HALIFAX

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Item No. 9.1.1
Heritage Advisory Committee
December 11, 2024

TO: Chair and Members of Heritage Advisory Committee

SUBMITTED BY: Cathie O'Toole, Chief Administrative Officer

DATE: November 26, 2024

SUBJECT: **Case HRTG-2024-00433: Request to Include 6 First Avenue, Bedford in the Registry of Heritage Properties for the Halifax Regional Municipality**

ORIGIN

Application for heritage registration by the property owners.

EXECUTIVE SUMMARY

- Property owner-initiated heritage registration request.
- 6 First Avenue (the 'property') was constructed circa 1899 and features both Gothic Revival style and Queen Anne style design elements.
- The property is associated with the Bedford Station master William MacKenzie and his son Dr. Luther MacKenzie
- The property was built by local carpenter James Shaffelburg and has a high level of architectural integrity.
- There are no financial implications identified.

RECOMMENDATION

Should 6 First Avenue 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 6 First Avenue, Bedford 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

The property owner has applied to include the property located at 6 First Avenue, Bedford (Map 1) in the Registry of Heritage Property for the Halifax Regional Municipality. The subject property is situated on the west side of First Avenue in Bedford, on the block bound by Cadogan Street to the north, Second Street to the west, and Division Street to the south. The subject property contains a wood-frame residential building which was constructed circa 1899.

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 the Architect/Builder	10
4. Architectural Merit	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	100

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

Nova Scotia Heritage Property Act

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

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

Sections 14(2) and 15(1) under the *Heritage Property Act* require that notice of recommendation is given to the property owner at least thirty (30) days prior to any Council decision to 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 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 the staff's research report (Attachment B).

1.   Age:

Originally known as First Street, the land containing present day 6 First Avenue was purchased in 1895 by William MacKenzie, the station master of Bedford. Based on property value assessments and ownership history, the current residence on the property was constructed circa 1899. The property remained in the MacKenzie family until 1944, when it was sold to Frederick W. Snell, merchant. After subsequent ownership changes, Peter and Joan Christie acquired it in 1974 and subdivided the land, creating the current property boundaries for 6 First Avenue. The current owners purchased the subject property in 2021.

Given its 1899 construction date, staff recommend a score of 13 points for Age.

2.   Historical Or Architectural Importance:

Relationship to important occasions, institutions, personages or groups.

The subject building has historical associations with William MacKenzie, Dr. Luther Burns MacKenzie and Peter G. Christie .

William MacKenzie (1853-1931), the original owner of 6 First Avenue, was a key figure in Bedford's railway history. As Bedford's station master from 1884 until his retirement in 1930, MacKenzie was central to the operations of Bedford Station. During his tenure, the station handled significant local traffic, with numerous passenger and freight trains passing through daily, making it a vital hub for the community. He also mentored young railway employees and contributed to local postal services alongside his wife, Jessie, the postmistress.

MacKenzie's son, Dr. Luther Burns MacKenzie (1880-1981), was a prominent physician and academic. He was raised at 6 First Avenue and later pursued a distinguished career in medicine, serving as professor emeritus at New York University's College of Medicine. Known for his expertise in heart and lung diseases, Dr. MacKenzie played a pivotal role in the development of NYU-Bellevue Medical Center and led several major fundraising efforts. His contributions were recognized through numerous awards, including honorary doctorates from NYU and Dalhousie University.

Peter G. Christie (1941–2021), a prominent Canadian politician, owned this property from January 1974 to December 1975, during which he subdivided the original lot into two parcels, including the subject property. A Halifax native, Christie earned his Certified Management Accountant designation at Dalhousie University. He served as Vice President of Finance at H. H. Marshall Ltd. and later entered public service, becoming the third Mayor of Bedford (1988–1991) and MLA for Bedford-Fall River (1999–2006). As an MLA, he held several cabinet roles, including Minister of Finance.

As William MacKenzie and his son, Dr. Luther MacKenzie, were locally important personages, and Peter G. Christie was moderately associated with the property, staff recommend a score between 11 and 15.

3.   Significance of Architect/Builder:

James Albert Shaffelburg (1848-1923) built the house at 6 First Avenue for William MacKenzie, according to information from MacKenzie's son, Dr. Luther MacKenzie. Shaffelburg moved to Bedford in the 1850s and later became a local carpenter. He also served as the first chief of Bedford's Bucket Brigade Fire

Station. While Shaffelburg is known to have built several houses in the area, specific examples remain undocumented.

James Albert Shaffelburg had significant local influence in the Bedford community. As such, staff recommend a score of 1 to 3 for the significance of the architect/builder.

4. Architectural Merit:

Construction Type/Building Technology

6 First Avenue is a two-storey, T-shaped building constructed using balloon framing. The house sits on a rock foundation and features three brick chimneys. Its exterior is clad in wood shingles. Balloon framing is a construction method that employs long, continuous studs running from the foundation to the roof. This technique, which utilized dimensional lumber and manufactured nails, allowed for quicker and more cost-effective construction compared to traditional timber framing. Balloon framing, while common in the late 19th century, was gradually replaced by platform framing after the 1930s and is now increasingly rare.

Given the rarity of balloon-frame construction and stone foundation, staff recommend a score between 1 and 3 points.

