

December 11, 2024

**HALIFAX**

Item 9.1.1.

**HRTG-2024-00433: 6 First Avenue, Bedford**

Request to Include Property in the Registry of Heritage  
Property for the Halifax Regional Municipality

# Location



Location of 6 First Avenue

# Registration for Evaluation Criteria – Buildings

| Criterion  | Maximum Score |
|--|---------------|
| 1. Age   | 25            |
| 2.[a] Historical <u>or</u> [b] Architectural Importance    | 20            |
| 3. Significance of Architect / Builder                     | 10            |
| 4. Architectural Merit: Construction Type <u>and</u> Style | 20            |
| 5. Architectural Integrity                                 | 15            |
| 6. Relationship to Surrounding Area                        | 10            |
| <b>Total</b>   | <b>100</b>    |

# 1. Age

## 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 |



1926 Fire Insurance Plan

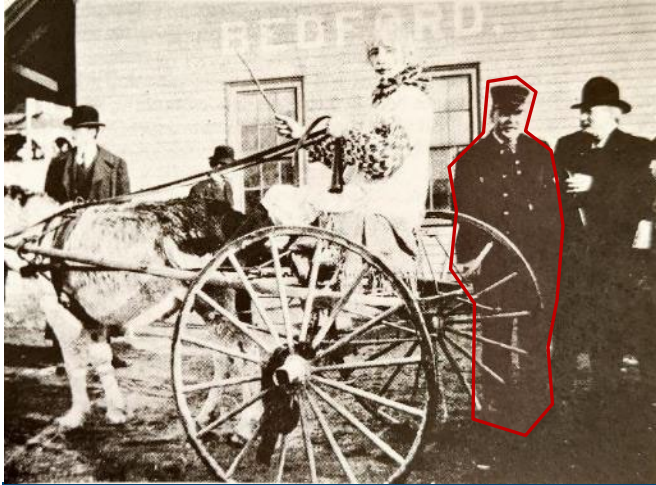
- William MacKenzie purchased the subject property in 1895
- Purchased other two parcels in 1896
- Demolished the previous owners' boarding house, which caused the decline in 1898
- The increase in 1900 indicates that the construction date is 1899

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# 1. Age

| 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 - 1899          | 16     | From Boom to Confederation                               |
| 1868 - 1899          | 13     | Confederation to the end of the 19 <sup>th</sup> century |
| 1900 - 1917          | 9      | Turn of the Century to Halifax Harbour Explosion         |
| 1918 - 1945          | 5      | The War Years  |
| 1945 - Present       | 3      | Post-War   |

# 2a. Historical Importance



William MacKenzie standing in front of Bedford station

## William MacKenzie (1853-1931), Bedford Station Master

- Began railway career in 1872; moved to Bedford in 1881. Appointed Bedford station master in 1884; served 58 years in railway operations.
- Station served as a hub for commuters, freight, and mail services in Bedford and surrounding areas.
- Trained young people who later employed by railways

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# 2a. Historical Importance

## Dr. Luther Burns MacKenzie (1880–1981)

- Son of William Mackenzie.
- Played a key role in the development of the New York University (NYU)-Bellevue Medical Center.
- Spearheaded major fundraising efforts for NYU
- NYU Alumni Meritorious Service Medal (1947), honorary doctorates from NYU (1957) and Dalhousie (1980).

## Peter G. Christie (1941–2021)

- Owned and subdivided the property (1974–1975).
- Third Mayor of Bedford (1988–1991); later MLA for Bedford-Fall River (1999)
- Served as Minister of Community Services, Service Nova Scotia, and Finance.

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## 2b. Architectural Importance

| Relationship to Important Occasions, Institutions, Personages or Groups | Points  |
|---|---------|
| Nationally: Intimately Related  | 16 - 20 |
| Nationally: Moderately Related  | 11 - 15 |
| Nationally: Loosely Related   | 1 - 10  |
| Provincially: Intimately Related  | 11 - 15 |
| Provincially: Moderately Related  | 6 - 10  |
| Provincially: Loosely Related   | 1 - 5   |
| Locally: Intimately Related   | 11 - 15 |
| Locally: Moderately Related   | 6 - 10  |
| Locally: Loosely Related  | 1 - 5   |



# 3. Significance of Architects / Builders

**James Albert Shaffelburg (1899-1983):**

- Local carpenter, built several houses in Bedford
- Chief of Bedford's Bucket Brigade Fire Station



# 3. Significance of Architects / Builders

| Status                   | Points |
|--------------------------|--------|
| Nationally               | 7 - 10 |
| Provincially Significant | 4 - 6  |
| Locally Significant      | 1 - 3  |
| Not Significant          | 0      |



## 4a. Architectural Merit *[Construction Type]*

- Ballon frame wood construction
- Rock foundation
- Brick masonry chimenys
- Wood claddings



Rock foundation and wood beams in the basement

# 4a. Architectural Merit *[Construction Type]*

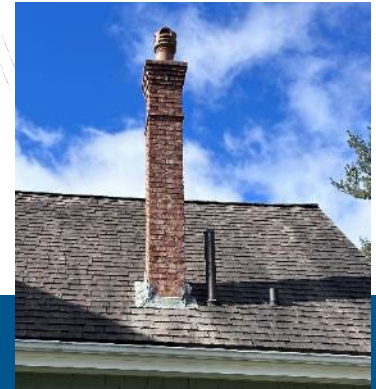
| A) Construction Type           | Points |
|--------------------------------|--------|
| Vert rare/ early example       | 7 - 10 |
| Moderately rare/ early example | 4 - 6  |
| Somewhat rare/ early example   | 1 - 3  |
| Not rare/ common example       | 0      |

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# 4b. Architectural Merit *[Style]*

Character-defining elements are as listed in the Staff Report, but most notably include:

- 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;
- Chimneys of the west and south wings;
- Wood shingle cladding; and
- Moulded fascia boards.



