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Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 15.4.1
Halifax Regional Council
September 12, 2023

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed

SUBMITTED BY:

For Brian MacDonald, Chair, Heritage Advisory Committee

DATE: August 23, 2023

SUBJECT: **Case H00563: Request to Include 6484 - 6484 1/2 Jubilee Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality**

ORIGIN

August 23, 2023 meeting of 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

THAT 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 6484 - 6484 1/2 Jubilee Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 in the staff report dated July 20, 2023 as a municipal heritage property under the *Heritage Property Act*.

BACKGROUND

At the August 23, 2023 meeting of the Heritage Advisory Committee, the Committee received a staff recommendation report dated July 20, 2023 and received a staff presentation on Case H00563. 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 further information refer to the attached staff report dated July 20, 2023.

DISCUSSION

At the August 23, 2023 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
1. Age	5
2A. Relationship to Important Occasions, Institutions, Personages or Groups	15
3. Significance of Architect/Builder	9
4A. Architectural Merit: Construction Type	6
4B. Architectural Merit: Style	10
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	70

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, 2023 (Attachment 1) and the Scoring Summary for Heritage Buildings (Attachment 2).

FINANCIAL IMPLICATIONS

Financial implications are outlined in the attached staff report dated July 20, 2023.

RISK CONSIDERATION

Risk consideration is outlined in the attached staff report dated July 20, 2023.

COMMUNITY ENGAGEMENT

The Heritage Advisory Committee is comprised of nine citizen members and two Councillors. Meetings are live webcast on Halifax.ca. The agenda, reports, video, and minutes of the Committee are posted on Halifax.ca.

For further information on Community Engagement refer to the attached staff report dated July 20, 2023.

ENVIRONMENTAL IMPLICATIONS

Environmental implications are outlined in the staff report dated July 20, 2023.

ALTERNATIVES

Alternatives are outlined in the attached staff report dated July 20, 2023.

ATTACHMENTS

Attachment 1 – Staff recommendation report dated July 20, 2023.

Attachment 2 – Scoring Summary for Heritage Buildings.

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: Dorothy Maponga, Legislative Assistant, Municipal Clerk's Office 902.478.2408



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Halifax, Nova Scotia
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ATTACHMENT 1

Item No. 9.1.1
Heritage Advisory Committee
August 23, 2023

TO: Chair and Members of the Heritage Advisory Committee

-ORIGINAL SIGNED-

SUBMITTED BY:

Cathie O'Toole, Chief Administrative Officer

DATE:

July 20, 2023

SUBJECT:

Case H00563: Request to Include 6484 - 6484 1/2 Jubilee Road, Halifax in the Registry of Heritage Property for the Halifax Regional Municipality

ORIGIN

Application by the property owner, John Wesley Chisholm.

LEGISLATIVE AUTHORITY

The Heritage Property Act

RECOMMENDATION

Should 6484 - 6484 1/2 Jubilee Road, Halifax score 50 or more points on evaluation as a heritage property under the HRM Heritage Property Program, the Heritage Advisory Committee (HAC) 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 6484 - 6484 1/2 Jubilee Road, Halifax 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 January 2023, the property owner, John Wesley Chisholm, applied to include their 6484 - 6484 1/2 Jubilee Road property in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is located at the southwest corner of the intersection formed by Jubilee Road and Beech Street in Halifax (Map 1). The property contains a 2.5-storey dwelling which was designed by Allison Graham Creighton and built by St. Clair Alexander Hiltz, having been completed in 1921.

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 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:

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, 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 6484 - 6484 1/2 Jubilee Road [formerly 250 Jubilee Road] was once part of the John M. Geldert lands. Harry Isaac Mathers purchased two adjacent lots at the southwest corner of Jubilee Road and Beech Street from Geldert in 1919 and 1920 respectively. He commissioned architect Allison Graham Creighton to design the present dwelling, and hired carpenter and contractor St. Clair Alexander Hiltz to build it. The historic building permit for the subject dwelling was issued in May of 1920, suggesting construction began that year. City directories show the subject dwelling first appearing in 1921 with Mathers listed as residing there, which provides a date of completion.



Figure 1: 6484 Jubilee Road (June 22, 2023)

Research suggests that this building was completed in 1921, and as such, staff recommend a score of 5 points.

2. Historical OR Architectural Importance:

Relationship to Important Occasions, Institutions, Personages or Groups

Isaac Henry Mathers was born in Newry, Northern Ireland in 1845. In Newry, he apprenticed under his father Francis Mathers, a merchant in timber, iron, slate, and general goods. He married Kathleen McDonnell in 1868. Following the completion of his apprenticeship, Isaac Mathers emigrated to New York in 1870 and then to Saint John, NB in 1871, opening offices in both locations for the Liverpool-based Carvell Line of packet ships. The following year he and his wife relocated to Halifax, NS, where Isaac Mathers opened his own shipping agents, I.H. Mathers Ltd. which continues to operate to this day as a shipping logistics firm.

Harry Isaac Mathers I was born in New York in 1870 to parents Isaac Henry Mathers and Kathleen [McDonnell] Mathers shortly before they relocated to Saint John, NB in 1871 and to Halifax, NS in 1872. Harry joined his father's shipping agents in 1890, which was renamed I. H. Mathers & Son Ltd., and by 1906 Harry had taken over the role of company President. In 1911, Harry married Elizabeth Cox of Shubenacadie. Harry gradually expanded the scope of their shipping agents to include the export of lumber, pulp, salt, and canned lobster, as well as general commission merchant work, importing products like molasses from the West Indies [the Caribbean]. Harry also began to vertically integrate the company by operating mills and factories across Nova Scotia, which produced the products his shipping company exported. Harry held the status of Russian consul from 1899 until the Russian revolution, during which he provided assistance to Russian refugees arriving in Halifax. His company also served as agents for ships gathered in Halifax preparing to cross the Atlantic during the First and Second World Wars.



Figure 2: Photo, est. 1920s, of
I.H. Mathers & Son Ltd.
President, Harry I. Mathers I.

In 1919 and 1920 respectively, Harry purchased two adjacent lots of land on the south side of Jubilee Road from John M. Geldert. In 1920, he commissioned the internationally significant architect Allison Graham Creighton to design him a grand home in the Tudor Revival style, and he commissioned the local carpenter and contractor St. Clair Alexander “Sandy” Hiltz to build it at an estimated cost of \$25,000 [\$338,362 adjusted for inflation]. This home would be known as 250 Jubilee Road and later as 6484 Jubilee Road following a street renumbering in the 1960s.

Harry carried on expanding the company’s operations, completing a major acquisition of 84 freighter vessels following the end of the Second World War and engaging in new ventures in shipbuilding, stevedoring, and acting as an agent for Scandinavian marine insurance providers. Harry Isaac Mathers I died in 1945, and the role of President of I.H. Mathers & Son Ltd. passed to his son Harry Isaac Mathers II, under whom the company continued to grow. Harry Isaac Mathers II died in 1980 and the role of President passed to his son Harry Isaac Mathers III. The company continues to be headed by the Mathers family to the present day.

Due to the property’s connections with the provincially significant person of Harry Isaac Mathers I, and the provincially significant firm of I. H. Mathers Ltd., staff recommend a score between 11 and 15 points for historical importance.

3. Significance of Architect or Builder:

Allison Graham Creighton was an architect born in Halifax in 1886. He studied at the Halifax Academy and completed his architecture degree at the University of Toronto. He worked for Herbert E. Gates in Halifax and J. H. G. Russell in Winnipeg before moving to Prince Albert, Saskatchewan, where he worked prolifically and was eventually elected president of the Association of Architects in Saskatchewan in 1916.