Style

The house at 6 First Avenue is in the transitional-style, blending elements of Gothic Revival and Queen Anne architecture. The character-defining elements (CDEs) of 6 First Avene include, but are not limited to:

- Two-storey building with a T-shaped plan;
- Steeply pitched, cross-gabled roof;
- Gabled wall dormer with narrow two-over-two windows, extended eaves and bargeboards;
- Two-storey, five-sided bay windows with hipped roof;
- Box bay on the south elevation with wood trim and double hung windows;
- Pedimented wood porch with fretted railings, brackets and beadboard ceiling;
- Entry door with transom and side lights;
- Double hung wood windows with moulded trim;
- Two single-stack brick chimneys on the offset left and right;
- Wood shingle cladding; and
- Moulded fascia boards.

As a moderately rare example of a transitionary style blending both Gothic Revival and Queen Anne styles, staff recommend a score of 4 to 6.

Figure 1: 6 First Avenue, April 2024

Figure 2: The porch and entry door of the subject building, July 2024

5. Architectural Integrity:

The house at 6 First Avenue exhibits a high level of architectural integrity with respect to layout and CDEs with some modest modifications to the exterior.

The original T-shaped plan of the house remains largely unchanged. Two additions have been made to the property: one at the rear and another on the south wing. The south addition, with its traditional window design and wood storm windows, is likely an earlier alteration. The rear addition, which features modern windows, includes bargeboards that harmonize with the building's Gothic elements. While these additions may obscure some original windows, they do not significantly impact the house's defining architectural features. A box bay window near the south addition, although possibly an alteration, is designed with a hipped roof and wood windows, maintaining consistency with the original architectural style. According to *the Standards and Guidelines for the Conservation of Historic Places in Canada*, this window, even if non-original, does not detract from the building's integrity. Important CDEs, including the bay windows, wood windows, entry doors, and the decorative porch, remain intact. Some observed changes include the addition of French doors on the rear wing.

As only some modest exterior changes happened to the building, staff recommend a score from 6 to 10 points for architectural integrity.

6. Relationship to Surrounding Area:

The property at 6 First Avenue is historically and visually connected to Bedford's earliest developed area, west of the Sackville River. Following the railway's construction in 1854, the community expanded, supporting farming and milling operations that benefitted from easy transport to Halifax. In 1856, George Lister subdivided his land, creating smaller lots, including the one where 6 First Avenue now stands. Several nearby homes were built during the same period with the subject building. The subject property's proximity to the Bedford train station further underscores its historical significance within the neighbourhood.

The area surrounding 6 First Avenue is predominantly residential, with buildings mostly two to two-and-a-half storeys in height. The subject property is near three municipally registered heritage properties: Knight House (1902, 29 First Avenue), The Teachery (1892, 9 Spring Street), and Scott Manor House (1800, 15 Fort Sackville Road). The Bedford Petroglyphs National Historic Site, located to the west, further enriches the area's cultural landscape, featuring significant spiritual carvings of the Mi'kmaq people.

For these reasons, the subject dwelling is an important architectural asset to the heritage character of the surrounding area 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 2024/2025 operating budget for C340 – Heritage and Planning Information Services.

RISK CONSIDERATION

No risk considerations were identified.

COMMUNITY ENGAGEMENT

The community engagement process for heritage registrations 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

The Heritage Advisory Committee may choose to refuse the application to include 6 First Avenue, Bedford 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.

LEGISLATIVE AUTHORITY

The *Heritage Property Act.*

ATTACHMENTS

Map 1:   Location Map

Attachment A: Evaluation Criteria
Attachment B: Staff Research Report

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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: Shaoqiu Gong, Planner I – Heritage, 902.233.9826

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Map 1 - Location Map

6 First Avenue,
Bedford

Registered Heritage Property

Subject Property

HALIFAX

| 0 | 10 | 20 | 30 | 40 | 50 | 60 | 70 |

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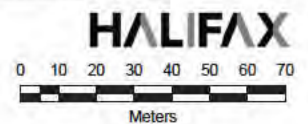
HRM does not guarantee the accuracy\of any representation on this plan.

29 October 2024   HRTG-2024-00433   T:\work\planning\SER_Group\SER_Heritage\HRTG-2024-00433 (LA)

HALIFAX REGIONAL MUNICIPALITY

HERITAGE PROPERTY PROGRAM

EVALUATION CRITERIA

EVALUATION CRITERIA
FOR REGISTRATION OF <u>HERITAGE BUILDINGS</u> (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 19th 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: _____ _____
_____
_____

Research Report

6 First Avenue, Bedford

Prepared by:
HRM Planning & Development
Shaoqiu Gong, Planner I

October 31, 2024

HALIFAX

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Age

The property located at 6 First Avenue, Bedford, is situated on the northwest side of First Avenue, Bedford, between Division Street and Cadogan Street. First Avenue was formerly known as First Street.

