



P.O. Box 1749  
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**Item No. 9.1**  
**Heritage Advisory Committee**  
**February 26, 2020**

**TO:** Chair and Members of the Heritage Advisory Committee

**SUBMITTED BY:** *-Original Signed-*  
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Kelly Denty, Director of Planning and Development

*-Original Signed-*  
\_\_\_\_\_  
Jacques Dubé, Chief Administrative Officer

**DATE:** February 4, 2020

**SUBJECT:** **Case H00467: Request to Include 10175 Highway 7, Salmon River Bridge in the Registry of Heritage Property for the Halifax Regional Municipality**

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**ORIGIN**

Application by the owner, Brenda Hattie-Longmire.

**LEGISLATIVE AUTHORITY**

*The Heritage Property Act*

**RECOMMENDATION**

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

1. Set a date for a heritage hearing to consider the inclusion of 10175 Highway 7, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 10175 Highway 7, as shown on Map 1, in the Registry of Heritage Property for the Halifax Regional Municipality as a municipal heritage property.

## **BACKGROUND**

Brenda Hattie-Longmire has submitted an application to include her property located at 10175 Highway 7, Salmon River Bridge (Map 1) in the Registry of Heritage Property for the Halifax Regional Municipality. The property, which fronts on Jeddore Harbour, is currently developed with a one-and-a-half storey, single detached dwelling. The dwelling is estimated to have been constructed in 1884 for James W. Myers and Eliza Myers and is a simplified example of the Classic Revival architectural style.

This application is being considered in accordance with Sections 14 (Recommendation as municipal heritage property) and 15 (Registration as municipal heritage property) 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 inclusion 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 six categories as follows:

<b>Criterion</b>	<b>Highest Possible Score</b>
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
<b>Total</b>	<b>100</b>

Should the HAC score a property with more than 50 points, a positive recommendation will be forwarded to Regional Council. If the property does not score more than 50 points, then the report will not 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 include the property in the Registry of Heritage Property for the Halifax Regional Municipality. 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 previously, 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 (Attachment B). The historical research in support of this application has been undertaken by staff with contributions from the property owner and a professional researcher.

### **1. Age:**

It is estimated that the Myers House, located at 10175 Highway 7, was constructed in 1884. The house was constructed on the property of William Myers for his grandson James W. Myers and his wife Eliza. James W. Myers died in 1901 and the property was one of three lots conveyed to his father, James H. Myers, in 1904. Eliza Myers and her children continued to live in the house and the property was officially transferred to her in 1911. A summer kitchen was constructed as a one storey addition to the house sometime before 1909.

As the existing building was constructed between 1868 and 1899, a score of between 10 and 13 points is recommended.

### **2. Historical OR Architectural Importance:**

#### *Relationship to Important Occasions, Institutions, Personages or Groups:*

The property has a strong relationship with the Myers family, a founding family of the Jeddore area. The house on the property was constructed for James W. and Eliza Myers. In 1901, James was killed in a sawmill accident. Eliza and her ten surviving children continued to live in the home following James' death and remained active members of the Jeddore community. The house was passed down through the family until 1993 and was recently purchased by one of James and Eliza's great-granddaughters, Brenda Hattie-Longmire.

The Myers family played an important role in the settlement of Jeddore. The house of Ervin Myers, James W.'s brother, became the current home to the Fisherman's Life Museum. The house was selected as the museum because it is a well-preserved example of a typical working class house of its time. The Myers family's story serves as an example of working class family life in the Jeddore area during the late 19<sup>th</sup> century and throughout the 20<sup>th</sup> century.

As the house is intimately related to the Myers family who are recognized as being locally significant as a founding family of the Jeddore area, a score of between 11 and 15 points is recommended.

### **3. Significance of Architect or Builder:**

Staff undertook extensive research, but no information was discovered regarding the identity of the architect or builder of the structure. However, it is thought that the Myers family likely built the house themselves. This was common practice at the time and generally family members would assist in the construction of each others' homes.

The form of the house is also very similar to other homes built for members of the Myers family, including the Fisherman's Life Museum; a score of between 1 and 3 points is recommended.

#### 4. Architectural Merit:

##### Construction type or building technology:

The house located at 10175 Highway 7 is a one and a half storey, wood frame structure. It has a steeply pitched gable roof and features wood shingle siding. A one storey addition was constructed on the eastern side of the house sometime prior to 1909 to create a summer kitchen. The building also features a prominent veranda along the façade that was original to the house but has been significantly modernized.

