fulfilment of the agreements herein respectively made by the other, agree with each other, as follows:-

WHEREAS THE Owner has examined the drawings and specifications, identified by his signature thereon, and has had the same explained to him to his satisfaction.

1. The Owner agrees to accept the building to be constructed substantially in accordance therewith on property on the east side of Hawthorne Street, Dartmouth, in full satisfaction of her claim with the Commission for relief for the loss or destruction of the Owner's property situate at Windmill Road, Dartmouth.

2. The Owner agrees that the Commission may proceed with the construction of the said building either by

NAME
HAWTHORNE ST

NO. R. 476.1

contract or by the employment of its own construction forces.

3. The said Building shall be constructed under the direction and to the satisfaction of Messrs. Ross & Le Donald, Architects, whose decision as to quality of materials and workmanship and interpretation of plans and specifications shall be final and binding.

4. The Owner hereby agrees to pay to the Commission the sum of \$500.00 before the said building is completed, and whenever so required by the Commission or its Officials.

5. The Commission is hereby declared to have a lien on said building and the lands on which the same is to be constructed for the sum of \$500.00, until the payment of the said sum of \$500.00.

IN WITNESS WHEREOF, the said ANNIE LEEDHAM has hereunto set her Hand and Seal, this day and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of

Signature redacted

Signature redacted

Original of ...
On this ...

On this 4th day of October, 1918,
before me, the undersigned, a Notary Public,
personally appeared ... a subscriber to the
... instrument, who, with me, the said
Notary, made oath and subscribed to the
... of the parties thereto, in and to the presence
of me in his presence.

Signature redacted

Notary Public for the
County of Halifax

I Certify that the within instrument having been duly proved to
the certified oath of Arthur F. Baker, subscribing
witness thereto was thereon registered in the Registry of Deeds
at Halifax, N. S. at 9.55 o'clock A. M. of the 11th day of Dec.
A. D., 1920 in Libro 533 pages 141-142.

Signature redacted

Registrar of Deeds, for County of Halifax

Attachment B

Newspaper Article from May 7, 1912

Retrieved from:

<http://thechronicleherald.ca/titanic/archive/82975-george-wright-s-will-provides-for-bequests-of-about-275000>

GEORGE WRIGHT'S WILL PROVIDES FOR BEQUESTS OF ABOUT \$275,000

Of This Total Amount the Will Provides for Approximately
\$66,000 for Philanthropy and Benevolent Work
---His Residence to Local Council of Women--
\$20,000 for Good Amusement Hall.

**Of This Total Amount the Will Provides for Approximately
\$66,000 for Philanthropy and Benevolent Work
---His Residence to Local Council of Women---
\$20,000 for Good Amusement Hall.**

George Wright made his will in the office of one of the best known solicitors in London, on the occasion of his last visit to the old country, indeed he executed the document the very day before he sailed on the ill-starred Titanic. Copies of the will were received yesterday by the executors who are



MR. GEORGE WRIGHT

George Ormon, of Dartmouth, W.R. McCurdy, of this city, and his nephew, George Wright, city engineer of London, Ont.

The will is a splendid one, mindful equally of philanthropy, charity and the causes of reform that were so close to his heart, so bound up with his life, and of his relatives in this city and province and elsewhere in Canada.

A notable feature of the will is the bequest of his beautiful residence on Young avenue, one of the handsomest in Halifax, to be held in trust for the local council of women to be used, as expressed in the will, as a headquarters in carrying on their work and assisting in suppressing evils such as he had been writing about and trying to put down.

Another great bequest is provided for in the following words:—

“In order to provide for a higher form of amusement than is at present placed before the people, and for a building to be erected for the purpose of bringing the people together to uplift and train them to higher ideals, such building to be also used for meetings, lectures and to provide clean amusement in order to check the lure and bad influence of the streets, I give the sum of \$20,000 towards the erection of such a building, and if necessary this sum can be supplemented by public subscription.”

Further on it is provided that out of the residue of the estate the trustees shall set apart the sum of \$10,000 to be applied in carrying on the work before mentioned.

The bequests to churches, philanthropies and enterprises for the public good are as below:—

To the minister of St. Paul's church, Halifax, for the support of the church	\$1,000
To the School for the Blind	1,000
To the Lord's day alliance	2,000
To the N. S. Temperance alliance	2,000

To the Halifax Y. M. C. A.	1,000
To the Church of England Institute	1,000
To Foreign Missions	1,000
To the Home Mission, for the support of aged ministers	1,000
To the Salvation Army	1,000
For good amusement hall	20,000
To Council of Women—his freehold residence in trust for their work	20,000
To Mrs. David Johnston, Minneapolis	20,000
To Mrs. John Fraser, Halifax	35,000
Also the principal and current interest on mortgage on stables, as well as the interest held in her house on Church street, and Granville street, also his motor car and vehicles.	
To Mrs. Charles Leedham	5,000
To Thomas Wright, Toronto (brother)	15,000
To George Wright, London, Ont (nephew)	12,000
To Mrs. Edward E. Wright, Halifax	10,000
To R. E. Wright, Sydney	5,000
To widow of uncle, James Wright	2,000
To Mrs. Arthur Fraser	5,000
To George H. Wright, Halifax (cousin)	10,000
To Mrs. Harry Bennett, Toronto	10,000
To Mrs. L. Black (cousin)	10,000
To Walter Low	1,000
To Theodore Low	1,000
To Mrs. Harry Brown	10,000
To Mrs. Arthur Morine	10,000
To Mrs. George Ormon, Dartmouth (niece)	12,000
To Mrs. F. Angwin, Dartmouth (Niece)	10,000
To Charles Leedham	5,000
To George Leedham	5,000
To Alice Leedham	5,000
To any son of late Arthur Wright	500
To his gardener, Alfred Poole	500
To his housekeeper	500