In 1895, William MacKenzie, then the station master of Bedford, purchased the land from Jessie M. Ward[1]. MacKenzie subsequently commissioned Mr. Shaffelburg to construct a house on the property[2]. In cases where historical maps and permit records do not provide a definitive construction date, property value assessments can offer circumstantial evidence. Table 1 summarizes William MacKenzie's total property value assessments from 1893 to 1909, showing three significant increases in 1896, 1897, and 1900[3]. Deed records indicate that MacKenzie purchased the subject property in 1895, which may explain the increase in 1896. Similarly, the acquisition of two additional parcels in 1896 likely contributed to the 1897 rise in assessment. A decline in valuation in 1898 and 1899 could be attributed to the demolition of the Ward family's boarding house that was formerly located on the subject property[4]. The valuation increased from $220 to $1,200 in 1900 and remained steady, which suggests that MacKenzie built a house between 1899 and 1900. A 1983 heritage conservation report published by the Town of Bedford states that the MacKenzie family moved to the property before 1900, making the most likely construction date circa 1899[4].

The MacKenzie family owned and occupied the house from its initial construction in 1899 to 1944 when the house was sold to Frederick W. Snell, a manufacturer. After several ownership transfers, Peter and Joan Christie acquired the land in 1974. The following year, they subdivided the land into two lots, with Lot A corresponding to the current title of the subject property. The current owners purchased the subject property in 2021 and a detailed ownership history is provided in Figure 3.

Table 1: William MacKenzie's property assessment records, 1893-1909.

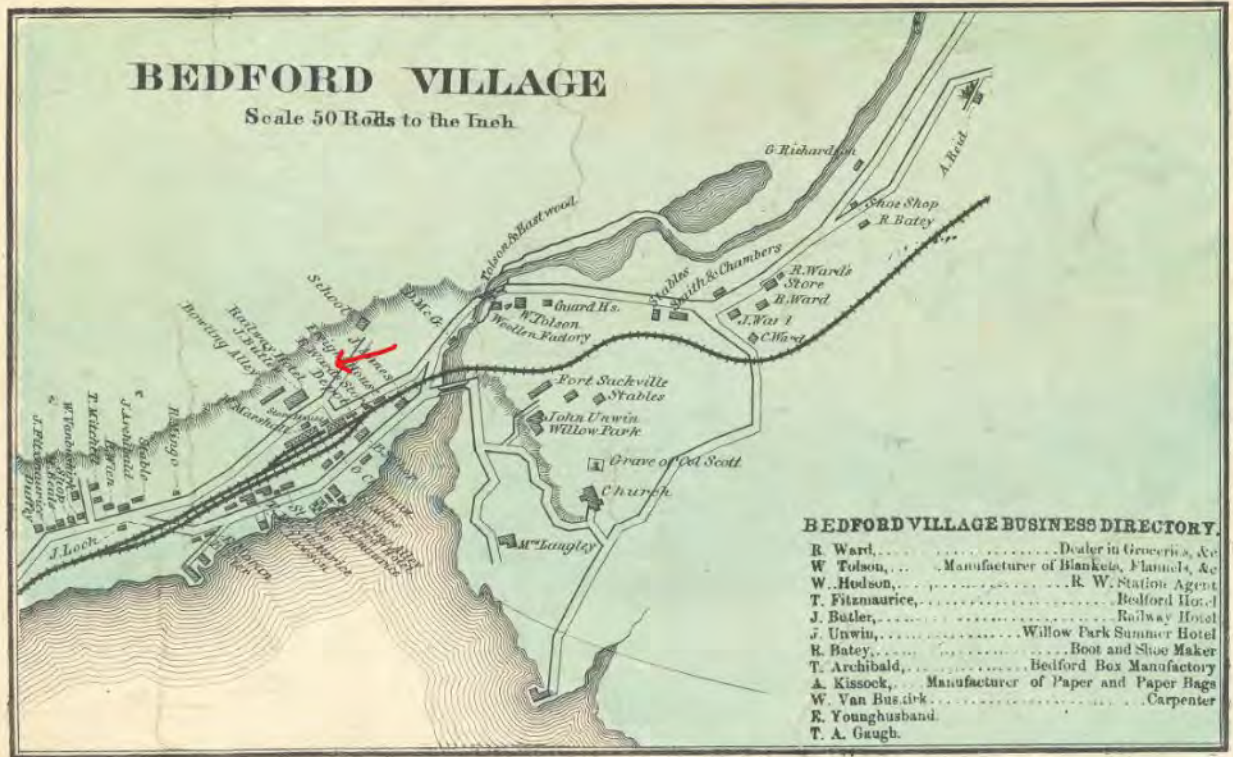| Year	1893	1894	1896	1897	1898	1899	1900	1901
Total Valuation ($)	253	255	575	1,170	220	220	1,200	1,050
Year	1902	1903	1904	1905	1906	1907	1908	1909
Total Valuation ($)	1,000	1,400	1,400	1,400	1,300	1,300	1,300	1,300

Figure 1: 1865 A. F. Church's Map, with the approximate location of the subject building denoted with a red arrow. The map has the name of the previous landowner of the subject property, R Ward, merchant.[5]

Figure 2: 1888 War Department Map, with the approximate location of the subject building denoted with a red arrow.[6]

George Lister to Robert Ward (Merchant of Sackville in the county of Halifax), for 5 pounds, Nov 20, 1855, Bk113 Pg189 . (Marked and numbered as lot two on a certain plan of the estate of George Lister signed by William Faulkner deputy surveyor dated the twentieth of November 1855 and filed in the office of the commissioner of crown lands)

