



P.O. Box 1749
Halifax, Nova Scotia
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Item No. 12.1
Halifax Regional Council
September 14, 2021
November 23, 2021

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed
For Patrick Connor, Vice-Chair, Heritage Advisory Committee

DATE: August 26, 2021

SUBJECT: Case H00509: Request to Include 173 Crichton Avenue, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality

ORIGIN

August 25, 2021 special meeting of the Heritage Advisory Committee, Item 9.1.1.

LEGISLATIVE AUTHORITY

Heritage Property Act

s. 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

It is recommended that Halifax Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 173 Crichton Avenue, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the July 20, 2021 report, as a municipal heritage property under the Heritage Property Act.

BACKGROUND

At the August 25, 2021 special meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated July 20, 2021, and received a staff presentation on Case H00509. Staff noted that should the Committee award the property a total score of fifty (50) points or more for the identified property, out of a possible one-hundred (100), then the staff recommendation is that the Committee recommend the property for registration by Halifax Regional Council.

For additional background information on this item, refer to the staff report dated July 20, 2021 (Attachment 1).

DISCUSSION

At the August 25, 2021 special meeting, following the presentation from staff, the Committee evaluated the proposed heritage property using the Evaluation Criteria for Registration of Heritage Buildings in HRM. The Committee applied the following scores:

Criterion	Score Awarded
1. Age	5
2B. Architectural Style	20
3. Significance of Architect/Builder	3
4A. Architectural Merit: Construction Type	5
4B. Architectural Merit: Style	6
5. Architectural Integrity	13
6. Relationship to Surrounding Area	9
Total	61

Based on this evaluation, the Committee approved a motion recommending that Halifax Regional Council schedule a heritage hearing for the matter, and to approve the registration to Registry of Heritage Property for the Halifax Regional Municipality.

For further discussion on the heritage registration evaluation criteria as it relates to this application, refer to the staff report dated July 20, 2021 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Refer to the staff report dated July 20, 2021.

RISK CONSIDERATION

Refer to the staff report dated July 20, 2021.

COMMUNITY ENGAGEMENT

Members of the public are permitted to submit correspondence and petitions to be circulated to the Heritage Advisory Committee. The agenda, reports, and minutes of the Heritage Advisory Committee are posted on Halifax.ca.

For further information on Community Engagement as it relates to this item, refer to the staff report dated July 20, 2021.

ENVIRONMENTAL IMPLICATIONS

Refer to the staff report dated July 20, 2021.

ALTERNATIVES

The Committee did not discuss alternatives. Refer to the staff report dated July 20, 2021.

ATTACHMENTS

Attachment 1 – Staff Recommendation Report dated July 20, 2021

Attachment 2 – Scoring Summary for Heritage Buildings.

If the report is released to the public, a copy can be obtained by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Simon Ross-Siegel, Legislative Assistant, Office of the Municipal Clerk, 902.292.3962



P.O. Box 1749
Halifax, Nova Scotia
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Attachment 1
Heritage Advisory Committee
Special Meeting
August 25, 2021

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: *-Original Signed-*

Kelly Denty, Executive Director of Planning and Development

-Original Signed-

Jacques Dubé, Chief Administrative Officer

DATE: July 20, 2021

SUBJECT: **Case H00509: Request to Include 173 Crichton Avenue, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

Application by the property owners, Sean and Adair Collins

LEGISLATIVE AUTHORITY

Heritage Property Act, R.S.N.S. 1989, c. 199

RECOMMENDATION

Should 173 Crichton Avenue, Dartmouth score 50 or more points on evaluation as a heritage property under the HRM Heritage Property Program, the Heritage Advisory Committee recommends that Regional Council:

1. Set a date for a heritage hearing to consider the inclusion of the subject property in the Registry of Heritage Property for the Halifax Regional Municipality; and
2. Approve the request to include 173 Crichton Avenue, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1, as a municipal heritage property under the *Heritage Property Act*.

BACKGROUND

In March 2021, Sean and Adair Collins applied to include their property at 173 Crichton Avenue, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is located on the north side of Crichton Avenue, near the Crichton Avenue / Lakeview Avenue intersection (Map 1). The property was once part of the former Keeler family's farm estate, which was established by John Henry Keeler in the early 1800s. Today, the property contains a 1.5-storey dwelling that was constructed in the Craftsman Bungalow style around 1918.