Figure 3: Sacred Heart Roman Catholic Cathedral, Prince Albert, SK. One of A. G. Creighton’s most impressive works.

Creighton was drawn back to Halifax by the 1917 Halifax Explosion seeking to assist with reconstruction. In 1918 Creighton purchased the Evergreen Estate [now the Dartmouth Heritage Museum] for himself and his family from I. W. Willis, to which he made repairs and installed a hot water radiator system. His residency here was short lived, as he left Halifax for New London, CT in 1920 to purchase the architectural practice of James Sweeney. He and his family remained in New London. A. G. Creighton died in 1977 in Annapolis, MD and was buried in Cedar Grove Cemetery, New London, CT.

Allison G. Creighton’s architectural legacy spans the provinces of Saskatchewan & Nova Scotia and the state of Connecticut and includes many significant works including the Park School in Dartmouth, NS; Knights of Columbus Hall in Prince Albert, SK; Sacred Heart Roman Catholic Cathedral in Prince Albert, SK; and Lyman Memorial High School in Lebanon, CT; among others.

St. Clair Alexander Hiltz was a carpenter and contractor born in Lunenburg County, NS, in 1868. He resided in his home of Chester, working as a fisherman into the 1890s. In 1894, he married Leah E. Zwicker of Oakland, NS, and together they had eight children. In 1907, St. Clair and his family relocated to Halifax, Nova Scotia, and he pursued a new career as a carpenter at a factory, and later for Silliker Car Co. Ltd. builders and contractors. He would go on to start his own carpentry business and from 1911 onwards, he is listed as a carpenter residing at 14 McCully Street. He also took on the title of contractor. He purchased land along McCully Street and likely built several dwellings there. By 1919, he is listed as residing at 13 McCully Street, which he likely built and which stands today as 5731-33 McCully Street. Though records of his work are sparse, historic building permits clearly show Hiltz as the contractor for the subject property in 1920. He is also known to have worked on a house and barn for a large estate at the northeast corner of Gottingen and Young Streets. In December of 1927, St. Clair emigrated to Cambridge, Massachusetts. His wife Leah remained at their 13 McCully Street home. St. Clair died in Cambridge in 1927.

The architect Allison Graham Creighton is of national and international significance and the builder St. Clair Alexander Hiltz is of local significance. Foremost for the connection to Allison Graham Creighton, staff recommend a score between 7 and 10 points.

4. Architectural Merit:

Construction type or building technology

6484 - 6484 1/2 Jubilee Road is a two-and-a-half storey building of balloon frame wooden construction with a large, rectangular plan. It is built atop a rather early example of a poured concrete foundation. The outside walls are clad in white stucco with decorative half-timbering. Balloon framing used dimensional lumber and manufactured nails for the structure of the dwelling and it is particularly notable for the long, continuous studs cut from tall, old-growth trees, which run from the foundation to the roof. This framing method allowed for faster and cheaper construction than the traditional timber framing methods that preceded it. Balloon framing was replaced by platform framing from the 1930s onwards and is growing increasingly less common. Facades of stucco and decorative wooden half-timbering have always been uncommon in Halifax and are rarer still today.

Given the balloon-frame construction, early poured concrete foundation, and uncommon façade treatment, staff recommend a score between 4 and 6 points.

Style

6484 - 6484 1/2 Jubilee Road is an example of the Tudor Revival style. It is a building incorporating numerous elements of this very distinctive style, which followed on from earlier Arts and Crafts styles. Tudor Revival style seeks to draw from the aesthetics of late-medieval English architecture. With respect to 6484 Jubilee Road, Arts and Crafts influence is readily seen in the exposed rafter tails visible at the eaves, but many more details are quintessentially Tudor Revival. The very prominent gables, especially as part of the front façade, and the crossing of multiple gables in complex arrangements are characteristic of the style. While the original period homes that inspire Tudor revival featured half-timbered construction and [often] wattle and daub fill, Tudor revival homes such as this one, with their lightweight balloon-frame construction instead used purely decorative faux half-timbering and stucco to loosely mimic the appearance of the original. Also common in Tudor revival homes are the tall, narrow windows with many small panes of glass separated by muntins [sometimes even using diamond pattern leaded windows], particularly when grouped in sets of three to five adjacent sashes. Prominent chimneys and gabled dormers are yet another common characteristic embodied by the subject dwelling. As mentioned previously, this style of architecture is relatively uncommon in Halifax and it saw greater prominence in Central and Western Canada.

Character-Defining Elements [CDEs] of 6484 - 6484 1/2 Jubilee Road include, but are not limited to:

- Original two-and-a-half storey building in the Tudor Revival style with a rectangular floorplan;
- Steeply pitched roof of cross-gables with exposed rafter tails;
- White stucco exterior with faux half-timbering;
- Wood-frame windows throughout; often with wood-frame storm sashes;
- Three-bay front façade, with two large gabled bays bearing groups of five twelve-light windows on the first and second storeys and single eight-light attic windows;
- Central, recessed entrance bay with solid wood door bearing Tudor-inspired metal hardware flanked by wood-framed, 18-light sidelights, all framed by a low triangular arch with dentil detailing above;
- Flanking sunrooms on either side of the first storey of the dwelling, with large, wood-frame windows ranging from 15 to 30 lights per window;
- Smaller wood-frame, multi-light, windows scattered around the side and rear facades;
- Single gabled dormer above the front central bay and dual gable dormer on rear facade;
- Small west-facing second-storey balcony recessed into the roofline;
- Large rear two-storey bay window with the second storey consisting of seven twelve-light wood-frame windows and the first storey consisting of seven four-light transom windows surmounting two pairs of eight-light windows that flank the rear of a built-in;

- Two small rear projections with wood-frame windows, one featuring a hipped roof with exposed rafter tails, the other featuring a simple slant roof;
- Two tall, red-brick chimneys with decorative stepped crowns and soldier-course brick details.

The subject dwelling is highly representative of the Tudor Revival style, a style which is quite rare in Halifax, especially as executed in such a grand scale. Furthermore, it bears many unique features such as the dual flanking sunrooms and the two-storey rear bay window. As such, staff recommend a score between 7 and 10 points.

5. Architectural Integrity:

6484 - 6484 1/2 Jubilee Road exhibits a high level of architectural integrity with respect to layout and character defining elements [CDEs]. The original layout of this house was a rectangular plan and it appears largely unchanged to this day. The two small projections at the rear of the first storey are likely original to the house or are old enough to qualify as CDEs per Standard 2 of the Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition) and do not detract from the architectural integrity of the subject dwelling.

Furthermore, almost all of the character defining elements of the subject dwelling remain present to this day, including the rear bay windows, the exposed rafter tails, the stucco and wood faux half-timbering, the original wood frame windows, and so on. The only notable change to the dwelling's exterior is the replacement of the original slate shingle roof as noted on original 1920 building permit, with an asphalt shingle replacement roof.

The subject dwelling remains largely unchanged, and staff recommend a score between 11 and 15 points.

6. Relationship to Surrounding Area:

For most of the 1800s, the Old West End was primarily comprised of large estates owned by wealthy families. It was from roughly the 1880s through the turn of the century that the City of Halifax began to rapidly expand westward, and the formerly rural Old West End began to populate with the burgeoning middle classes. Jubilee Road attracted many upper-middle class families through the turn of the century who built large homes in a variety of styles. 6484 Jubilee Road is one such example and was built on two parcels subdivided from the lands of John M. Geldert. It predates many of the other buildings on the blocks bound by Jubilee Road, Cambridge Street, Geldert Street, and Conrose Park, which were largely built after the subdivision of Geldert's remaining lands in 1933.