Jessie M Ward (of Cambridge Port, Massachusetts) to William Mckenzie (of Bedford, Halifax County), 1895, Bk 309 Pg 320

The eastern Trust Company, Janie M. Achibald, Luther B. McKenzie, Rena C. McKenzie, Alexander W. McKenzie Renee McKenzie, and Ella Dora Pryor to Frederick W. Snell, Manufacturer, of bedford. Sep 14th, 1944. Book 878, Page 469.
Frederick W. Snell was granted serval parcels of land in this deed, including the parcel of William McKenzie

Frederick W. Snell and Frances E. Snell to Barbara Joan Koppernaes of Bedford. Oct 4th, 1961. Book 1777, Page 786

Barbara Joan Koppernaes of Bedford to Dewitt Dargie of Lower Sackville. Oct 6th, 1972. Book 2596, Page 331

Dewitt Dargie of Lower Sackville to Peiter Christie and Joan Christie of Bedford. July 26, 1974. Book 2813 Page 497

Peter Christie and Joan Christie (of Bedford, Halifax County) subdivided their land into two parcels. Lot A is the existing lot, containing the subject building. Lot B is now 8 First Ave. 1975. Doc 14200 Drawer 193

Peter G. Christie and Joan Christie, of Bedford, to Philip Chant and Janet Chant of Bedford. Dec 24, 1975. Book 2973 Page 839. Lot A

Peter G. Christie and Joan Christie, of Bedford, to Russell E. Heffler and Lillian B. Heffler, of Bedford. Jun 28th, 1977. Book 3239, Page 633. Lot B

Philip Chant and Janet Chant of Bedford to Richard John Poirier of Dartmouth. Feb 24, 1977. Book 3091 Page 274. Lot A

Russell E. Heffler and Lillian B. Heffler, of Bedford, to Nicole Lewis and Richard J. Poirier, of Bedford. Jun 27th, 1978. Book 3239, Page 302. Lot B

Nicole Lewis of Loretteville, Quebec, to Eric Carnegy and Lynne Carnegy, of Bedford. Jan 3rd, 1988. Book 4511, Page 152. Lot A and Lot B

Eric Carnegy and Lynne Carnegy, of Bedford, to Thomas Per Hakansson, of Bedford. Nov 6th, 2003. Book 7530, Page 1008. Lot A and Lot B

Thomas Per Hakansson, of Hammonds Plains, to Anne Cecilia Duffy, of Halifax. Jane Duncan, of Hammonds Plains release any claim Mar 13rd, 2008, Document #90210056. Lot A and Lot B

Anne Cecilia Duffy, of Halifax, to Anne Cecilia Duffy and Kenneth Flannery-Fleck, both of Halifax. May 27th, 2009, Document #93488584. Lot A and Lot B

Anne Cecilia Duffy and Kenneth Flannery-Fleck, of Halifax, to Peter Tsuluhas, of Halifax. May 31th, 2012. Document #101083377. Lot A and Lot B

Peter Tsuluhas, of Halifax, to Christopher Roop and Krista Bradley-Roop, both of Bedford. May 29th, 2013, Document #103124294. Lot A

Peter Tsuluhas, of Halifax, to ███ Redacted ███
███ Redacted ███ both of Bedford. July 30th, 2013, Document #103524527. Lot B

Christopher Roop and Krista Bradley-Roop, both of Bedford, to Michael Alan Ross and Jennifer Anne Rostek, both of Bedford. Sep 17th, 2014, Document #105812383. Lot A