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 Property.

Under the Heritage Property Program, all registration applications for heritage buildings are evaluated by the 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:

Criterion	Highest Possible Score
1. Age	25
2. Historical or Architectural Importance	20
3. Significance of Architect or 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 50 or more points, a positive recommendation will be forwarded to Regional Council. If the property scores less than 50 points, 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).

1. Age:

The property at 173 Crichton Avenue (Figure 1) sits amongst lands that once comprised the Keeler family's farm. The first Keeler in the Dartmouth area is believed to be John Henry Keeler (who was referred to as Henry). Henry relocated from Lunenburg to Dartmouth with his wife, Elizabeth Tufts, around 1802. Henry acquired several lots from his father-in-law, Gersham Tufts, and George A.S. Creighton that ran from the present day Brightwood golf course to Lake Banook. Henry owned 10 acres of cultivated land and a single dwelling by 1827. The number of Keeler-owned dwellings and accessory structures would increase over time.

The Keelers had nine children; one of these children, William, gained ownership of several Keeler parcels by 1878. In 1884, William and his wife, Jane, granted a portion of the Keeler family land to their son Charles J. Keeler. Property assessment records from 1915 to 1917 indicate that Charles' properties contained a house, land, and stock. By 1918, the property assessment records listed a 'House New' on Charles' property, which was first occupied by his son, Ernest Keeler.

Historical documentation indicates that the existing dwelling was constructed c.1918 and as such, staff recommend a score of 5 points for age.



Figure 1: 173 Crichton Avenue (April 9, 2021)

2. Historical OR Architectural Importance:

The subject property holds some historical importance for its associations with the Keeler family; however, staff suggest the property's architectural importance would result in a higher score and have focused on that criteria.

Important/Unique Architectural Style or Highly Representative of an Era

The dwelling at 173 Crichton Avenue is a strong example of the Craftsman Bungalow style, which was popular in the Nova Scotia between 1900-1920. The style is a North American adaptation of the British Arts and Crafts Movement. The Craftsman style is characterized by a modest home with a 1.5-storey profile, full-width veranda (with supporting columns and a low rising wall), gently sloping roof extending over the veranda, broad eaves, and exposed rafter ends. There are examples of the Craftsman Bungalow style in Dartmouth, including the municipally registered property at 59 Hawthorne Street and another Keeler family home at 203 Crichton Avenue; however, the Craftsman Bungalow at 173 Crichton Avenue displays several unique features, such as a tiered roof and sleeping porch.

The dwelling is representative of the Craftsman style as it displays many of its defining features, in addition to rare elements that enhance the structure's uniqueness. With these considerations in mind, staff recommend a score between 16 and 20 points for architectural importance.

3. Significance of Architect or Builder:

Research did not identify the dwelling's architect or builder. That being said, some of the dwelling's exterior features suggest that it could have been designed by renowned Nova Scotian architect Andrew Cobb. Historic books confirm that Cobb designed two private residences in Dartmouth: 74 Victoria Road; and a "second home on Portland Street" (Chapman 2005:84). There is little documentation on Cobb's private residential work, however, it's likely that Cobb designed additional private dwellings in Dartmouth; it's been suggested that Cobb may have designed the Craftsman on Hawthorne Street.

While Cobb likely designed several private dwellings in Dartmouth, there is no historical documentation to confirm that 173 Crichton Avenue was one of them. Staff recommend a score of 0 points.

4. Architectural Merit:

Construction type or building technology

The dwelling is a 1.5-storey wood-framed structure that sits on a masonry foundation. The precise construction technique is unknown and as such, there is little evidence to suggest that the structure has a unique typology. The building does, however, display a high level of craftsmanship through its tiered hipped roof, exposed rafter tails, and varying window design.

The building appears to be a common example of wood-framed construction; however, the exterior would have required a high degree of craftsmanship. As such, staff recommend a score between 1 and 6 points.

Style

The 1.5-storey dwelling is a unique example of the Craftsman Bungalow architectural style. The home has a square plan, an offset brick chimney, and a tiered-hipped roof with four hipped dormers and overhanging eaves. The majority of the roof and three dormers have the original rafter tails, though others have been replaced with plain vinyl soffit.

