

Cape Breton Regional Municipality

Heritage Advisory Committee

AGENDA

**Thursday, May 16, 2024
4:30 p.m.**

**Council Chambers
2nd Floor, City Hall
320 Esplanade, Sydney, NS**

Committee Members:

**Councillor Eldon MacDonald - Chair
Councillor Ken Tracey
Councillor Darren O'Quinn
Thomas Ashford, Citizen Appointee
Kyron Coombes, Citizen Appointee, Vice-Chair
Kaleb DeLeskie, Citizen Appointee
Allie MacInnis, Citizen Appointee
Saul MacNeil, Citizen Appointee
Susan MacNeil-Singh, Citizen Appointee
Spyro Trifos, Citizen Appointee**

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Land Acknowledgement

Roll Call

1. **Approval of Agenda:** (Motion Required)
2. **Approval of Minutes:** October 12, 2023 (previously distributed)
3. **Municipal Heritage Registration – 26 Archibald Ave., North Sydney:** Karen Neville, Senior Planner / Heritage Officer (See page 4)
4. **Municipal Heritage Registration – 54 Blowers St., North Sydney:** Karen Neville, Senior Planner / Heritage Officer (See page 26)
5. **Committee Agenda Requests:**
 - a) **Change of Mandate:** Allie MacInnis, Citizen Appointee (See page 37)
 - b) **Green Plaque Program:** Kyrn Coombes, Citizen Appointee, Vice-Chair (See page 38)
 - c) **Return of Excellence in Built Heritage Award:** Kyrn Coombes, Citizen Appointee, Vice-Chair (See page 39)

Continued...

**Heritage Advisory Committee Agenda
May 16, 2024 (Cont'd)**

- d) **Interactive Heritage Map:** Kyron Coombes, Citizen Appointee, Vice-Chair
(See page 40)

- e) **Re-evaluation of Committee Scope:** Kyron Coombes, Citizen Appointee,
Vice-Chair (See page 41)

- f) **Request for Resources:** Kyron Coombes, Citizen Appointee, Vice-Chair (See
page 42)

Adjournment



CAPE BRETON
REGIONAL MUNICIPALITY

TO: Heritage Advisory Committee **DATE:** May 6, 2024

FROM: Karen Neville

RE: Request for Municipal Heritage Registration - 26 Archibald Ave,
North Sydney

A request has been received from Angela Iannetti to register 26 Archibald Ave, North Sydney (PID 15026644) as a Municipal Heritage Property (Attachment A). The applicant's submission for Heritage Registration, which was prepared by Emma Lang, Executive Director, Heritage Trust of Nova Scotia, can be found in Attachment B. The unique architectural features as well as the association with the Jabalee family are cited for the reasons for Municipal Heritage Registration.

The applicant estimates the house is over 100 years old, with the Jabelee family residing in the building from 1933. This house was believed to be built for the first recorded owner, a local doctor, Roderick C. McLeod and his wife Annie, who are listed living on Archibald Street in 1901. It is thought the house was built by architect William Critchlow Harris, of Charlottetown, Prince Edward Island. Harris was responsible for the design and construction of numerous churches, commercial and residential buildings in Prince Edward Island and Nova Scotia. In Cape Breton specifically, Harris is known for the building of St. Joseph's Catholic Church on Archibald Avenue and St. John's Anglican Church on Pierce Street in North Sydney and Trinity Church in Sydney Mines as well as residences at 102 and 110 Pierce Street¹.

According to Emma Lang, the house is an example of houses built in Queen Anne Revival style which were popular among the merchant class across Atlantic Canada.² A series of exterior photos can be found in Attachment C. The applicant submission includes a detailed description of architectural features of the home (Attachment B). While the home is now covered with vinyl siding, the original scalloped shingles are present. The home once had stained glass windows, which have been removed.

The building was once the home of the Jabalee family, an extremely successful merchant family residing in North Sydney. Edna Jabalee purchased the property in 1933, and it was sold by the couple's four children in 1996. The applicant's submission provides a detailed overview of the contributions from the Jabalee family.