Michael Alan Ross and Jennifer Anne Rostek, both of Bedford, to ███ Redacted ███ of the same place. Apr 19th, 2021, Document #2079839. Lot A
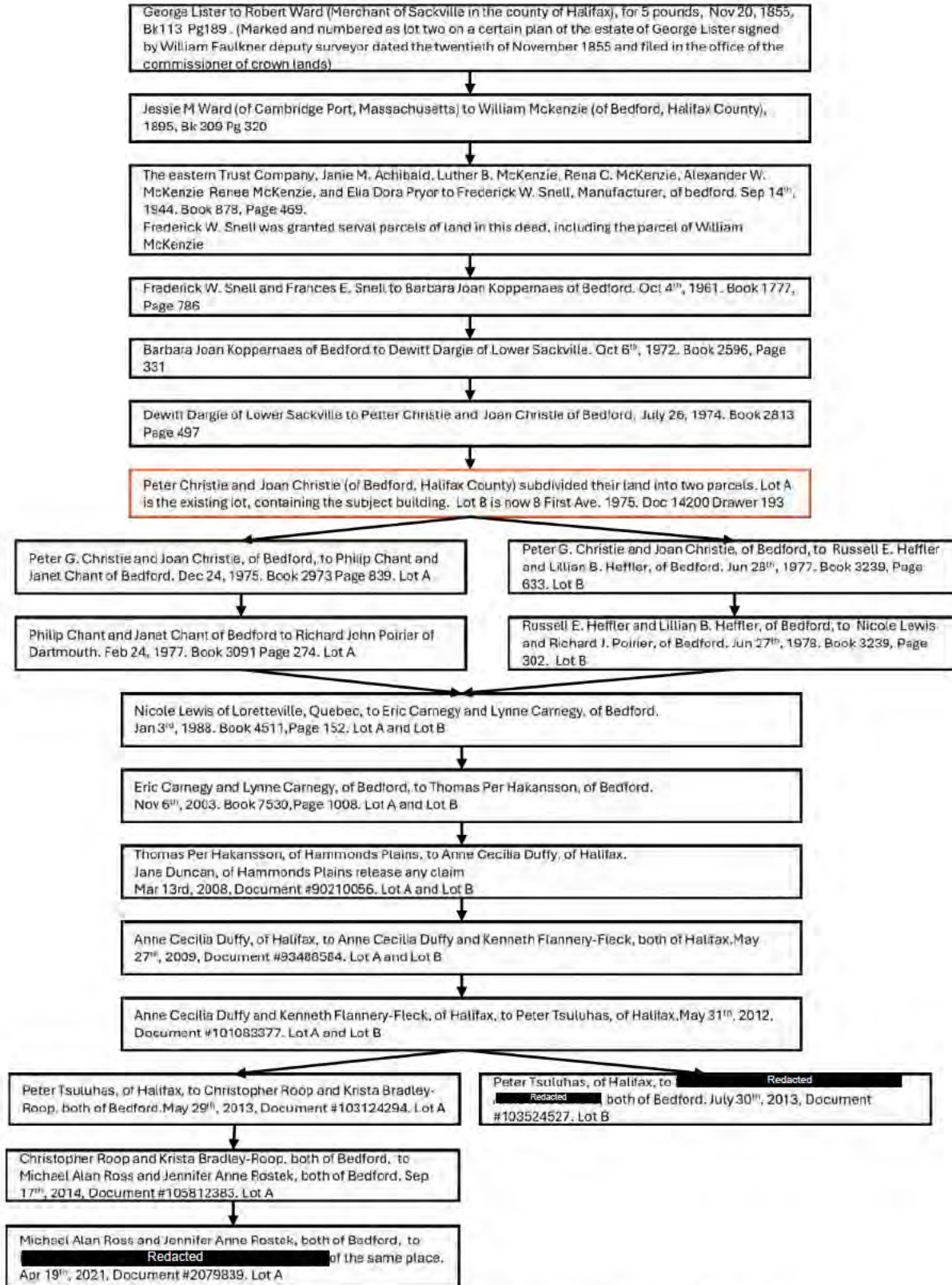
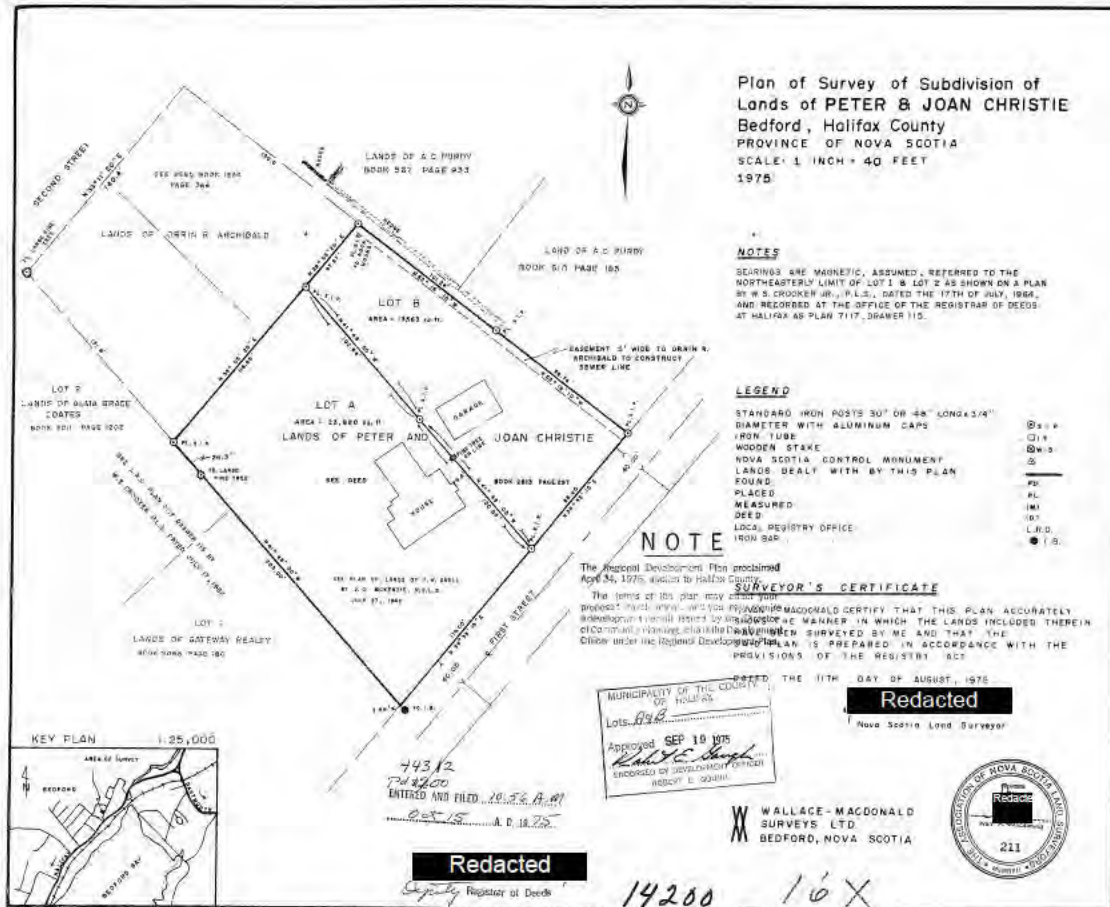Figure 3: Ownership transition history of the subject property.