Most of the original wood windows remain. The windows have various shapes and sizes but are generally covered by one-over-one storm windows with plain flat trim. There are prominent square windows on both storeys of the façade, a Palladian style window and two piano windows on the west wall, and three piano windows on the east wall. The façade is largely defined by a wrap around veranda with an off-centre, single-leaf entryway that is accessed by a wooden stairway, in addition to an upper storey sleeping porch. The dwelling has several secondary entryways, though not all are original.

Character-defining elements for the property at 173 Crichton Avenue include:

- Craftsman dwelling with a large front yard setback and clear views to and from the property;
- 1.5-storey wood-framed construction with wood shingle cladding;
- Tiered-hipped roof with overhanging eaves and rafter tails;
- Four hipped-roof dormers, three with original rafter tails;
- Wrap around veranda with a half wall, plain piers, and an off-centre single-leaf entryway;
- Upper-storey sleeping porch with a single-leaf doorway flanked by two windows;
- Original wood windows and window fenestration, including:
 - Six-over-one windows;
 - Eight-over-one window with one-over-one sidelights on the façade;
 - Six-paned square window on the façade;
 - Side piano windows;
 - Side Palladian window; and
 - Side box bay window;
- Bluestone dividing wall separating the property from the public right-of-way; and
- Single brick chimney.

While the dwelling is a late example of the Craftsman Bungalow style, it is a unique and exemplary version of the style. Staff recommend a score between 4 and 6 points for style.

5. Architectural Integrity:

The dwelling has a high degree of architectural integrity, as its historic appearance and details have largely been preserved. Old aerial photographs illustrate that the dwelling's overall form and profile have remained constant over time. Many, if not all, of the original wooden windows are still intact as are other character defining elements, like the tiered hipped roof, dormers, and verandah. While the house has a strong level of integrity, some modifications are evident:

- A small amount of vinyl siding was added;
- One chimney was removed;
- Some wood rafter tails on the overhanging roof were removed and replaced with vinyl soffit;
- Wood rafter tails have been removed from one of the four dormers;
- Two windows have been converted to entryways; and
- A deck was added to the dwelling's rear (though it's not readily visible).

The dwelling's original appearance and most original architectural features are intact and as such, staff recommend a score between 11 and 15 points for architectural integrity.

6. Relationship to Surrounding Area:

The property has strong historical associations with the Keeler family, who were a modest working-class family that played a pivotal role in cultivating and developing the lands between the Brightwood golf course and Lake Banook. While the original farmland no longer exists, the dwelling at 173 Crichton Avenue has noteworthy physical and visual connections to the remaining Keeler homes in the Crichton Avenue neighbourhood. This includes the original Keeler home, Mount Pleasant, which was built circa 1801 (16 Lakeview Avenue) and five other homes associated with the Keelers: 175 Crichton Avenue; 180 Crichton Avenue; 189 Crichton Avenue; 209-210 Crichton Avenue ("The Birches" or the Keeler's Glass Farm); and 203 Crichton Avenue.

The subject property has noteworthy historical and visual connections to the Keeler family and their historic homes. Staff recommend a score between 6 and 10 points.

FINANCIAL IMPLICATIONS

The HRM costs associated with advertising and processing this application can be accommodated within the approved 2021/2022 operating budget for C340 - Social and Heritage Policy.

RISK CONSIDERATION

No risk considerations were identified.

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

No environmental implications were identified.

ALTERNATIVE

1. The Heritage Advisory Committee may choose to refuse the application to include 173 Crichton Avenue, Dartmouth, in the Registry of Heritage Property for the Halifax Regional Municipality if the property scores less than 50 points based on the evaluation criteria. In doing so, the application will not proceed to Regional Council for evaluation.