¹ Mary Jane MacNeil, "LETTER: Old article sparks North Sydney family memories," Saltwire. July 4, 2017, <https://www.saltwire.com/cape-breton/opinion/letter-old-article-sparks-north-sydney-family-memories-22601/>, (Accessed August 22, 2023).

² Canada's Historic Places, "Alphaeus Barbour House," Historic Places Canada, January 11, 2005, <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=14599&pid=0>, (Accessed April 5th, 2024); Canada's Historic Places, "Fred Fowler Residence," Historic Places Canada, November 25, 2009, <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=14599&pid=0>, (Accessed April 5th, 2024).

As indicated, the applicant is requesting Municipal Heritage Registration based on the unique architectural features as well as the association with the Jabalee family. While the combination of architecture features and connection to the Jabalee supports the request for Municipal Heritage Registration of the property, the scores associated with architectural significance are the main reasons for considering this property as a Municipal Heritage Property. The scoring criteria for this property can be found in Attachment D.

Recommendation

I recommend that the Heritage Advisory Committee advise Council to initiate the process for registering 26 Archibald Ave, North Sydney as a Municipal Heritage Property.

Submitted by:

Originally Signed by

Karen Neville
Planning and Development Department



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Edward Street

Caledonia Street

Pierce Street

Caledonia Street

Pleasant Street

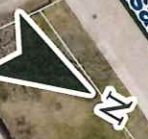
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Court Street

Pleasant Street

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Applicant Information:**Name:** Angela Iannetti**Organization/Company Affiliation:****Address:** 26 Archibald Ave, North Sydney CB B2A 2W3**Telephone:** [REDACTED]**Email:** [REDACTED]**Compiled with the help of:****Name:** Heritage Trust of Nova Scotia, Emma Lang, Executive Director**Address:** 55 Ochterloney Street, Dartmouth, Nova Scotia, B2Y 1C3**Telephone:** [REDACTED]**Email:** [REDACTED]

Property Information:**Nova Scotia Property Identification Number (PID(s)):** 15026644**Owner(s):** Angela Iannetti**Address:** 26 Archibald Avenue, North Sydney, B2A 2W2.**Historical Information**

1. **Age of Property:** over 100 years (Viewpoint) exact date unknown, however, the Jabalee family resided in the house starting in 1948.

2. **Source of Information:**

The age of the property is indicated on Viewpoint.ca.

3. **Does this property have an association with the life or activities of a person, group, organisation, institution or an event that has made a significant contribution to the local community, municipality, province, or country? If so, provide details:**

Association of the property with the community's economic, social, political, athletic or cultural history:

This example of domestic architecture represents the success and prominence of the Jabalee family, an extremely successful merchant family residing in North

Sydney. The house also represents the stories of the wider Lebanese and Syrian communities in North Sydney, many of whom, like the Jabalees, arrived in the early twentieth century eventually purchasing homes behind the busy Commercial Street and opening successful businesses. Many of these immigrants were attracted to industrial towns in Cape Breton due to an abundance of job opportunities in mines, quarries and their associated factories, as well as in jobs that supported the lives of people in the area. Richard and Edna Jabalee lived at 26 Archibald Avenue with their children born between 1929 and 1935, George, Harold, Joseph and Rose Marie, lived at 26 Archibald Avenue from 1933 to 1996. Jabalee's three sons would eventually come to take over the family businesses after Richard Jabalee's passing in 1982 before closing the business in 1996.

Jabalee's businesses were responsible for employing many in the community, including throughout World War II when Jabalee had three ships in the Sydney Harbour to service convoys bringing supplies to Europe. While open, these businesses employed numerous people in North Sydney, some of whom were also immigrants from Lebanon and Syria, as warehouse loaders and stockers, grocery clerks, box boys, meat cutters, office workers or delivery drivers. Each of the Jabalee stores employed fifteen to twenty people at a time with the warehouse employing fewer, likely between two and three. Many immigrants from this community worked at Jabalee's stores until they got their own start.¹ One example of this is the Rahey brothers who were employed at Richard Jabalee's grocery store and went on to become well regarded businessmen and open their own successful grocery chain.²

Richard Jabalee was also known in Cape Breton because of his passion for racing and collecting horses. Harness racing in North Sydney and Atlantic Canada, more broadly, was a popular sport throughout the twentieth century. North Sydney's race track, Northside Downs, opened in 1889 and competitions held here regularly drew large crowds of up to five thousand in the 1930s and 1940s.³ Alongside his brother

¹ This comes from oral history given by Charlene Pedersen, head of the North Sydney Area Lebanese Heritage Society.