After providing that out of the residue the sum of \$10,000 shall be set aside in trust for the maintenance of work in connection with the amusement hall, the will provides that the surplus if any shall be divided amongst the following persons mentioned in the will in equal shares: Mrs. David Johnston, Mrs. John Fraser, Mrs. Charles Leedham, Thomas Wright, George Wright, R. E. Wright, George H. Wright, Mrs. Harry Bennett, Mrs. L. Black, Walter Low, Theodore Low, Mrs. Harry Brown, Mrs. Arthur Morine, Mrs. George Ormon, Mrs. Angwin, Charles Leedham, George Leedham, Alice Leedham.

These bequests provide for payments of about \$275,000, including the probable value of his residence on Young avenue, but they do not include mortgages referred to. Of this total \$66,000 is given in charity.

The will is dated in London, April 9th. The original of the will has not been received, the foregoing having been summarized from the copy sent by the London solicitors.

ATTACHMENT C: RECENT PHOTOGRAPHS



Figure 1: Front elevation steep pitched gable roof with hipped gable, and front porch



Figure 2: Decorative vertical boards or sticks with fixed window below hipped gable and two evenly placed eight-over-one hung windows



Figure 3: East elevation showing shed dormer, eight-over-one hung windows, wooden shingles, and exposed rafters beneath overhanging eaves

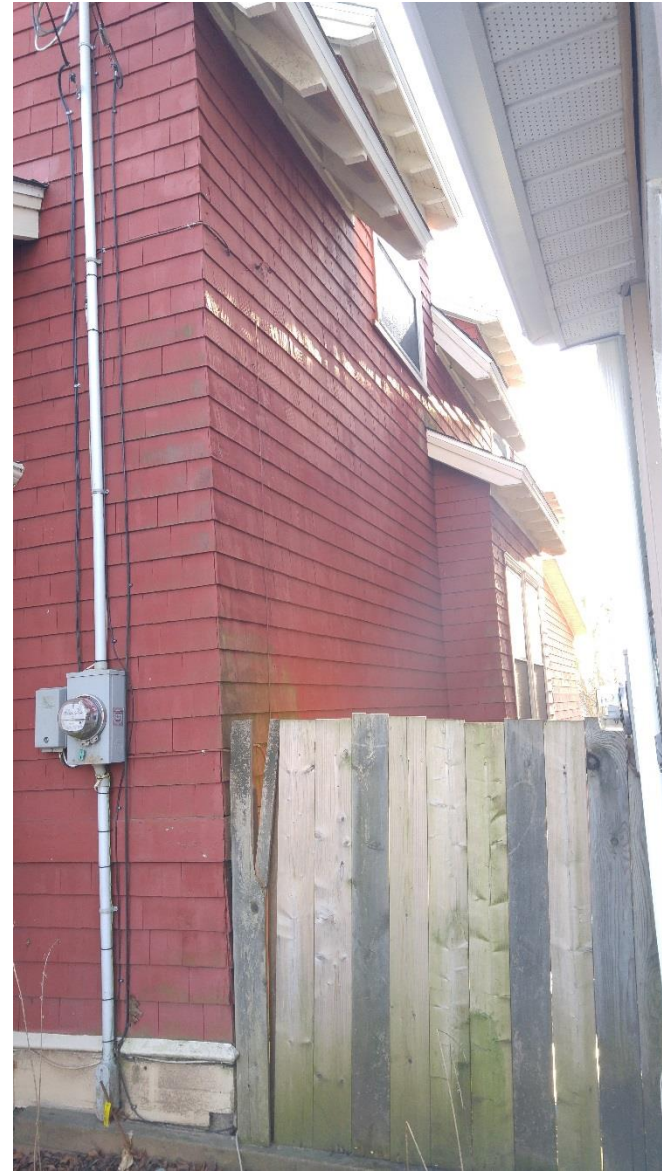


Figure 4: West elevation showing the stringcourse and jack rafters beneath the overhanging eaves



Figure 5: South or rear elevation showing 1980s addition and deck



Figure 6: Enclosed porch with side entrance



Figure 7: Subject property in relation to surrounding homes along Hawthorne Street

HERITAGE ADVISORY COMMITTEE SCORING SUMMARY

Property	Date Reviewed	Reviewer
68 Hawthorne Street, Dartmouth	February 1, 2017	Heritage Advisory Committee

Criterion	Highest Possible Score	Score Awarded
1. Age	25	5
2. a) Relationship to Important Occasions, Institutions, Personages or Groups OR 2. b) Important/Unique Architectural Style or Highly Representative of an Era	20	19
3. Significance of Architect/Builder	10	9
4. a) Architectural Merit: Construction type/building technology	10	2
4. b) Architectural Merit: Style	10	10
5. Architectural Integrity	15	9
6. Relationship to Surrounding Area	10	10
Total	100	64

SCORE NECESSARY FOR DESIGNATION

50

Designation Recommended?

YES NO