ATTACHMENTS

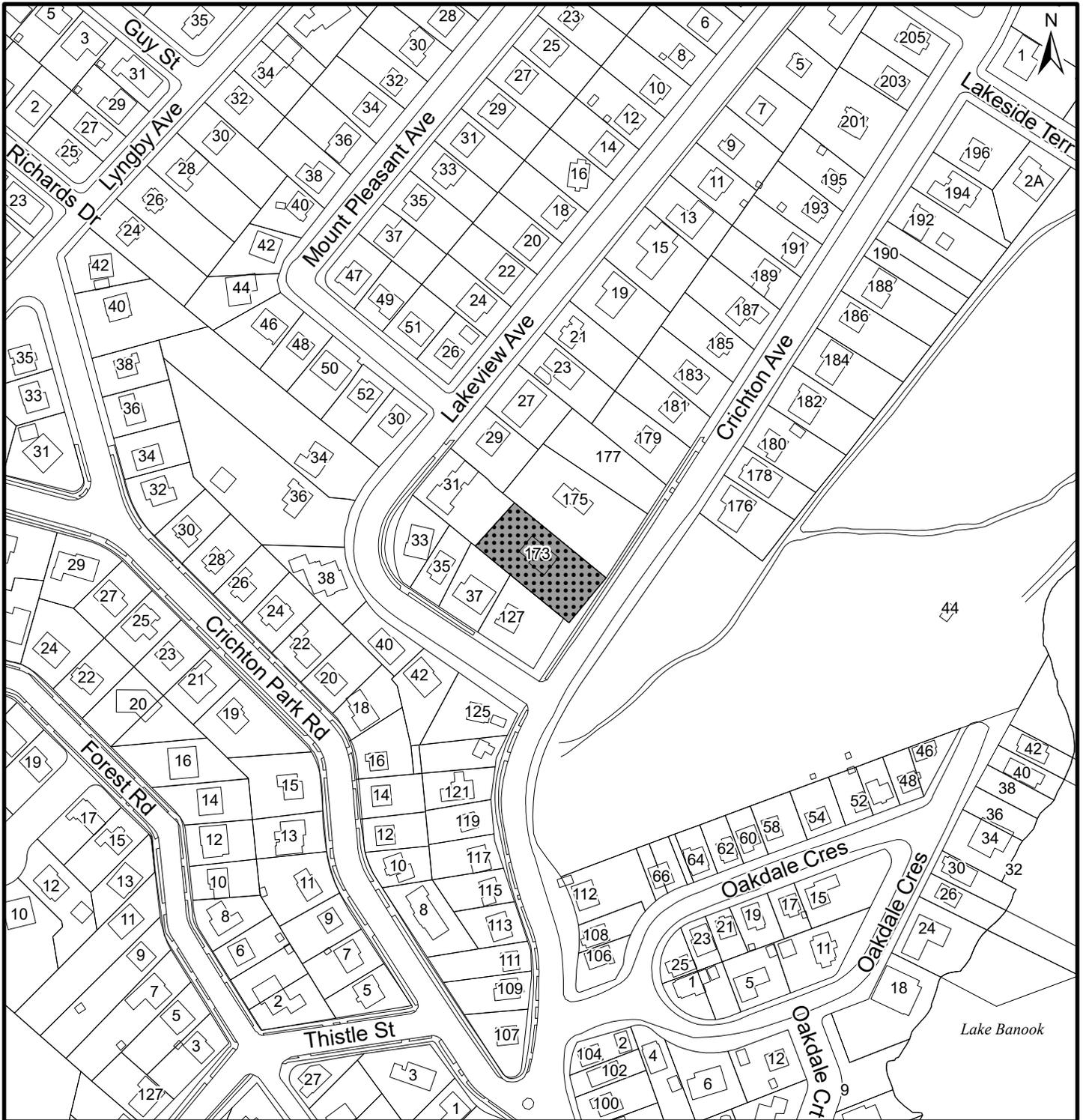
Map 1: Location Map

Attachment A: Evaluation Criteria

Attachment B: Historical Research Report

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Jesse Morton, Planner II, 902.490.4844



Map 1 - Location

173 Crichton Ave,
Dartmouth

 Subject Properties

HALIFAX



This map is an unofficial reproduction of a portion of the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.

Dartmouth
Plan Area

7 May 2021

Case H00509

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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 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) 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.

Construction Type/Building Technology		
A) Construction type	Points	Comments
Very rare/ early example	7 - 10	
Moderately rare/ early	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	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.