² Harold Jabalee, 2019, "Part 1 - Interview with Harold Jabalee," interview by Isabel Rahey-Tobin, October 25, 2019, https://www.youtube.com/watch?v=amSizJ1d_oI

³ Peter Craig, "Racetracks of the World – North America : Canada (Nova Scotia and Newfoundland)," *Harnessbred*, April 20, 2022, <https://www.harnessbred.com/racetracks-world-north-america-canada->

Mike Jabalee, who acted as jockey, Richard Jabalee competed throughout the maritimes and parts of America including Pennsylvania and New York.⁴ One of his horses, Marjorie M, gained a particularly good reputation in the racing community, earning the nickname 'Queen of the Maritimes.'⁵ In addition to his racing career, Richard's businesses, like many others at the time, sponsored local and provincial sports teams, and Jabalee himself was even a shareholder and one of the original directors of the Northside Forum.⁶ This house functioned as a home for several individuals, and their families, who provided invaluable services to the people of North Sydney and represents the Jabalee family's wealth and success, having notably purchased the house and opened three thriving businesses at the height of the depression.

Association of the property with a well-known person locally, provincially or nationally:

This was the family home of Edna and Richard Jabalee's family. Edna Jabalee purchased the property in 1933, and it was sold by the couple's four children in 1996, a little over a decade after Richard Jabalee's death.⁷ Richard Jabalee was very well known both locally and throughout Atlantic Canada for numerous reasons. Jabalee arrived in Nova Scotia with his father Asad in 1909 at the age of seventeen from Zahle, Lebanon and was followed by his mother and other siblings in 1913.⁸ According to the oral testimony of Jabalee's son Harold, Richard Jabalee did not speak or read English when he arrived.⁹ He first worked at a quarry in Georges River, then the local Nova Scotia Steel and Coal Company in Sydney Mines, then at

nova-scotia-newfoundland/#:~:text=of%20Atlantic%20provinces.-

,NOVA%20SCOTIA,of%20Nova%20Scotia)%20and%20Truro. (Accessed August 23, 2023).

⁴ Harold Jabalee, 2019, "Part 1 - Interview with Harold Jabalee," interview by Isabel Rahey-Tobin, October 25, 2019, https://www.youtube.com/watch?v=amSizJ1d_oI

⁵ Gordon Sampson, "Hard work allows for quality purchases," *Saltwire*, November 17, 2019, <https://www.saltwire.com/cape-breton/opinion/hard-work-allows-for-quality-purchases-21190/>. (Accessed August 10, 2023).

⁶ Gordon Sampson, "Hard work allows for quality purchases," *Saltwire*, November 17, 2019, <https://www.saltwire.com/cape-breton/opinion/hard-work-allows-for-quality-purchases-21190/>. (Accessed August 10, 2023).

⁷ Douglas Lloy, "Deed: Joseph Jabalee, George Jabalee, Rose Marie Jabalee and Harold Jabalee to Angela Iannetti," *Registry of Deeds*, October 11, 1996.

⁸ In total the family included 4 sons and a daughter at the time of immigration. Statistics Canada, "Census of Canada, 1921" (RG31- Statistics Canada, 1921), page 9, <http://central.bac-lac.gc.ca/redirect?app=census&id=67607754&lang=eng>.