Figure 4: Plan of subdivision of lands of Peter & Joan Christie, dated September 1975. "Lot A" is the subject property.

Historical or Architectural Importance

Relationship to Important Occasions, Institutions, Personages or Groups

The subject property has associations with three historical individuals, including William Mackenzie, Dr Luther Burns MacKenzie and Peter G. Christie.

William MacKenzie (1853-1931), Bedford Station Master

William MacKenzie (also spelled McKenzie) built the subject property in 1899 and lived at the residence until 1944. MacKenzie was a prominent figure in the history of Bedford's railway operations. Born in 1853, he began his railway career in 1872, initially working in locations such as West River, Truro, and New Glasgow. MacKenzie moved to Bedford in 1881, and three years later was appointed Station Master. His career spanned 58 years, mostly with the Bedford station under the employment of the former Intercolonial Railway (Canadian Government Railways, and later, Canadian National Railway).

During MacKenzie's tenure, the Bedford station was a bustling hub of activity, serving as a vital link for the local community. At its peak, eleven passenger trains passed through Bedford daily in each direction, while the number of freight trains varied. Although express trains from Montreal would only stop by request, local commuter traffic remained steady, as trains were the primary means of travel for businesspeople, students, and shoppers traveling to and from Halifax. Freight, including coal and other goods, was delivered regularly, with boxcars being shunted onto sidings near the station for unloading. The station also handled mail, express deliveries, and occasional telegrams for local residents[2]. The Bedford station underwent a notable change in 1905 when the railway line was upgraded from a single to a double track. This enhancement reinforced the station's importance as a commercial center for Bedford and the surrounding communities of Hammonds Plains and Sackville, further cementing MacKenzie's legacy in the region's railroading history[2].

The MacKenzie family was closely connected to the station's operations. William's wife, Jessie, served as the local postmistress, contributing to the station's central role in the community. A significant milestone in MacKenzie's career was celebrated in July 1922, when he marked 50 years of service in Bedford. In recognition, the Bedford Ratepayers Association hosted a dinner attended by 65 people, who presented him with a gold watch as a token of appreciation[7]. MacKenzie also played a significant role in training future railway employees. He mentored 19 young men in telegraphy, with all his trainees eventually securing positions in the railway industry across Canada and the United States. The training included learning Morse code, the intricacies of the railway system, and handling tasks such as baggage and mail[2]. MacKenzie retired on June 30, 1930[2]. MacKenzie died in 1931 and is buried at the Brookside Cemetery.

Figure 5: Portrait of William MacKenzie[8]

Figure 6: William MacKenzie (second from the left) standing in front of Bedford station, 1907[8]

Dr. Luther Burns MacKenzie (1880-1981)

Dr. Luther Burns MacKenzie, son of William MacKenzie, was a professor emeritus of clinical medicine at the New York University's (NYU) College of Medicine, and a prominent figure in both the medical and academic communities. His life, spanning over a century, was marked by significant contributions to medical practice, education, and philanthropy. The subject property was his childhood home[9].

Born on May 23, 1880, in West River, Pictou County, Nova Scotia, Dr. MacKenzie moved to Bedford at the age of two with his father. He embarked on his academic journey at Dalhousie University in Halifax, graduating with a Bachelor of Arts in 1900. He then moved to the United States in 1902 to pursue his medical degree, graduating from NYU College of Medicine in 1904. Following his internship at Bellevue Hospital, he joined the NYU medical faculty in 1911[9].

Dr. MacKenzie's career in medicine, particularly as an internist specializing in heart and lung diseases, was distinguished by his diagnostic prowess and dedication to patient care. His tenure at NYU College of Medicine saw him rise to the position of professor emeritus of clinical medicine. Before retiring in 1953, he was celebrated not only for his medical expertise but also for his instrumental role in the development and expansion of the NYU-Bellevue Medical Center[9].

A notable aspect of Dr. MacKenzie's career was his exceptional fundraising ability. As early as 1940, while serving as president of the Medical Alumni Association, he spearheaded a campaign to raise $50,000 for the college's centennial celebration. His fundraising efforts continued with his appointment as general chairman of the $500,000 Alumni Hall campaign in 1945, aimed at constructing an auditorium for the expanding medical center. In recognition of his significant contributions, Dr. MacKenzie was awarded the NYU Alumni Meritorious Service Medal in 1947 for "distinguished service to New York University" and his administration of initiatives crucial to the medical college[9].

Dr. MacKenzie's efforts were further honoured in 1957 when NYU awarded him an honorary Doctor of Law degree, acknowledging his relentless support for the medical center. His alma mater, Dalhousie University, also recognized his lifelong achievements by bestowing the same honorary degree upon him on his 100th birthday in 1980[9]. Dr. MacKenzie passed away at the age of 101 at Victoria General Hospital in Halifax, Nova Scotia.