The subject dwelling's impressive scale is compatible with that of the surrounding large homes lining Jubilee Road. It lies diagonally opposite the registered heritage property 1731 Rosebank Avenue, also known as Senator William Dennis House [1884] and further east on Jubilee Road lies the registered heritage property 6247-49 Jubilee Road, also known as the Buckley Medical Centre [1902]. The dwelling also complements the density of contributing [unregistered] heritage buildings along Jubilee Road, while its large scale, uncommon Tudor revival style, and corner placement enhance its visual prominence.

For these reasons, the subject dwelling is an important architectural asset to the heritage character of surrounding neighbourhood and 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 2023/2024 operating budget for C340 – Heritage and Planning Information Services.

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 refuse the application to include 6484 - 6484 1/2 Jubilee Road, Halifax 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: Carter Beaupre-McPhee, Heritage Planning Researcher, 902.719.9604



Map 1 - Location Map

6484 and 6484 1/2 Jubilee Rd,
Halifax

-  Registered Heritage Property
-  Subject Property

HALIFAX



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

Attachment A

HALIFAX REGIONAL MUNICIPALITY HERITAGE PROPERTY PROGRAM EVALUATION CRITERIA

**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.*

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 or 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:

Attachment B

Research Report

6484 - 6484 1/2 Jubilee Road, Halifax

Prepared by:

HRM Planning & Development
Carter Beaupre-McPhee, Heritage Planning Researcher

June 12, 2023



HALIFAX

Table of Contents

- Table of Contents 2**
- Age 3**
- Historical or Architectural Importance 7**
 - Relationship to Important Occasions, Institutions, Personages or Groups 7
 - Important / Unique Architectural Style or Highly Representative of an Era 8
- Significance of Architect or Builder 11**
- Architectural Merit..... 14**
 - Construction Type or Building Technology 14
 - Style 14
- Architectural Integrity 22**
 - Layout, Additions, and Character Defining Elements 22
 - Condition 22
- Relationship to Surrounding Area 23**
- References 29**

Age

6484 - 6484 1/2 Jubilee Road, Halifax, formerly known as 250 Jubilee Road, and hereinafter referred to as simply 6484 Jubilee Road, is situated at the southwest corner of the intersection of Jubilee Road and Beech Street. The present dwelling house was built on what was originally two adjacent lots purchased by Harry Isaac Mathers I from John M. Geldert in 1919 and 1920.^{1,2}

To determine when the subject property was built, the most useful resources are the Halifax City Directories. The 1919 Halifax City directory shows only two residences on the South side of Jubilee Road between Oxford Street and St. Mary's Boat Club, those being for John M. Geldert, residing at [then] 244 Jubilee Road, and for Temple L.E. Piers, residing at [then] 266 Jubilee Road.³ The 1920 Halifax City Directory shows the same two residences as 1919.⁴ The 1921 Halifax City Directory shows Geldert at 244 Jubilee Road and Piers at 266 Jubilee Road, but a pair of new residences have been built in between them.⁵ Those are the residences of B.L. Mitchell at 246 Jubilee Road and the subject property, a residence for Isaac Harry Mathers at 250 Jubilee Road.⁵ It's also worth noting that 1921 is the first appearance of the southern portion of Beech Street in the city directories, suggesting that portion of the street was laid the same year as the subject dwelling.⁵

Given the lands were purchased in 1919 and 1920, the building permit was issued in 1920 [see Figure 13], and the city directories first show the house in 1921, **it is reasonable to suggest that the construction of the subject dwelling was completed in 1921.**