⁹ Harold Jabalee, 2019, "Part 2 - Interview with Harold Jabalee," interview by Isabel Rahey-Tobin, October 25, 2019, <https://www.youtube.com/watch?v=myGnyeHGhlo>

the North Sydney docks and as a peddler before opening his first grocery store in a rented retail space on Commercial Street in 1917.¹⁰ The 1917 store was the first of a series of such businesses that were owned by Richard Jabalee and his family. Notably, during the height of the depression Jabalee's businesses continued to grow. After closing the first business located in a rental unit on Commercial Street Jabalee purchased and opened The Quality Store and a wholesale in 1932 and finally, a warehouse and grocery store was built and opened in 1939.¹¹ Jabalee's warehouse was a supplier for many of the grocery stores in North Sydney throughout the twentieth century, also providing delivery services as many grocers did. Jabalee was commonly referred to as 'The Boss' by those who knew him in North Sydney.¹²

Richard Jabalee's businesses carried items that could not be found elsewhere and were considered to be high quality by his customers. In particular, Richards grocery chain, R. Jabalee and Northern Wholesale (later renamed R. Jabalee & Sons Ltd. in 1955) sold beef sourced from the west of Canada, which he labelled Canada's finest Red Brand Beef. Richard's stores sold this product so effectively that the CEO of Canada Packers, Norman MacLean, travelled from Toronto to North Sydney to meet him in person.¹³

In addition to Richard Jabalee's entrepreneurial reputation he was also an avid race horse owner, gaining a particular reputation for one horse named Marjorie M, who was referred to as 'Queen of the Maritimes'.¹⁴ According to the oral testimony of Richard's son Harold Jabalee, his father had always had a love for horses, beginning to purchase race horses in the 1920s and keeping them in Montreal, later moving

¹⁰ Gordon Sampson, "Food behind Jabalee family's business success," *Saltwire*, November 10 2016, <https://www.saltwire.com/cape-breton/opinion/food-behind-jabalee-familys-business-success-21200/> (Accessed August 10, 2023).

¹¹ Gordon Sampson, "Food behind Jabalee family's business success," *Saltwire*, November 10 2016, <https://www.saltwire.com/cape-breton/opinion/food-behind-jabalee-familys-business-success-21200/> (Accessed August 10, 2023).

¹² Harold Jabalee, 2019, "Part 1 - Interview with Harold Jabalee," interview by Isabel Rahey-Tobin, October 25, 2019, https://www.youtube.com/watch?v=amSizJ1d_oI

¹³ Gordon Sampson, "Food behind Jabalee family's business success," *Saltwire*, November 10 2016, <https://www.saltwire.com/cape-breton/opinion/food-behind-jabalee-familys-business-success-21200/> (Accessed August 10, 2023).

¹⁴ Harold Jabalee, 2019, "Part 1 - Interview with Harold Jabalee," interview by Isabel Rahey-Tobin, October 25, 2019, https://www.youtube.com/watch?v=amSizJ1d_oI; Gordon Sampson, "Hard work allows for quality purchases," *Saltwire*, November 17, 2019, <https://www.saltwire.com/cape-breton/opinion/hard-work-allows-for-quality-purchases-21190/>. (Accessed August 10, 2023).

them to Nova Scotia so that he could be closer to them.¹⁵ Richard Jabalee himself did not race the horses, instead his brother Mike Jabalee or friend Earl Avery from New Brunswick acted as jockeys.¹⁶ Jabalee was known to travel across America and the Maritimes to purchase horses and compete in horse racing competitions.¹⁷ On one occasion Marjorie M was registered to compete at a race in Charlottetown, but instead the race was cancelled and Richard Jabalee was given the prize money as the organisers recognized that Marjorie would likely win.¹⁸ Richard Jabalee also took interest in other sports and was a shareholder and one of the original directors of the Northside Forum. He supported hockey and baseball in Cape Breton by attending games throughout the island and sponsoring local sports teams.¹⁹ Richard Jabalee's success and reputation in the area is clearly displayed in a 1935 issue of the Sydney Post Record which included his name in a list of 'Leaders of Cape Breton.'²⁰

4. Are there any additional comments regarding the age and history of the structure that you can provide? If so, provide details.