As relatively few buildings with this construction type and technology remain in the area today, a score of between 4 and 6 points is recommended.

##### Style:

The Myers House is an example of the Classic Revival style. This style is based on the forms and decorations of ancient Greek and Roman buildings but was greatly simplified when used in the design of working-class housing in Nova Scotia. The below listed elements contribute to the building's Classic Revival architectural style.

The character-defining elements of the property include:

- One and a half storey height;
- Gable roof with returns;
- Wood shingle siding;
- Summer kitchen addition;
- Window lengths and locations; and
- Location and form of front porch.

This style was common at the time of construction but relatively few examples have been maintained in the Jeddore area; a score of between 4 and 6 points is recommended.

#### 5. Architectural Integrity:

The historic form of the building, including its one and a half storey height, gable roof and summer kitchen addition, have all been maintained. Other features of the building, such as the wood shingle exterior and roof returns, are also original to the house.

The main alteration to the building is the veranda at the front of the house. The veranda is original to the house, in terms of its location, shape and roof, but the current veranda has been modified. This includes removing the decorative columns, railings and moulding.

Changes to the main structure have been modest in nature and have generally supported the repair or upgrades of the building. However, changes to the front porch and windows have impacted the overall heritage character of the home; a score of between 6 and 10 points is recommended.

#### 6. Relationship to Surrounding Area:

The area is characterized by small single detached dwellings on larger lots grouped along Highway 7 and the waterfront. The property fits in well with this established building pattern and reflects the history of the area.

The house was built and owned by the Myers family, a prominent family in the history of the Jeddore area. This community was settled by working class families and the form and style of the house was very common. The area currently features a variety of similarly aged homes that have been maintained to varying degrees. In particular, the Fisherman's Life Museum is located approximately 600 metres from the

subject property and, in addition to its connection to the Myers Family, it also features a similar form and style of architecture to the subject property.

As the building is an architectural asset that contributes to the heritage character of the surrounding area, a score between 6 and 10 points is recommended.

### **FINANCIAL IMPLICATIONS**

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2019/20 operating budget for C340 – Heritage and Social Policy.

### **RISK CONSIDERATION**

There are no significant risks associated with the recommendations in this Report.

### **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 access 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.

### **ENVIRONMENTAL IMPLICATIONS**

There are no significant environmental implications associated with the recommendations in this Report.

### **ALTERNATIVE**

1. The Heritage Advisory Committee may choose to reject the application to include 10175 Highway 7 in the Registry of Heritage Property for the Halifax Regional Municipality. In doing so, the application will not proceed to Regional Council for evaluation.

### **ATTACHMENTS**

Map 1: Location Map

Attachment A: Evaluation Criteria

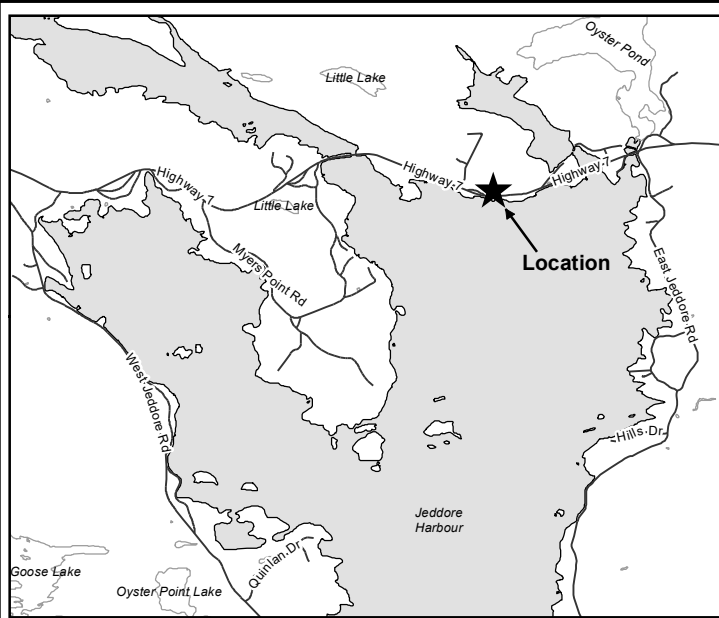
Attachment B: Historical Research Report

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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Kathleen Fralic, Planner II, and Seamus McGreal, Planner III, 902.490.4663