Figure 7: The portrait of Dr. Luther Burns MacKenzie

Peter G. Christie (1941-2021), Bedford Mayor and Politician

Peter G. Christie, a prominent Canadian politician, owned this property from July 1974 to December 1975. During his ownership, Christie subdivided the original lot into two parcels, with Lot A encompassing the current subject property.

Born in Halifax, Christie pursued higher education at Dalhousie University, earning his designation as a Certified Management Accountant. Christie began his accounting career at the Halifax Herald and later served as Vice President of Finance for H. H. Marshall Ltd. His dedication to community service led him to become the third Mayor of Bedford from 1988 to 1991. In 1999, he was elected as a Member of the Legislative Assembly (MLA) for Bedford-Fall River, representing the Progressive Conservative Party. During his tenure, Christie held several key cabinet positions, including Minister of Community Services, Minister of Service Nova Scotia and Municipal Relations, and Minister of Finance. He was known for his gentle and quiet demeanor, as well as his devotion to family, friends, and community. Christie passed away on May 31, 2021, at the age of 80, leaving behind a legacy of public service and community involvement.

Important / Unique Architectural Style or Highly Representative of an Era

The dwelling on the subject property is a transitional style home that incorporates elements from both Gothic Revival and Queen Anne styles. The Gothic Revival style, a prominent High Victorian architectural form, was popular in Nova Scotia between the 1830s and 1890s. In contrast, the Queen Anne style, a celebrated Late Victorian form, gained prominence from 1880 to 1915. Built in 1889, the dwelling reflects a fusion of these two architectural traditions[10].

The subject property features several Gothic Revival characteristics, including a T-shaped plan with cross-gable roofs, an entry door framed by sidelights and a transom, and a tall, narrow gable dormer adorned with bargeboard. However, it diverges from the usual Gothic Revival form by also incorporating two two-storey, five-sided bay windows with hipped roofs, a highly decorated pedimented porch, and moderately steep roof pitches—distinctive features of the Queen Anne style.

Significance of Architect or Builder

Builder: James Albert Shaffelburg

According to Dr. Luther MacKenzie, Mr. Shaffelburg built the subject building for his father William MacKenzie[2]. While Dr. MacKenzie did not specify the builder's first name, it is likely that James Albert Shaffelburg was responsible for the construction, as he was the only carpenter in the Shaffelburg family residing in Bedford[11].

James Albert Shaffelburg (1848-1923) was born in 1848, in Lawrencetown, Nova Scotia. He moved to Bedford in the 1850s along with his parents, Charles Shaffelburg and Mary Elizabath Shaffelburg[12]. The family built a farm on the east side of the Bedford Basin, where they lived for 49 years, spanning three generations[11]. James Shaffelburg married his wife Jane Elizabeth Bowes in 1874 in Cow Bay, Nova Scotia[12]. He also served as the first chief of Bedford's first Bucket Brigade Fire Station and helped buy equipment for the team[2]. James died in 1923 at the age of 74[12].

In less urbanized areas like Bedford in the 1890s, houses and schools were often constructed by local carpenters and volunteers from the community. Although family records held by the Scott Manor archives indicate that James Shaffelburg built several houses in Bedford, this report was unable to identify specific examples[11].

Architectural Merit

Construction Type or Building Technology

The subject property is a two-storey building of ballon frame wood construction with a T-shape plan. It is built atop a rock foundation. The house features three brick masonry chimneys: one situated on the north side, and the other two positioned on the roofs of the south wing and west wing, respectively. The outside walls are clad with wood shingles. Balloon framing used dimensional lumber and manufactured nails for the frame of the dwelling, and 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.

Figure 8: Rock foundation and wood beams as visible in the basement (Staff photo, April 18, 2024)

Style

The subject property is a transition-style home with both Gothic Revival style and Queen Anne style elements (Figure 9 to Figure 16). It features several Gothic Revival characteristics, including a T-shaped plan with cross-gable roofs, an entry door framed by sidelights and a transom, and a tall, narrow gable dormer adorned with bargeboard. However, it also incorporates two two-storey, five-sided bay windows with hipped roof, a highly decorated pedimented porch, and moderately steep roof pitches—distinctive features of the Queen Anne style.

Character Defining Elements

The character defining elements of 6 First Avenue include, but are not limited to:
- Two-storey building with a T-shaped plan;
- Steeply pitched, cross-gabled roof;
- Gabled wall dormer with narrow two-over-two windows, extended eaves and bargeboards;
- Two-storey, five-sided bay windows with hipped roof;
- Box bay on the south elevation with wood trim and double hung windows;
- Pedimented wood porch with fretted railings, brackets and beadboard ceiling;
- Entry door with transom and side lights;
- Double hung wood windows with moulded trim;
- Two single-stack brick chimneys on the roofs of the west and south wings;
- Wood shingle cladding; and
- Moulded fascia boards.