## 4b. Architectural Merit *[Style]*

| B) Style                       | Points |
|--------------------------------|--------|
| Vert rare/ early example       | 7 - 10 |
| Moderately rare/ early example | 4 - 6  |
| Somewhat rare/ early example   | 1 - 3  |
| Not rare/ common example       | 3      |

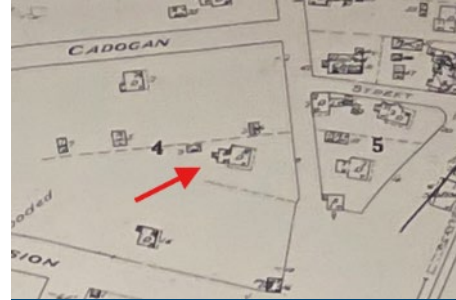
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# 5. Architectural Integrity

High level of architectural integrity with modest changes

- Remain the T-shape layout.
- Early alterations are recognized as CDEs
  - Box bay window
  - Enclosed porch
- French doors
- Rear addition



1929 map shows layout hasn't been changed



Early alterations, recognized as CDEs



New French doors



Rear addition

# 5. Architectural Integrity

| Exterior change       | Points  |
|-----------------------|---------|
| Largely unchanged     | 11 - 15 |
| Modest changes        | 6 - 10  |
| Major changes         | 1 - 5   |
| Seriously compromised | 0       |

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# 6. Relationship to Surrounding Area

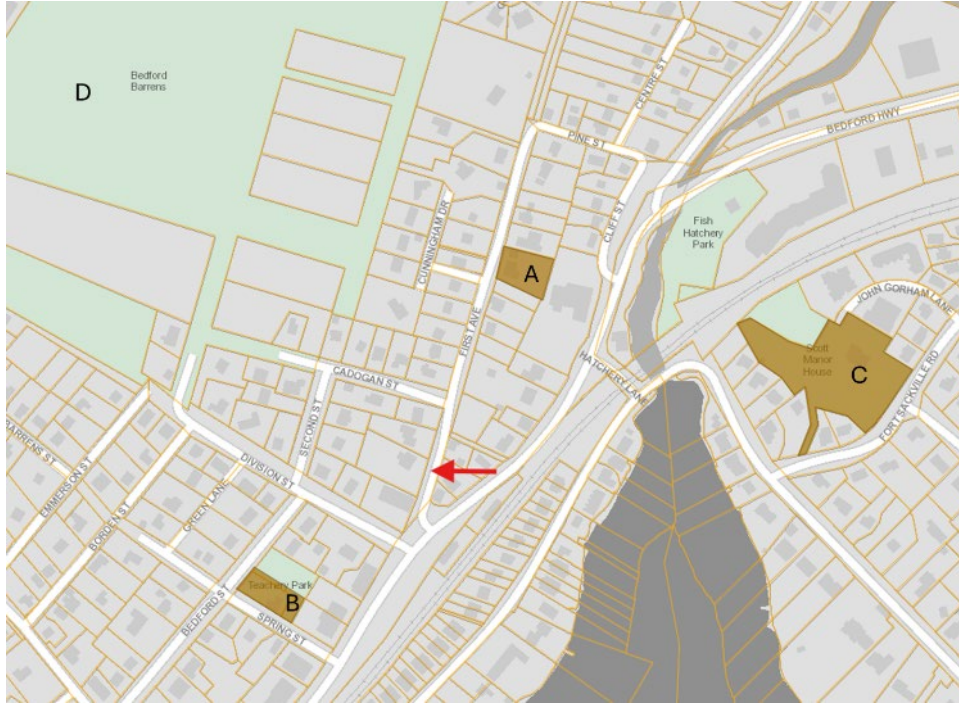


Surrounding area of the subject property

- Located on the hill west of the Bedford Basin, one of the earliest developed area
- Surrounded by low density residential buildings, including several same-period houses
- In proximity to the Bedford station

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# 6. Relationship to Surrounding Area



Subject property and nearby heritage resources



A: Knight House, 1902  
29 First Avenue



B: The Teachery, 1892  
9 Spring Street



C: Scott Manor House,  
1800  
15 Fort Sackville Rd



D: The Bedford  
Petroglyphs National  
Historic Site of Canada

# 6. Relationship to Surrounding Area

| Relationship to Surrounding Area  | Points |
|---|--------|
| The building is an important architectural asset contributing to the heritage character of the surrounding area | 6 - 10 |
| The architecture is compatible with the surrounding area and maintains its heritage character                   | 1 - 5  |
| Does not contribute to the character of the surrounding area  | 0      |



# Recommendation

That the Heritage Advisory Committee recommend 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 of the staff report dated November 26, 2024, as a municipal heritage property under the Heritage Property Act.

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**Thank you**