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**Map 1 - Location Map**

10175 Highway 7,  
Salmon River Bridge

**HALIFAX**

 Subject Property



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

# **ATTACHMENT A**



## **HERITAGE PROPERTY PROGRAM**

### **EVALUATION CRITERIA**

**Heritage Property Program  
Community & Recreation Services**

**March 2013**

**EVALUATION CRITERIA  
FOR REGISTRATION OF HERITAGE BUILDINGS (Revised 2004)**

**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 Shubenacadie Canal
1831 - 1867	16	From Boom to Confederation
1868 - 1899	13	Confederation to the end of the 19 <sup>th</sup> 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) Having specific associations with important occasions, institutions, personages and groups,  
**OR**  
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	

*\* Maximum score of 20 points in this category, scoring from one of the three categories only*

## 2B) Important/Unique Architectural Style or Highly Representative of an Era

Importance	Points	Comments
Highly important, Unique, or representative of an era	16 - 20	
Moderately important, Unique, or representative of an era	11 - 15	
Somewhat important, or representative of an era	10 - 1	
Not important, Unique, or representative of an era	0	

*\* Maximum score of 20 points in this category.*

## 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	7 - 10	
Provincially Significant	4 - 6	
Locally Significant	1 - 3	
Not Significant	0	

*\* Maximum score of 10 points in this category.*

#### 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;

AND

B) **Style**: which refers to the form or appearance of the architecture.

<b>Construction Type/Building Technology</b>		
<b>A) Construction type</b>	<b>Points</b>	<b>Comments</b>
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	
<b>B) Style</b>	<b>Points</b>	<b>Comments</b>
Very rare/ early example	7 - 10	
Moderately rare/ early	4 - 6	
Somewhat rare/ early example	1 - 3	
Not rare/ common example	0	

*\* Maximum score of 10 points for Construction Type, and a maximum score of 10 for Style - a total maximum of 20 points in this category.*

#### 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.

<b>Architecture</b>	Consider any additions/ removal/ alterations to windows, doors, porches, dormers, roof lines, foundations, chimneys, and cladding.	
<b>Exterior</b>	<b>Points</b>	<b>Comments</b>
Largely unchanged	11 - 15	
Modest changes	6 - 10	
Major changes	1 - 5	
Seriously compromised	0	

*\* Maximum score of 15 points in this category.*

**6. RELATIONSHIP TO SURROUNDING AREA**

<b>Points</b>	<b>Comments</b>
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.*



## Attachment B

# Research Report

## Myers House (10175 Highway 7)

In support of Heritage Registration Application H00467

### Prepared by:

HRM Planning and Development

Based on information submitted by  
Brenda Hattie-Longmire and Derek Thurber

February 4, 2020

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## Age

It is estimated that the Myers House, located at 10175 Highway 7, was constructed in 1884. The house was constructed on the property of William Myers for his grandson James W. Myers and his wife Eliza. James W. Myers died in 1901 and the property was one of three lots conveyed to his father, James H. Myers, in 1904. Eliza Myers and her children continued to live in the house and the property was officially transferred to her in 1911.



Figure 1: Photo of 10175 Highway 7 in the 1920s (Image provided by Brenda Hattie-Longmire)

A summer kitchen was constructed as a one storey addition to the house sometime before 1909. This type of addition was common in the area at that time, as summer kitchens provided some separation between the heat of kitchen activities and the rest of the main house during warmer weather.

## Historical or Architectural Importance

### Relationship to Important Occasions, Institutions, Personages or Groups

The property has a strong relationship with the Myers family, who are a founding family of the Jeddore area. The house was constructed for James W. Myers and his wife Eliza. The couple married in 1882 and had eleven children.

In 1901, James was killed in a sawmill accident. Eliza and her ten surviving children, including three sets of twins, continued to live in the home following James's death and remained an active member of the Jeddore community. In particular, Eliza and Clara were founding members of the Women's Auxiliary of Oyster Pond in 1923. Annie went on to become a forelady at Moirs Mills and Nora became a teacher in the area. Amos was an amateur photographer whose collection of photos of



Figure 2: Photo of James W. and Eliza Myers with their children in 1895 (Image provided by Brenda Hattie-Longmire)

the Eastern Shore have been displayed at the Eastern Shore Archives at Memory Lane Heritage Village. James joined the Royal Canadian Air Force and Clarence fought and died in the Battle of Vimy Ridge during the First World War.

The property was passed down through the family until 1993 when it was sold. It was recently brought back into the Myers family ownership in 2018 when the property was purchased by one of James and Eliza's great-granddaughters, Brenda Hattie-Longmire.