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	

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

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.*

Attachment B

Research Report

173 Crichton Avenue, Dartmouth

Prepared by:

HRM Planning & Development
Elizabeth Cushing, Heritage Planning Researcher
May 19, 2021



HALIFAX

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Age

173 Crichton Avenue, Dartmouth is situated on the block bound by Lakeview Avenue to the north and west, Hillside Avenue to the east, and Crichton Avenue to the south.

The house at 173 Crichton Avenue is located on the former Keeler family farm property (Figure 1). The first Keeler in the Dartmouth area is believed to be John Henry Keeler (Johann Heinrich Kohler; referred to as Henry), who was from Lunenburg, Nova Scotia. Around 1802, Henry moved to Dartmouth with his wife Elizabeth Tufts and together had nine children. Henry obtained large parcels of land from his father-in-law, Gersham Tufts, and George A.S. Creighton, that ran from present day Brightwood golf course to Lake Banook (Heritage Trust of Nova Scotia 1979). By the 1827 Census Return, Henry Keeler was working in agriculture and living with six other family members. At the time, he had 10 acres of cultivated land and one house on the property.



Figure 1: Undated photo of the Keeler family farm facing First Dartmouth Lake (present day Banook Lake; Dartmouth Heritage Museum)

Henry and Elizabeth's son, William Henry (1824-1891), had fifteen children. By the 1871 Census, William's children included Elizabeth, Harriet, William, George, Charles, John, Edward, Jane, Albert, Arthur, [illegible] and [illegible]. William is listed as being a farmer, of Baptist denomination and German descent. Hopkin's 1878 *Map of the Town of Dartmouth* depicts the extent of Keeler-owned land at the time (Figure 2). The map shows that William Keeler owned several parcels which together contained three structures and three outbuildings. Henry Keeler had retained land close to First Dartmouth Lake (present day Lake Banook) which contained two structures.

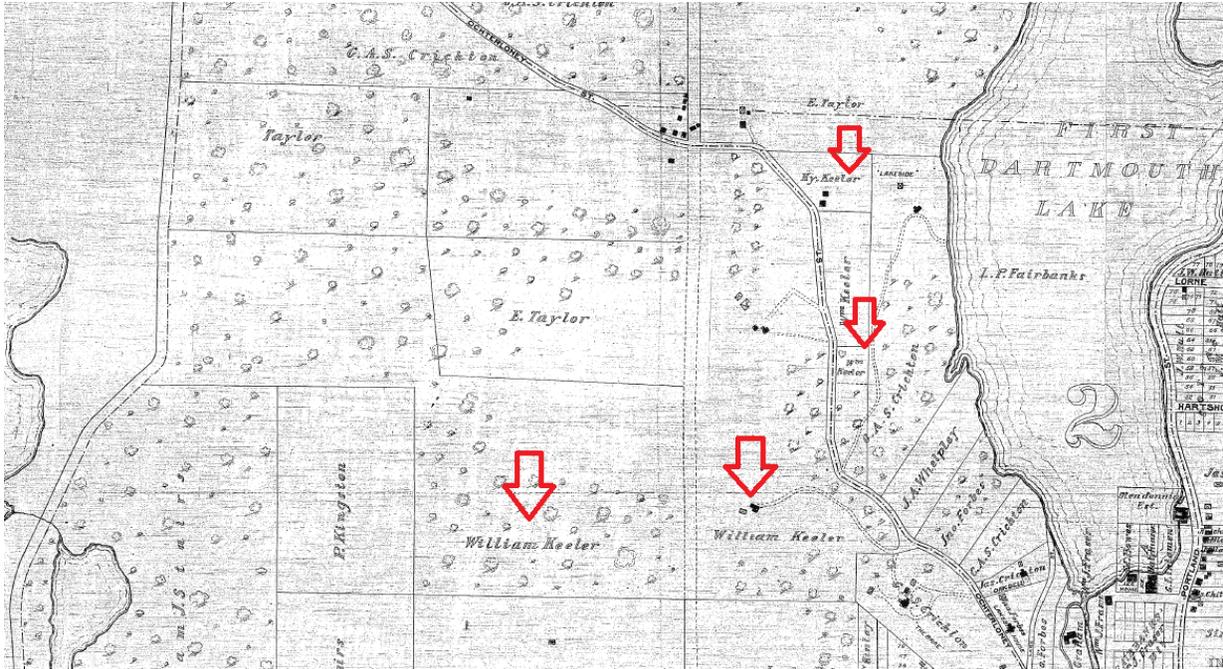


Figure 2: Portion of Hopkin's 1878 Map of the Town of Dartmouth with Keeler owned properties identified in red