This house was presumably built for the first recorded owner, a local doctor, Roderick C. McLeod and his wife Annie, who are listed living on Archibald Street in the 1901 Canadian Census and took out three mortgages on the property at 26 Archibald Street between the years 1901 and 1909 (see appendices A-C).²¹ Two of these mortgages, both taken in 1901, were through an organisation titled the Nova Scotia Permanent Benefit Building Society and Savings Fund (later the Nova Scotia Savings and Loan Company), a 'members-only saving and lending co-operative,'

¹⁵ Harold Jabalee, 2019, "Part 1 - Interview with Harold Jabalee," interview by Isabel Rahey-Tobin, October 25, 2019, https://www.youtube.com/watch?v=amSizJ1d_ol

¹⁶ Harold Jabalee, 2019, "Part 1 - Interview with Harold Jabalee," interview by Isabel Rahey-Tobin, October 25, 2019, https://www.youtube.com/watch?v=amSizJ1d_ol; Gordon Sampson, "Hard work allows for quality purchases," *Saltwire*, November 17, 2019, <https://www.saltwire.com/cape-breton/opinion/hard-work-allows-for-quality-purchases-21190/>. (Accessed August 10, 2023).

¹⁷ Harold Jabalee, 2019, "Part 1 - Interview with Harold Jabalee," interview by Isabel Rahey-Tobin, October 25, 2019, https://www.youtube.com/watch?v=amSizJ1d_ol

¹⁸ Gordon Sampson, "Hard work allows for quality purchases," *Saltwire*, November 17, 2019, <https://www.saltwire.com/cape-breton/opinion/hard-work-allows-for-quality-purchases-21190/>. (Accessed August 10, 2023).

¹⁹ Gordon Sampson, "Hard work allows for quality purchases," *Saltwire*, November 17, 2019, <https://www.saltwire.com/cape-breton/opinion/hard-work-allows-for-quality-purchases-21190/>. (Accessed August 10, 2023).

²⁰ Gordon Sampson, "Food behind Jabalee family's business success," *Saltwire*, November 10 2016, <https://www.saltwire.com/cape-breton/opinion/food-behind-jabalee-family-s-business-success-21200/>. (Accessed August 10, 2023).

²¹ Statistics Canada, 1901, "Canadian Census," Census, Ottawa, ON.

aiming to promote building projects, so it is likely that construction was taking place at 26 Archibald Avenue during this time.²² In 1917, presumably after her husband's death, the property was sold by Annie McLeod to Daniel MacDonald, who was also a medical doctor (see Appendix D). Daniel MacDonald held the deed for the property unit 1933 taking out a mortgage on the property in 1920 (see Appendix E) when he sold it to Edna Jabalee, Richard Jabalee's wife (see Appendix F). In 1950 when Edna Jabalee died, the property was left to her husband and subsequently passed to their children upon his death in 1982 (see Appendix G). The building was sold by Richard Jabalee's children Harold, Joe, George and Rose Marie Jabalee in 1996 (see Appendix F).

Architectural Information

1. Is the name of the Architect or Builder known, if so provide?:

Angela Iannetti believes that the architect for this house was William Critchlow Harris, of Charlottetown, Prince Edward Island.

2. Was the architect/builder of particular importance at the regional or local level?

The proposed architect, William Critchlow Harris, was well-known throughout the Maritimes. Harris was responsible for the design and construction of numerous churches, and commercial and residential buildings in Prince Edward Island and Nova Scotia. In Cape Breton specifically, Harris is known for the building of St. Joseph's Catholic Church on Archibald Avenue in and St. John's Anglican Church on Pierce Street in North Sydney and Trinity Church in Sydney Mines as well as residences at 102 and 110 Pierce Street and the town of Broughton.²³ Harris is known to have changed the architectural landscape of many of the communities he worked in and to have designed each of his residential projects uniquely, but commonly with Gothic revival characteristics, like those sometimes found in Queen

²² "Fonds 2013-020/001-004 and MG 3 volumes 1267-1271, 1314-1328, 1445-1450, 1452-1456, 1458-1462, 1544-1546, 1822-1828, 1830-1834; Photographs: 70.2.6 - Nova Scotia Savings and Loan Company fonds," *MemoryNS*, Nova Scotia Archives, Accessed September 7, 2023, <https://memoryns.ca/nova-scotia-savings-loan-and-building-society-fonds>.

²³ Mary Jane MacNeil, "LETTER: Old article sparks North Sydney family memories," *Saltwire*. July 4, 2017, <https://www.saltwire.com/cape-breton/opinion/letter-old-article-sparks-north-sydney-family-memories-22601/>, (Accessed August 22, 2023).