6484 Jubilee Road Ownership History

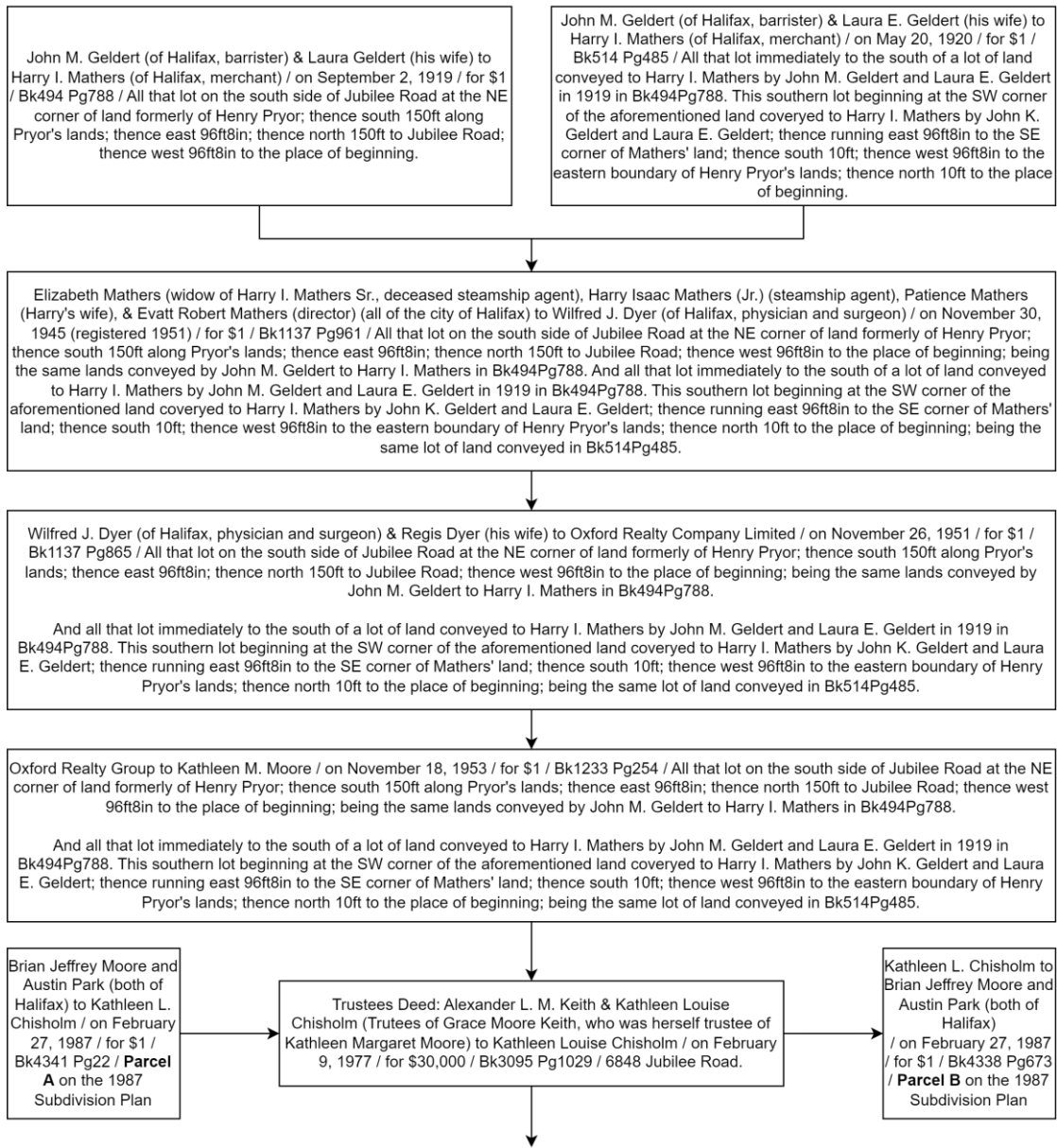


Figure 1: Deed history of 6484 Jubilee Road

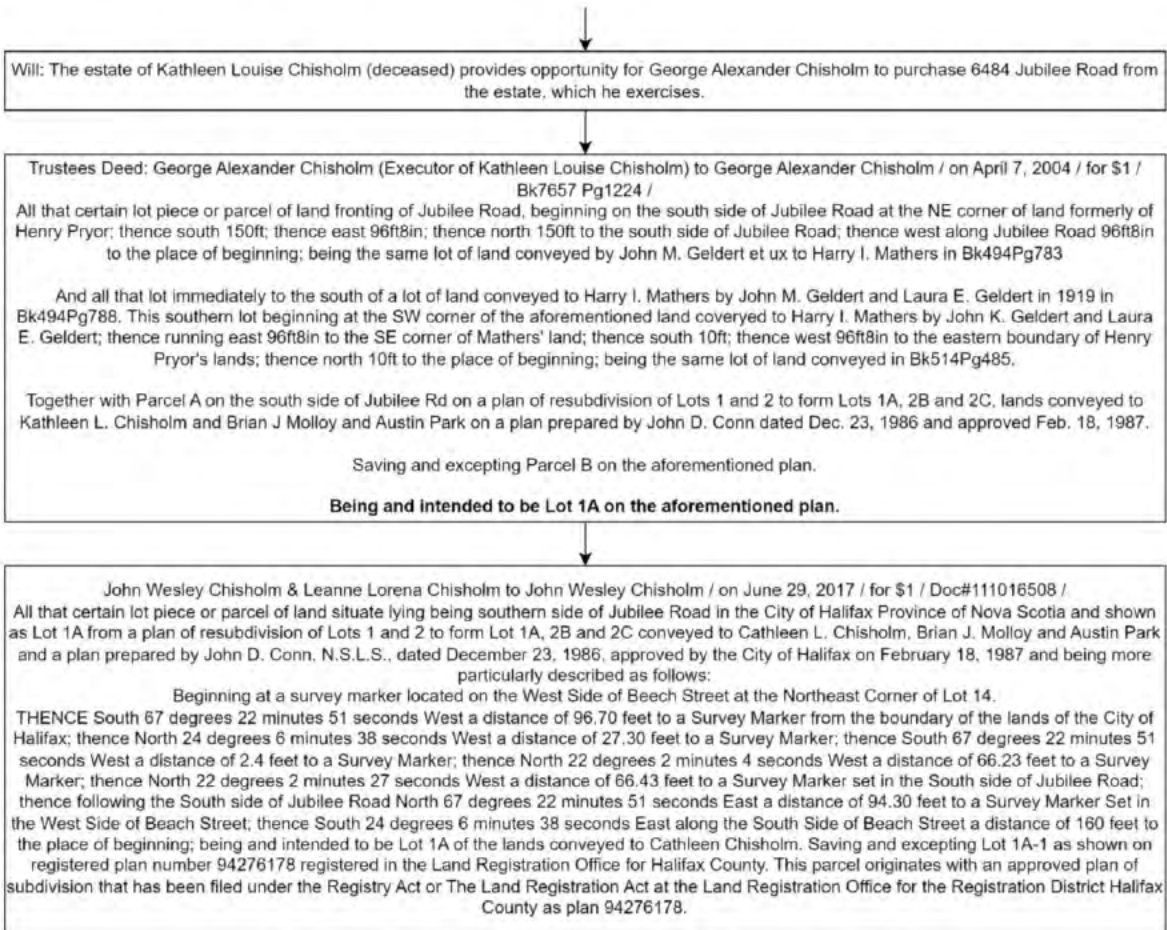


Figure 1 (Continued): Deed history of 6484 Jubilee Road



Figure 2: 1888 War Department Map of Halifax, Dartmouth and Halifax County showing the Geldert Lands and approximate future location of the subject property highlighted by an arrow.^{6(p4)}

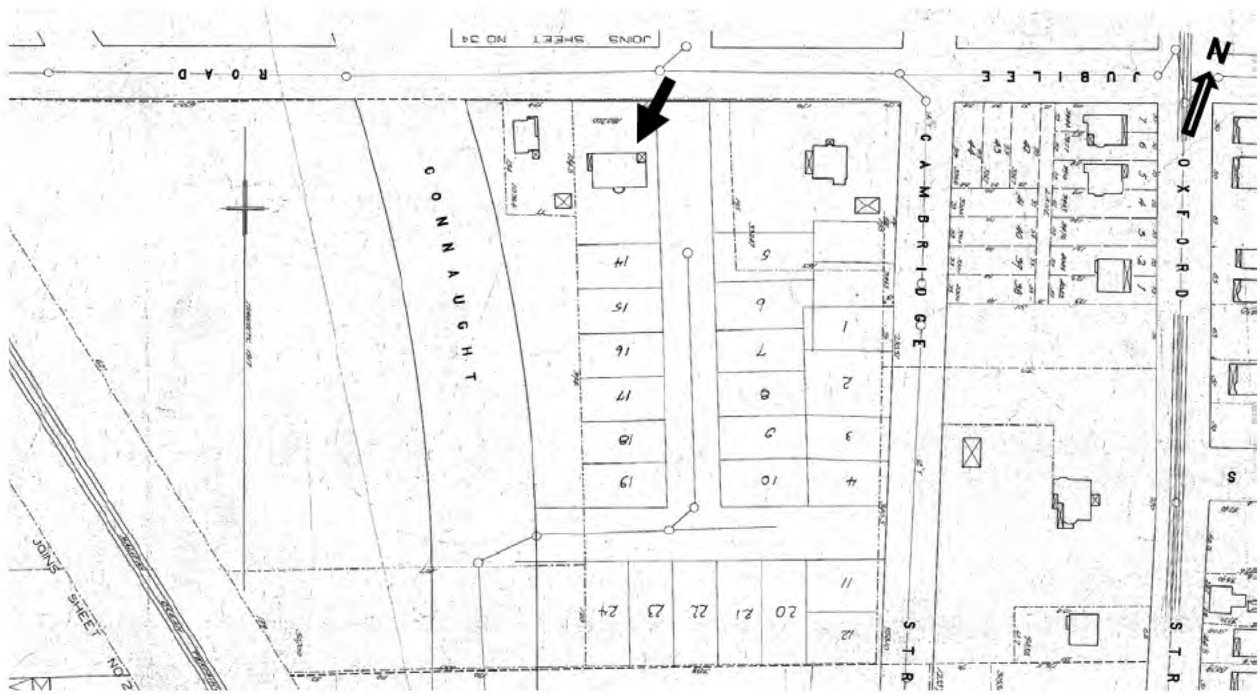


Figure 3: 1918 H.B. Pickins Assessment Plan showing the subject dwelling highlighted by an arrow and showing the right-of-way in which the southern portion of Beech Street and Geldert Street would later be constructed. The Pickins Assessment Plans were updated on multiple occasions through history. As such, buildings and subdivisions from later than 1918 are sometimes represented, as is the case here, given that the building permit for the subject property was not applied for until 1920.⁷



Figure 4: 1921 Air Survey with the location of the subject dwelling highlighted by an arrow. Unfortunately, the subject dwelling is just outside the bounds of the aerial photographs.⁸

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The dwelling at 6484 Jubilee Road has historical associations with the Mathers family and their firm, I.H. Mathers & Son Ltd. and particularly with Harry Isaac Mathers I, who commissioned the home and greatly expanded the firm. 6484 Jubilee Road was also home to the surgeon, Dr. Wilfred J. Dyer, and later to sisters Grace Moore Keith and Kathleen Moore and their descendants.