The Myers family played an important role in the settlement of Jeddore. The house of Ervin Myers, James W.'s brother, became the current home to the Fisherman's Life Museum. The house was selected as the museum because it is a well preserved example of a typical working class house of its time. The Myers family's story serves as an example of working class family life in the Jeddore area during the late 19<sup>th</sup> century and throughout the 20<sup>th</sup> century.



Figure 3: Photo of Eliza Myers and family in front of 10175 Highway 7 in 1909 (Image provided by Brenda Hattie-Longmire)

## Significance of Architect/Builder

No information regarding the architect or builder of the house has been identified. However, the Myers family likely built the house themselves. This was common practice at the time and generally family members would assist in the construction of each others' homes. The form of the house is also very similar to other homes built for members of the Myers family, including the Fisherman's Life Museum.



# Architectural Merit

## Construction Type/Building Technology

The Myers House is a one-and-a-half storey, wood frame structure. It has a steeply pitched gable roof and features wood shingle siding. A one storey addition was constructed on the eastern side of the house prior to 1909 (the addition is visible in the background of Figure 3) to create a summer kitchen. The building also features a prominent veranda along the façade that was original to the house but has been simplified in design.



Figure 4: Photo of 10175 Highway 7 in 2019 (Image provided by Derek Thurber)

## Style

The house located on the subject property is an example of the Classic Revival style. This style is based on the forms and decorations of ancient Greek and Roman buildings. However, the style was greatly simplified in Nova Scotia, particularly where it was used in the design of working class housing. The use of this simplified Classic Revival style was common in the area during that time and the house on the subject property includes many of its defining features. These include the symmetrical design of the original structure, the gable roof with returns, the tall ground floor windows with simple mouldings, and the white painted exterior.

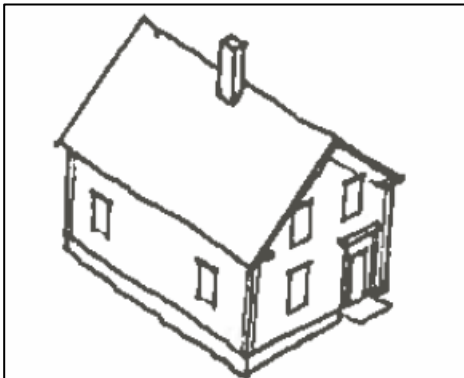


Figure 5: Sketch of an example of Classic Revival style in Nova Scotia (Houses of Nova Scotia, 1989)



Figure 6: Photo of 10175 Highway 7 in the 1920s (Image provided by Brenda Hattie-Longmire)

## Architectural Integrity

The historic form of the building, including its one-and-a-half storey height, gable roof and summer kitchen addition, have all been maintained. Other features of the building, such as the wood shingle exterior and roof returns, are also original to the house.

The main alteration to the building is the veranda at the front of the house. The veranda is original to the house, in terms of its location, shape and roof, but the current veranda has been modified. This includes removing the decorative columns, railings and moulding, as well as enclosing a portion of the veranda to serve as a mudroom. The applicant has indicated that they intend to restore the veranda.

The original wooden windows in the house have been replaced with modern materials but are still in their original locations. The chimneys have been simplified and the chimney of the summer kitchen completely removed.



Figure 7: Photo of 10175 Highway 7 in 1930 (Image provided by Brenda Hattie-Longmire)



Figure 8: Image of 10175 Highway 7 in 2018 (Google Maps Image)

## Relationship to Surrounding Area

The area is characterized by small single detached dwellings on larger lots grouped along Highway 7 and the waterfront. The property fits in well with this established building pattern and reflects the history of the area. The house located at 10175 Highway 7 was built and owned by the Myers family, a prominent family in the history of the Jeddore area. This community was settled by working class families and the form and style of the house was very common. The area currently features



Figure 9: Photo of the Fisherman's Life Museum (<https://fishermanslife.novascotia.ca/about-fishermans-life-museum>)

a variety of similarly aged homes that have been maintained to varying degrees. The Fisherman's Life Museum is located approximately 600 metres from the subject property and, in addition to its connection to the Myers Family, it also features a similar form and style of architecture to the subject property.

## References

Fisherman's Life Museum (2019). Research completed by staff on behalf of the property owner and published on their website <https://fishermanslife.novascotia.ca>.

Hattie-Longmire, Brenda (2019). Research provided by the property owner including current and historic photos, title information and correspondence.

Derek Thurber (2019). Research report completed for the property.

Penney, Allen (1989). Houses of Nova Scotia.

Trask, Deborah (1988). The Myers Family of Jeddore. Retrieved from <https://museum.novascotia.ca/curatorial-reports>