Figure 9: East elevation (Staff photo, April 18, 2024)

Figure 10: North elevation (Staff photo, April 18, 2024)

Figure 11: West elevation (Staff photo, April 18, 2024)

Figure 12: South elevation (Staff photo, April 18, 2024)

Figure 13: Two-storey, five-sided bay windows with hipped roof, and gabled wall dormer with bargeboards on the east elevation (Staff photo, April 18, 2024)

Figure 14: Single-stack brick chimney and moulded fascia and frieze (Staff photo, April 18, 2024)

Figure 15: Pedimented porch with fretted railings, bargeboards, brackets, and square posts; Under the porch, the main entry door with side light, transom lights, and decorative panels and trims. (Staff photo, April 18, 2024)

Figure 16: Fascia boards and frieze trims and two tall narrow wood windows on the rear gable (Staff photo, April 18, 2024)

Architectural Integrity

The subject property exhibits a high level of architectural integrity with respect to layout, additions, and character defining elements.

The original layout was a symmetrical T-shape plan, which remains largely unchanged (Figure 17). There would have previously been a wraparound porch or deck on the south and east elevations, which is common in the Bedford area and typical of the Queen Anne style. Two additions were added to the subject property. One is attached to the rear elevation (Figure 18), and another on the south elevation, which partially enclosed the wraparound porch (Figure 19). The south addition is likely an earlier alteration, as it features a more traditional window design with wood storm windows. The rear addition was a later alteration with modern windows. Except potentially covering some original windows, these additions do not significantly impact the character defining elements of the subject building. Other modifications noted during visual inspection include the addition of modern French doors with sidelights and transom on the south side of the rear addition (Figure 21).

A bay window is located near the south addition (Figure 20), and may be a later alteration, as it disrupts the building's symmetrical plan. This bay window features a hipped roof, cornice trim, and wood windows, which are in keeping with the original architectural elements of the house. If the bay window is not 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 does not detract from the architectural integrity of the subject dwelling. Standard 2 also applies to the south addition with wood fenestration (Figure 19).

Figure 17: 1926 Fire Insurance Plan of Bedford with the subject property denoted with a red arrow.[13] The plan indicates that there was a wraparound porch or deck on the south and east elevations of the subject property

Figure 18: Rear addition highlighted with redlines (Staff photo, April 18, 2024)

Figure 19: South addition highlighted with redlines, recognized as a character-defining element as an early alteration (Staff photo, April 18, 2024)

Figure 20: Box bay window adjacent to the south addition, with a hipped roof, cornice trim, and wood windows, recognized as a character-defining element (Staff photo, April 18, 2024)

Figure 21: Two French doors with surrounding lights were added to the south side of the rear wing (Staff photo, April 18, 2024)

Relationship to Surrounding Area

Neighbourhood History and Development Patterns:

The subject property has physical, historical and visual relationships with the surrounding area.

Located on the hill west of the Sackville River, the subject property is part of Bedford's earliest developed area. After the construction of the railway through Bedford in 1854, the community began to grow as trains provided access to goods. The Bedford area offered farming opportunities, and milled goods could be transported quickly and efficiently to Halifax, encouraging the growth of mills along the Basin's shoreline[14]. George Lister, who owned land between Scott Manor House, Parkers Brook, and the Bedford Basin, embraced this change. In 1856, he subdivided his land into 59 smaller lots, each large enough to support a family home. As part of this subdivision, First Avenue was originally created as First Street.[14] Several houses near the subject property were built during this period, including 9, 12, 14, 29, and 33 First Avenue (Figure 22 to 26). One of these, Knight House at 29 First Avenue, is now a registered heritage property[4]. Additionally, William MacKenzie's daughter, Ella D. Pryor, and her husband, Henry Pryor, lived nearby at 9 Division Street[2] (Figure 27). The subject property is also in proximity to the Bedford train station, located at 1361 Bedford Highway.

Figure 22: 9 First Avenue (Staff photo, April 18, 2024)

Figure 23: 12 First Avenue (Staff photo, April 18, 2024)

Figure 24: 14 First Avenue (Google Streetview, November, 2022)

Figure 25: 29 First Avenue (Staff photo, April 18, 2024)

Figure 26: 33 First Avenue (Staff photo, April 18, 2024)

Figure 27: 9 Division Street (Staff photo, April 18, 2024)

Neighbourhood Scale and Use:

The immediate surroundings of 6 First Avenue are primarily residential, with most buildings in the area ranging from two to two-and-a-half storeys in height. To the south of the subject property is a two-storey commercial building. Overall, the neighbourhood around subject property is characterized by low-density residential development.[15].

Figure 28: Aerial Pictometry image with 6 First Avenue highlighted by a red arrow (May 5, 2024).

Surrounding Registered Heritage Properties:

The subject property is located in proximity to three municipally registered heritage properties:
- Knight House, 1902 (29 First Avenue);
- The Teachery, 1892 (9 Spring Street); and
- Scott Manor House, 1800 (15 Fort Sackville Road).

Additionally, the Bedford Petroglyphs National Historic Site of Canada is located to the west of the subject property. The 36-hectare natural area overlooks the head of Bedford Basin and contains two petroglyphs carved into a quartzite outcrop, located on one of the parallel ridges of the Bedford Barrens. These petroglyphs hold significant spiritual importance to the Mi'kmaq people.

Figure 29: Map highlights the subject property (red arrow) in relation to nearby heritage resources: A) Knight House, B) The Teachery, C) Scott Manor House, and D) Bedford Petroglyphs National Historic Site of Canada.

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