Isaac Henry Mathers [b. 1845, d. 1932] and the beginnings of I. H. Mathers shipping agents ^{9,10}

Isaac H. Mathers was born in Newry, Northern Ireland in 1845.⁹ In Newry, he apprenticed for five years under his father Francis Mathers a merchant in timber, iron, slate, and general goods. He married Kathleen McDonnell in 1868. Following the completion of his apprenticeship, Mathers emigrated to New York in 1870 and then to Saint John, NB in 1871, opening offices in both locations for the Liverpool-based Carvell Line of packet ships. The following year he and his wife relocated to Halifax, NS, where Mathers opened his own shipping agents.



Figure 5: Logo of the present-day I. H. Mathers marine logistics company, which is a continuation of the firm established by Isaac H. Mathers in 1872. The logo bears his original company flag, a black M on a white square with a green background.

Despite being born in Northern Ireland and having no family ties to Denmark, in 1895 Isaac H. Mathers was appointed by the Danish King as honorary Danish consul in Halifax. This appointment would become a family tradition, with the position of Danish consul being held by successive generations of the Mathers family. Isaac H. Mathers held the position of consul for multiple countries, with city directories showing him as vice consul of Sweden and Norway as well.

MATHERS ISAAC H., Royal Danish Consul and Vice
Consul Sweden and Norway, Commission Merchant and Ship
Broker, Pickford & Black's wharf, h 89 Victoria Road

Figure 6: Ad for I.H. Mathers in 1900 Halifax City Directory showing his appointments as consul and vice consul to three countries ¹¹

Mathers would later in life hold the position of assistant receiver general for Dominion Savings Bank while his son Harry headed the family business. Isaac H. Mathers commissioned the construction of 89 Victoria Road [now 5683 Victoria Road] which served as his primary dwelling.¹² Isaac Henry Mathers died in 1932, leaving his estate to his second wife, Ada Hesslein [Halls] Mathers.¹³

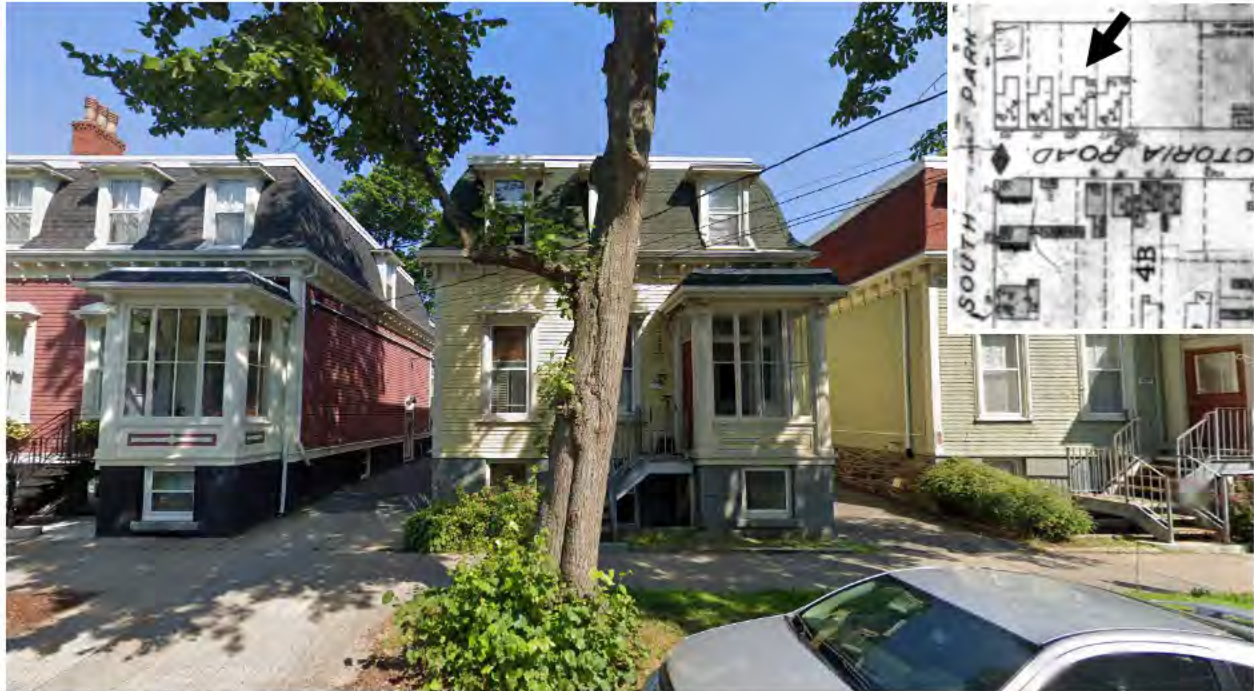


Figure 7: 5683 Victoria Road, Halifax, the former home of Isaac Henry Mathers, with inset map of the 1895 Halifax Fire Insurance Plan showing the home as 89 Victoria Road, it was later renumbered as 99 Victoria Road and finally as 5683 Victoria Road.^{14,15}

Harry Isaac Mathers I [b. 1870, d. 1945] and the Construction of the Subject Dwelling ¹⁶

Harry Isaac Mathers was born in New York in 1870 to parents Isaac H. Mathers and Kathleen Mathers.¹⁷ A previously mentioned, Harry and his parents relocated to Saint John, NB in 1871 and to Halifax, NS in 1872.¹⁶ Harry I. Mathers joined his father's business in 1890, which was renamed I.H. Mathers & Son Ltd., and by 1906 Harry Mathers had taken over the role of company President.¹⁶ In 1911, Harry married Elizabeth Cox of Shubenacadie.¹⁷ Harry gradually expanded the scope of their shipping company to include the export of lumber, pulp, salt, and canned lobster, as well as general commission merchant work, importing products like molasses from the West Indies [the Caribbean].¹⁸ The canned lobster notably supplied a growing gourmet market in Europe.¹⁶ Harry also began to vertically integrate the company by operating mills and factories across Nova Scotia which produced the products his shipping company exported.^{16,18} Harry I. Mathers held the status of Russian consul from 1899 until the Russian revolution, during which he provided assistance to Russian refugees arriving in Halifax.¹⁶ His company also served as agents for ships gathered in Halifax preparing to cross the Atlantic during the First and Second World Wars.¹⁶

In 1919 and 1920 respectively, Harry I. Mathers purchased two adjacent lots of land on the south side of Jubilee Road from John M. Geldert.^{1,2} In 1920, he commissioned the internationally significant architect Allison Graham Creighton to design him a grand home in the Tudor Revival style, and commissioned the local carpenter and contractor St. Clair Alexander "Sandy" Hiltz to build it at an estimated cost of \$25,000 [\$338,362 adjusted for inflation].²⁰ This home would be known as 250 Jubilee Road and later as 6484 Jubilee Road following a street renumbering in the 1960s.

Harry I. Mathers carried on expanding the company's operations, completing a major acquisition of 84 freighter vessels following the end of the Second World War, and engaging in new ventures in shipbuilding, stevedoring, and acting as an agent for Scandinavian marine insurance providers.^{16,19} Harry I. Mathers died in 1945, and the role of President of I.H. Mathers & Son passed to his son Harry Isaac Mathers II, under whom the company continued to grow.¹⁶ Harry Isaac Mathers II died in 1980 and the role of President passed to his son Harry Isaac Mathers III.¹⁶ The company continues to be headed by the Mathers family to the present day.