The 1881 Census incorrectly spells the family name 'Keylor' but lists William and his wife Jane as living with their five children. At the turn of the 20th century, there were four houses and several greenhouses on all Keeler family owned properties, which were largely used for farming (Heritage Trust of Nova Scotia 1979). This section of Crichton Avenue was adjacent to the neighbourhood known as "the Avenue", an historic African Nova Scotian community from at least 1890 to the 1980s. Historically, there was little acknowledgement of this community and therefore this area was excluded from the Dartmouth Fire Insurance Plans (Sehatazadeh 1998). In 1884, William and Jane granted a portion of the Keeler family land to their son Charles J. Keeler (Book 246, Page 189). Charles J. and his brothers, Arthur and Edward, all lived on Crichton Avenue by the 1901 Census.

Charles (1858-1928) and his wife Flora had two sons, Ernest Bertrand (1890-1960) and Carlton. Property assessment records from 1915 to 1917 indicate that Charles' property (present day 175 Crichton Avenue, formerly 177 Crichton Avenue) contained a house, land, stock, fur, etc. By 1918, the property assessment record lists a 'House New' on Charles' property, and a barn was constructed the following year.

The 1921 Census notes that Charles son, Ernest, lived with his wife Mabel and children Charles S. and Bruce, while Charles J. lived with his son, Carlton. The first McAlpine *Halifax City Directory* that lists civic numbers is from 1922-1923 and identifies Charles J. Keeler as living at 177 Crichton Avenue and Ernest Keeler at 173 Crichton Avenue (McAlpine 1922:549). Other Keeler family members living on Crichton Avenue at the time include:

- Albert E., Arthur A., Gordon G. and Violet Keeler, 189 Crichton Avenue;
- Wilfred G. Keeler, 203 Crichton Avenue;
- Edward and Myrtle Keeler, 209 Crichton Avenue;
- George W. Keeler, 210 Crichton Avenue (this is also referred to as the Keeler's Glass Farm); and,
- William H. Keeler, 246 Crichton Avenue (later moving to 180 Crichton Avenue).

Charles J. Keeler passed away in 1928, leaving most of his property to his son Ernest (Book 669, Page 401). In 1933, Aubrey C. Duncan purchased 173 Crichton Avenue from Ernest (Book 689, Page 1093), and is listed as living at the property by Might's 1938 *Halifax-Dartmouth City Directory*. Ernest and Mabel had moved to Charles former house at 177 Crichton Avenue. The large portion of the Keeler family land to the east of 173 Crichton Avenue was eventually subdivided in 1947 by Roy S. Keeler and Mrs. G.H. Keeler (Figure 3).

Based on the documentation above, 173 Crichton Avenue was constructed circa 1918, making it 103 years old.