Figure 8: Harry Isaac Mathers I, President of I.H. Mathers & Son Ltd. [Source article cites this photo as depicting Harry Isaac Mathers II, however the technology pictured suggests this photo dates from the 1920s and thus is more likely depicting Harry Isaac Mathers I. who was President at that time.]¹⁹



Figure 9: I.H. Mathers & Son Ltd. offices at [what is now] 5140 Prince Street, the Nova Scotian & Chronicle Building, which once contained the offices of architect Allison Graham Creighton. ^{19,21,22}

Dr. Wilfred John Dyer [b.1911, d. 1975]^{23,24}

Wilfred John Dyer was born in Halifax, in 1911, to the James William Dyer and his wife Ethel [Foley] Dyer.²⁴ His father had a long career in the postal service, beginning as a clerk and culminating as superintendent of investigations for Nova Scotia.²⁵ From the late 1920s to early 1930s, Wilfred Dyer studied for his undergraduate degree at St. Mary's College in Halifax, NS. In the 1940s he appears to have studied at MacDonald College [McGill University] in Montreal, QC, presumably to earn his MD.²⁶ In 1945 Dr. Wilfred J. Dyer purchased the subject dwelling from the Mathers family, with the deed described him as a surgeon.²⁷ He retained ownership until 1951 when he is believed to have returned to Montreal, QC.²⁸ At the time of his father's death, 1954, Dr. Wilfred J. Dyer is reported to have been working at the Royal Victoria Hospital in Montreal.^{25,29} In 1957 and 1958 Dr. Wilfred J Dyer is listed as a fellow in the Senate of Saint Mary's University.^{30,31} Dr. Wilfred J. Dyer died in 1975.²³

Grace Lawrence Moore Keith [b.1896, d.1976] and Kathleen Margaret Moore [b.1891, d.1976]³²⁻³⁵

Kathleen M. Moore and her sister Grace L. Moore were born in Upper North Sydney, NS, in 1891 and 1896 respectively, to parents Louis A. Moore and Mary Selina [Reynolds] Moore.^{34,35} Their father, a ship's captain, died before Kathleen was born.³⁴ Grace Moore Keith is reported to have led a major textile business in Portland, OR, and it was upon her retirement that she returned to Halifax to live with her sister, at which point they would have both resided at the subject dwelling, which Kathleen purchased in 1953.^{36,37} Historical records for both Grace Moore Keith and Kathleen Moore are limited. Grace Moore Keith and Kathleen Moore both died in 1976 and the subject property remains in the possession of their descendants.^{32,33}

Important / Unique Architectural Style or Highly Representative of an Era

The dwelling house at 6484 Jubilee Road is Tudor revival style home. The Tudor revival style was most popular from 1910 through 1940.^{38,39} For more information, please refer to the architectural merit section of this report.

Significance of Architect or Builder

Architect: Allison Graham Creighton [b. 1886, d.1977]



Figure 10: Portrait of Allison Graham Creighton circa 1914. (Find a Grave, 2023)

Allison Graham Creighton was an architect born in Halifax in 1886.⁴⁰ He studied at the Halifax Academy and completed his architecture degree at the University of Toronto.⁴⁰ He worked for Herbert E. Gates in Halifax and J.H.G. Russell in Winnipeg before moving to Prince Albert Saskatchewan where he worked prolifically and was eventually elected president of the Association of Architects in Saskatchewan in 1916.⁴⁰

Creighton was drawn back to Halifax by the 1917 Halifax Explosion as he wished to assist with reconstruction efforts.⁴⁰ In 1918 Creighton purchased the Evergreen Estate [now the Dartmouth Heritage Museum] for himself and his family from I. W. Willis, to which he made repairs and installed a hot water radiator system.⁴¹ His residency here was short lived, as he left Halifax for New London, CT in 1920 to purchase the architectural practice of James Sweeney.⁴⁰ He and his family remained in New London.⁴² Creighton died in 1977 in Annapolis, MD and was buried in Cedar Grove Cemetery, New London, CT.⁴²

Allison G. Creighton's architectural legacy spans the provinces of Saskatchewan & Nova Scotia and the state of Connecticut and includes many significant works including the Park School in Dartmouth, NS; Knights of Columbus Hall in Prince Albert, SK; Sacred Heart Roman Catholic Church in Prince Albert, SK; and Lyman Memorial High School in Lebanon, CT; among others [see Figures 11 and 12].



Figure 11: Works by Allison Graham Creighton, Park Public School, Dartmouth, NS, 1918 [left] and Knights of Columbus Hall, Prince Albert, SK, 1912 [right].^{43,44}



Figure 12: Works by Allison Graham Creighton, Sacred Heart Roman Catholic Cathedral, Prince Albert, SK [left] and Lyman Memorial High School, Lebanon, CT, 1922 [right].^{43,45}

Builder: St. Clair Alexander "Sandy" Hiltz [b. 1868, d. 1927]⁴⁶

Historical building permits show the subject property to have been built in 1920 by carpenter and contractor St. Clair Hiltz for its original owner, H.I. Mathers, at an estimated cost of \$25,000. The building is of wooden construction with concrete foundation and originally it appears to have been built with a slate roof.

Jubilee St. No. APPLICATION FOR NEW BUILDING. No. *9142*
 To the Inspector of Buildings, Halifax, N. S., *17* day of *May* 1920.

Sir:—The undersigned hereby applies for a permit to build according to the following specifications and in accordance with the detailed plans and specifications submitted.

Location *Jubilee* St. No. *S* Side between *Robb* St and *Beech*
 Owner *H. I. Mathers* Architect Builder *S. C. Hiltz* Estimated cost *25,000*
 Class *3rd* Material *wood* Purpose of Building *Dwelling*
 Size of main building *53* Ft. front *45* Ft. deep *35* Ft. in height *2 1/2* No. of Stories Nearest part to street line Ft.
 Size of Extension " " " " " "
 Foundation wall, material *Concrete* Thickness *12"* Chimney, how constructed *Lime*
 Style of roof and material *Pitch-slate* No. of elevators and for what purpose _____
 What kind of fire stop is to be used *Asbestos* Date permit from Health Board _____
 Permission is also applied for, to enclose that portion of the street in front of the proposed building extending into the street five ft.
 The undersigned hereby agrees that all work on the said building shall be done in strict accordance with the laws and ordinances relating to the erection of buildings within the City of Halifax, and with the conditions printed on the back of the permit, and that every obstacle will be removed from the street on or before the _____ day of _____ 1920 on which date this permit expires.

Applicant.

Figure 13: The original building permit for the subject property on the South side of Jubilee Road, built by S.C. Hiltz for H. I. Mathers at a cost of \$25,000.²⁰

St. Clair Alexander Hiltz, not to be confused with St. Clair Wilbert Hiltz or St. Clair Theophilus Hiltz, was a carpenter and contractor born August 15, 1868 in Lunenburg County, NS, to parents [James] Edmund Hiltz and Catherine Elizabeth [Heison] Hiltz.⁴⁷ St. Clair was of German descent, Anglican denomination, and his father was a farmer and fisherman in Chester, NS.⁴⁸ He resided in his home of Chester, working as a fisherman into the 1890s.⁴⁹ In 1894, he married Leah E. Zwicker of Oakland, NS, daughter of Joshua & Elizabeth Zwicker.⁴⁷ Together they had eight children: Jennie M., Nora P., Hilda M., Kenneth W., Flossie, Olive, Ronald, and Harold.^{50,51}

In 1907, St. Clair and his family relocated to Halifax, Nova Scotia, and he pursued a new career as a carpenter at a factory operated by Hugh McCullough Hart, residing at 118 Kempt Road.^{51,52} In 1910, he worked as a carpenter for Silliker Car Co. Ltd. builders and contractors.⁵³ This same year he purchased Lot 21 in Block K of Merkelsfield Division [now known as 3215 Robie Street]. From 1911 onwards, he is listed as a carpenter residing at 14 McCully Street. He would later take on the role of contractor. In 1917 and 1918 respectively, St. Clair purchased Lot 7 and Lot 8 of the Belle Air property, which is situated along McCully Street.^{54,55} In 1919, he is mentioned as residing at 13 McCully Street. He is known to have worked on an existing house and the construction of a new barn for a large estate at the northeast corner of the intersection of Gottingen and Young Streets.^{7,56} St. Clair's son Kenneth Warren Hiltz is known to have followed his father into carpentry.

In December of 1927, St. Clair emigrated to Cambridge, Massachusetts. His wife Leah remained at their 13 McCully Street home.⁵⁷ St. Clair died in Cambridge in 1927.⁵⁸



Figure 14: 5731-33 McCully Street [formerly 13 McCully Street], residence of St. Clair Hiltz and family (Google, 2019)

Architectural Merit

Construction Type or Building Technology

6484 Jubilee Road is a two-and-a-half storey building of balloon frame wooden construction with a large, rectangular plan. It is built atop a poured concrete foundation. The outside walls are clad in white stucco with decorative half-timbering. Balloon framing used dimensional lumber and manufactured nails for the frame of the dwelling and it is particularly notable for the long, continuous studs cut from tall, old-growth trees, which run from the foundation to the roof. This framing method allowed for faster and cheaper construction than the traditional timber framing methods that preceded it. Balloon framing was replaced by platform framing from the 1930s onwards and is growing increasingly less common. Facades of stucco and decorative wooden half-timbering have always been uncommon in Halifax and are rarer still today.

Style

6484 Jubilee Road is an example of the Tudor Revival style. It is a building incorporating numerous elements of this very distinctive style, which followed on from earlier Arts and Crafts styles. Tudor Revival style seeks to draw from the aesthetics of late-medieval English architecture.⁵⁹ With respect to 6484 Jubilee Road, Arts and Crafts influence is readily seen in the exposed rafter tails visible at the eaves, but many more details are quintessentially Tudor Revival. The very prominent gables, especially as part of the front façade, and the crossing of multiple gables in complex arrangements are characteristic of the style.⁵⁹ And while the original period homes that inspire Tudor revival featured half-timbered construction and [often] wattle and daub fill, Tudor revival homes such as this one, with their lightweight balloon-frame construction instead used purely decorative faux half-timbering and stucco to loosely mimic the appearance of the original.³⁸ Also common in Tudor revival homes are the tall, narrow windows with many small panes of glass separated by muntins [sometimes even using diamond pattern leaded windows], as are the grouping of windows in sets of three to five adjacent sashes.⁵⁹ Prominent chimneys and gabled dormers are yet another common characteristic embodied by the subject dwelling.⁵⁹ As mentioned previously, this style of architecture is relatively uncommon in Halifax and it saw greater prominence in Central and Western Canada.

Character Defining Elements [CDEs]

CDEs of 6484 Jubilee Road include, but are not limited to:

- Original two-and-a-half storey building in the Tudor Revival style with a rectangular floorplan;
- Steeply pitched roof of cross-gables with exposed rafter tails;
- White stucco exterior with faux half-timbering;
- Wood-frame windows throughout; often with wood-frame storm sashes;
- Three-bay front façade, with two large gabled bays bearing groups of five twelve-light windows on the first and second storeys and single eight-light attic windows;
- Central, recessed entrance bay with solid wood door bearing Tudor-inspired metal hardware flanked by wood-framed, 18-light sidelights, all framed by a low triangular arch with dentil detailing above;
- Flanking sunrooms on either side of the first storey of the dwelling, with large, wood-frame windows ranging from 15 to 30 lights per window;
- Smaller wood-frame, multi-light, windows scattered around the side and rear facades;

- Single gabled dormer above the front central bay and dual gable dormer on rear facade;
- Small west-facing second-storey balcony recessed into the roofline;
- Large rear two-storey bay window with the second storey consisting of seven twelve-light wood-frame windows and the first storey consisting of seven four-light transom windows surmounting two pairs of eight-light windows which flank the rear of a built-in;
- Two small rear projections with wood-frame windows, one featuring a hipped roof with exposed rafter tails, the other featuring a simple slant roof;
- Two tall, red-brick chimneys with decorative stepped crowns and soldier-course brick details.



Figure 15: Northeastern elevation (Jun. 22, 2023)



Figure 16: Eastern elevation (Jun. 22, 2023)



Figure 17: Southeastern elevation (Jun. 22, 2023)



Figure 18: Northern elevation (Jun. 22, 2023)



Figure 19: Western elevation (Jun. 22, 2023)



Figure 20: Detail of front door (Jun. 22, 2023)



Figure 21: Detail of rear bay window (Jun. 22, 2023)



Figure 22: Detail of front window with wooden storm sashes. (Jun. 22, 2023)



Figure 23: Detail of Chimney (Jun. 22, 2023)

Architectural Integrity

Layout, Additions, and Character Defining Elements

6484 Jubilee Road exhibits a high level of architectural integrity with respect to layout, additions, and character defining elements.

Layout and Additions:

The original layout of this house was a rectangular plan [see Figure 3]. This layout appears largely unchanged to this day. There are two small projections at the rear of the first storey. The more eastern projection features a hipped roof with exposed rafter tails, matching the rest of the home and is likely original to the house. The second, smaller, more western projection features a simple slant roof and may be original or it may be an old addition to the house, as it retains its original wood frame windows behind the aluminum storm sashes. If either projection was in fact non-original, it would still be eligible for inclusion in the character defining elements per Standard 2 of the *Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)* and would not detract from the architectural integrity of the subject dwelling.

Character Defining Elements:

Nearly all the character defining elements of the subject dwelling remain present to this day, including the rear bay windows, the exposed rafter tails, the stucco and wood faux half-timbering, the original wood frame windows, and so on. The only notable change to the dwelling's exterior is the replacement of the original slate shingle roof as noted on original 1920 building permit, with an asphalt shingle replacement roof.

Condition

Condition is not a criterion for which potential heritage properties are evaluated; however, it is nevertheless fair to assess 6484 Jubilee Road as being in good condition. The wooden windows are still present and generally in good condition due to the use of storm sashes, which have protected them from the elements. The stucco is in good condition with some minor wear appearing only at the rear. The condition of the roof appears good with little to no curling of shingles and no moss or algae growth from tree debris. Details such as the faux half timbering, and the front entry show no obvious signs of rot or other damage. The chimneys too appear in good condition.

Relationship to Surrounding Area

6484 Jubilee Road bears a relationship to the surrounding neighbourhood through its association with a period of rapid development in the Old West End neighbourhood, its connection to the subdivision of the Geldert lands, its prominence and uncommon style, and its proximity to other registered heritage properties and unregistered contributing heritage properties on Jubilee Road.

Neighbourhood History and Development Patterns:

This pair of blocks bound by Jubilee Road, Cambridge Street, Geldert Street, and Connaught Park, were formed as part of the subdivision of the lands of John M. Geldert in 1933 [see Figures 2, 3, & 24]. For most of the 1800s, the Old West End was primarily comprised of large estates owned by wealthy families [see Figure 2].⁶⁰ It was from roughly the 1880s through the turn of the century that the City of Halifax began to rapidly expand westward, and the formerly rural Old West End began to populate with the burgeoning middle classes.⁶⁰ Jubilee Road attracted many upper-middle class families through the turn of the century who built large homes in a variety of styles. 6484 Jubilee Road is one such example.