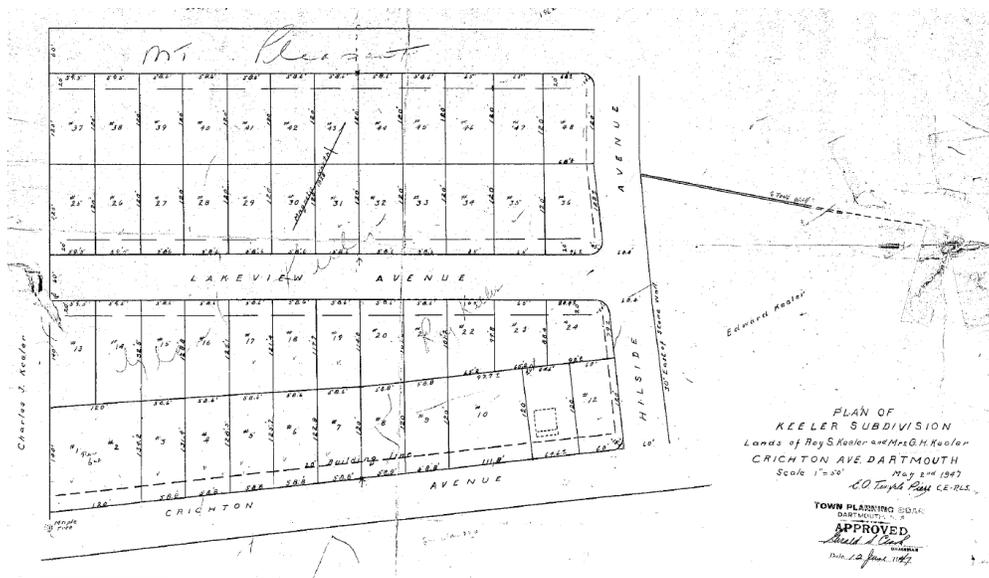


Figure 3: Plan of Keeler Subdivision dated 1947 by Joseph Piers

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The house at 173 Crichton Avenue has historical associations with the Keeler family, who played a pivotal role in developing this area of Dartmouth. Generally, the Keeler family were a modest working-class family, as many members worked in agriculture or at the ropeworks (McAlpine 1896: 530). The property at 173 Crichton Avenue was constructed on Charles J. Keeler's land and his son, Ernest, was the first occupant of the house. Charles J. Keeler worked as a farmer and owned Graham & Keeler, a victualler and smoked meat shop once located on Ochterloney Street (McAlpine 1895:548; Figure 4). Ernest is listed as working as a farmer, clerk and salesman in the Canadian Voters Lists; likely for the family business.



Figure 4: Advertisement for Graham & Keeler, Victuallers (McAlpine 1895:549).

Important / Unique Architectural Style or Highly Representative of an Era

The dwelling at 173 Crichton Avenue most closely relates to the Craftsman Bungalow style, popular in Nova Scotia from 1900 through to 1920 (Archibald and Stephenson 2003:109). The style borrowed largely from the British Arts and Crafts Movement, but with American influence. The style can be characterized as a modest house, full width veranda, a gently sloping roof extending over the veranda, broad eaves and exposed rafter ends. The veranda is supported by columns of varying detail, with a low wall rising from the veranda. Interiors typically incorporated dark stained wood panelling and trim, along with built-ins and fireplaces. There are several examples of the style throughout Dartmouth, including the other Keeler family home at 203 Crichton Avenue; however, 173 Crichton Avenue displays unique features such as a tiered roof and sleeping porch.

Significance of Architect or Builder

Historical research did not identify if 173 Crichton Avenue was designed by a notable architect or builder. Some elements of the exterior suggest that the home may have been designed by renowned architect, Andrew Cobb; however, documentation for Cobb's private residential designs is limited. Historical books note that Cobb designed only two private residences in Dartmouth: 74 Victoria Road; and, a "second home on Portland Street" (Chapman 2005:84). It is highly likely that Cobb designed many more private residences in Dartmouth; however, copies of the building plans and elevations are unavailable at local archives.

Architectural Merit

Construction Type or Building Technology

The one-and-a-half storey, wood-framed house at 173 Crichton Avenue was designed in the Craftsman Bungalow style. This type of construction is common throughout Dartmouth; however, 173 Crichton Avenue displays a high level of craftsmanship through its tiered hipped roof, exposed rafter tails, and various window shapes and sizes.

Style

The house is a unique example of the Craftsman Bungalow architectural style (Figure 5 to Figure 10). The single-detached, one-and-a-half storey house has a square plan and partial above ground basement and is clad in wood shingles. The tiered hipped roof has four hipped roof dormers with overhanging eaves. Three of the dormers have the original rafter tails. In some areas of the roof, the rafter tails have been removed and replaced with plain vinyl soffit. A single brick chimney is located offset left.

The windows have various shapes and sizes but generally are covered by one-over-one storm windows with plain flat trim. There is a square window on the façade, a Palladian style window and two piano windows on the west wall, and three piano windows on the east wall. There is an upper storey sleeping porch on the façade. The off-centre, one-leaf main entrance is located on the façade and is accessible by a small set of wood stairs with railing. The entrance is located underneath a wrap around veranda with a half wall and plain piers. There are four additional single-leaf entrances: one in the sleeping porch; one on the west wall; and two on the east wall. There is a double door on the rear wall that leads onto a wood deck.