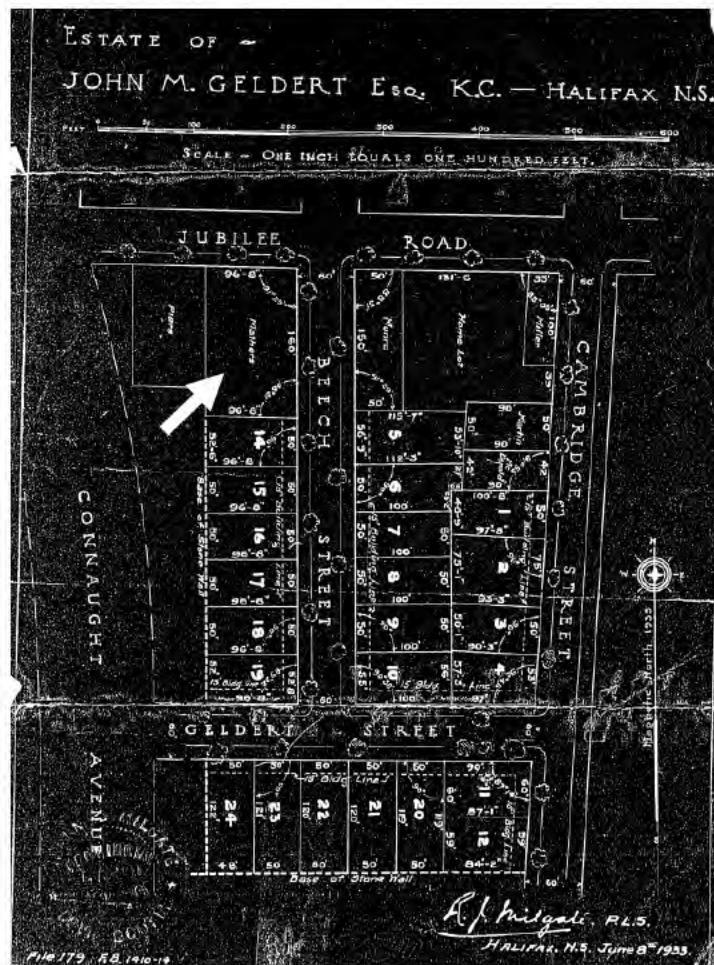


Figure 24: Plan of Subdivision of the former John M. Geldert Lands dated 1933, the with subject property highlighted by an arrow and identified as the Mathers property.

Neighbourhood Scale and Use:

The immediate surroundings of 6484 Jubilee Road consist of primarily residential uses. Most buildings in this area are between two and two-and-a-half storeys tall. The subject property and other nearby properties on the south side of Jubilee Road between Beech Street and Connaught Avenue are zoned ER-2 [Established Residential Zone 2] typically permitting at most two-unit dwellings up to 11m in height as-of-right.



Figure 25: Aerial pictometry image looking southwest with 6484 Jubilee Road highlighted by an arrow. (May 6, 2020)

Surrounding Registered and Contributing Heritage Properties:

6484 Jubilee Road sits diagonally opposite the registered heritage property 1731 Rosebank Avenue, also known as Senator William Dennis House. Several blocks further east on Jubilee Road sits the registered heritage property 6247-49 Jubilee Road, also known as the Buckley Medical Centre. 6484 Jubilee Road fits well with the surrounding contributing heritage properties which consist of collection of grand homes displaying a mix of influences from Queen Anne through Colonial Revival. The large size and corner placement of 6484 Jubilee Road, as well as its uncommon Tudor revival style make it a visual focal point for the area.



Figure 26: Map showing all currently registered heritage properties in the surrounding area shaded in brown and 6484 Jubilee Road highlighted by an arrow.

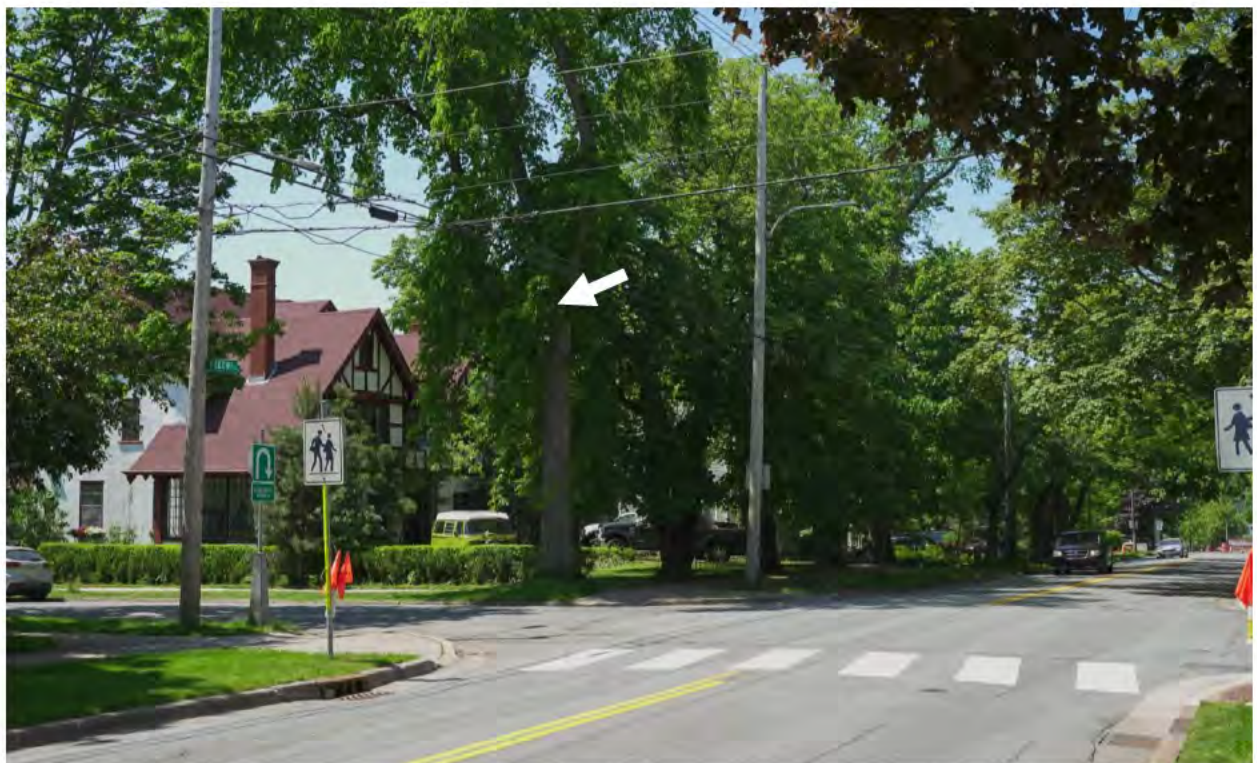


Figure 27: View of surrounding area looking west with 6484 Jubilee Road highlighted by an arrow. (June 22, 2023)



Figure 28: View of surrounding area looking east, with 6484 Jubilee Road obscured by trees and highlighted with an arrow. (June 22, 2023)



Figure 29: View looking southwest, with 6484 Jubilee Road highlighted by an arrow. (June 22, 2023)



Figure 30: View opposite 6484 Jubilee Road, showing 6489 and 6481 Jubilee Road. (June 22, 2023)



Figure 31: Surrounding area, 6465 Jubilee Road. (June 22, 2023)



Figure 32: Surrounding area, 6457 Jubilee Road. (June 22, 2023)



Figure 33: Surrounding area, 1731 Rosebank Avenue, the registered heritage property known as Senator William Dennis House. (June 22, 2023)

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Attachment 2

Scoring for Case H00563

Criterion	Score
1. Age	5
2A. Relationship to Important Occasions, Institutions, Personages or Groups	15
3. Significance of Architect/Builder	9
4A. Architectural Merit: Construction Type	6
4B. Architectural Merit: Style	10
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	70

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