Character-defining elements for the property at 173 Crichton Avenue include:

- Craftsman dwelling with a large front yard setback and clear views to and from the property;
- 1.5-storey wood-framed construction with wood shingle cladding;
- Tiered-hipped roof with overhanging eaves and rafter tails;
- Four hipped-roof dormers, three with original rafter tails;
- Wrap around veranda with a half wall, plain piers, and an off-centre single-leaf entryway;

- Upper-storey sleeping porch with a single-leaf doorway flanked by two windows;
- Original wood windows and window fenestration, including:
 - Six-over-one windows;
 - Eight-over-one window with one-over-one sidelights on the façade;
 - Six-paned square window on the façade;
 - Side piano windows;
 - Side Palladian window; and
 - Side box bay window;
- Bluestone dividing wall separating the property from the public right-of-way; and
- Single brick chimney.



Figure 5: Façade of 173 Crichton Avenue (April 9, 2021)



Figure 6: Front and west wall of 173 Crichton Avenue (April 9, 2021)



Figure 7: West wall of 173 Crichton Avenue (April 9, 2021)



Figure 8: West and north (rear) walls of 173 Crichton Avenue (April 9, 2021)



Figure 9: North (rear) wall of 173 Crichton Avenue (April 9, 2021)



Figure 10: Front and west wall of 173 Crichton Avenue (April 9, 2021)

Architectural Integrity

The house at 173 Crichton Avenue has a strong degree of integrity. Overall, the distinguishing features of the Craftsman Bungalow style are still evident, the use of vinyl is minimal, and most of the original features are still intact including original wood windows. The clarity of existing aerial imagery of the area was limited but depict that the overall form of the house has remained consistent (Figure 11).

While the house has a high level of integrity, some minor modifications are evident:

- The removal of wood rafter tails and replacement with plain vinyl soffit in some areas of the overhanging roof;
- Two windows have been converted to entranceways;
- Removal of one chimney; and,
- The addition of a deck at the rear of the house.



Figure 11: Aerial imagery of Crichton Avenue circa 1969, with the subject property identified in red (Source: Halifax Municipal Archives 101-80C-1-6.23)

Relationship to Surrounding Area

The house at 173 Crichton Avenue has historical, physical and visual associations with the other Keeler family homes in the Crichton Avenue area. This includes the oldest home, Mount Pleasant, at 16 Lakeview Avenue which was built circa 1801 (Figure 12). Other Keeler homes confirmed to still be extant on Crichton Avenue include:

- 175 Crichton Avenue (formerly 177; Figure 13);
- 180 Crichton Avenue (Figure 14);
- 189 Crichton Avenue (Figure 15);
- ‘The Birches’ or the Keeler’s Glass Farm at 209-210 Crichton Avenue (Figure 16); and,
- 203 Crichton Avenue (Figure 17).

William Keeler’s house at 246 Crichton Avenue was demolished when a subdivision was developed in the early 1990s (Plan No. 91-3235).



Figure 12: Original Keeler family home at 16 Lakeview Avenue (April 9, 2021)



Figure 13: 175 Crichton Avenue (formerly 177 Crichton Avenue; Charles J. Keeler's house) as visible from the driveway of the subject property (April 9, 2021)



Figure 14: 180 Crichton Avenue (William Keeler's house; May 27, 2021)



Figure 15: 189 Crichton Avenue (Albert Keeler's House; May 3, 2021)



Figure 16: 209-210 Crichton Avenue (Edward and George Keeler's House; May 3, 2021)



Figure 17: 203 Crichton Avenue (Wilfred Keeler's House; May 3, 2021)

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Attachment 2

Scoring for Case H00509: Request to Include 173 Crichton Avenue, Dartmouth in the Registry of Heritage Property for the Halifax Regional Municipality

Criterion	Score Awarded
1. Age	5
2B. Architectural Style	20
3. Significance of Architect/Builder	3
4A. Architectural Merit: Construction Type	5
4B. Architectural Merit: Style	6
5. Architectural Integrity	13
6. Relationship to Surrounding Area	9
Total	61