Anne revival homes like 26 Archibald Avenue.²⁴ Harris was a part of many Architectural projects in the Maritimes, and in 1992 there were still 58 buildings designed by him standing in Prince Edward Island and another 43 in Nova Scotia.²⁵ It is also possible that another architect was copying Harris's style.

3. Does the building exhibit any unusual or unique architectural features? If yes, describe these features:

Many of the eccentric features present on this structure make it distinctive and unique. The house is an excellent example of houses built in Queen Anne Revival style which were popular among the merchant class across Atlantic Canada.²⁶ These features include the hexagonal tower at the northeastern corner of the house, the asymmetrical roofline and placement of windows and doors on all faces of the building, and elements like bay windows.

4. Does the architecture have a distinct design unique to the local area? If yes, describe:

The architectural design of this building is characteristic of the residential area behind Commercial Street in North Sydney. Several of the homes and churches in this area were designed by William Critchlow Harris and feature gothic revival characteristics.²⁷ Harris is also known to have had an interest in pointed arches, which can be seen in the roofline of 26 Archibald Avenue.²⁸

Construction Information

²⁴ Historic Places Prince Edward Island, "William Critchlow Harris, RCA (1854-1913.)," n.d. <http://www.gov.pe.ca/hpo/index.php3?number=1021817&lang=E>, (Accessed August 22, 2023).

²⁵ Robert Critchlow Tuck, "HARRIS, WILLIAM CRITCHLOW," in Dictionary of Canadian Biography, vol. 14, University of Toronto/Université Laval, 2003 (Accessed August 22, 2023). http://www.biographi.ca/en/bio/harris_william_critchlow_14E.html.

²⁶ Canada's Historic Places, "Alphaeus Barbour House," *Historic Places Canada*, January 11, 2005, <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=14599&pid=0>, (Accessed August 23, 2023); Canada's Historic Places, "Fred Fowler Residence," *Historic Places Canada*, November 25, 2009, <https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=14599&pid=0>, (Accessed August 23, 2023).

²⁷ Mary Jane MacNeil, "LETTER: Old article sparks North Sydney family memories," *Saltwire*. July 4, 2017, <https://www.saltwire.com/cape-breton/opinion/letter-old-article-sparks-north-sydney-family-memories-22601/>, (Accessed August 22, 2023).

²⁸ Gordon Sampson, "Architect lives on in his churches on the Northside," *Saltwire*, November 6, 2015, <https://www.saltwire.com/cape-breton/opinion/architect-lives-on-in-his-churches-on-the-northside-20886/>, (Accessed August 22, 2023).

1. Type of Construction (For example, wood frame, mortar, brick, etc)

This building is a three storey house constructed in a Queen Anne revival style with gothic revival elements and uses a wood construction with a stone and cement foundation. The exterior walls on every face of this building are covered with yellow vinyl clapboard siding. It is unknown when the vinyl siding was added to the house, however, it covers original scalloped cedar shingles. The northern face along Archibald Avenue has a gambrel style gable roof accompanied by wide moulded white wooden eaves with returns. At the northeastern corner of the building there is a conical tower, characteristic of Queen Anne revival style. The bottom level of the north face features a large veranda, an asymmetrically placed green metal screen door located near the northeastern corner, a single-storey bay window, and another large window, all with white painted wooden trim. The veranda has six wooden painted uncarved green pillars and a similarly painted uncarved wooden railing. A wide staircase extends from the veranda towards Archibald Avenue. The second level of the Archibald Avenue face features two asymmetrically placed windows with white painted wooden trim. The tower at the northeastern corner of the house is hexagonal in shape and features three windows on the first and second levels of the house, one for each visible face of the tower.

The western face of the house, which faces Pleasant Street features a double gabled roof and wide mouthed eaves with returns. The eaves are painted white. The shorter of the two gabled roofs extends out toward Pleasant Street. At the corner of Pleasant Street and Archibald Avenue the veranda meets the extended portion of the house. This side of the house features a large centrally placed window on the first level of the house, two centrally placed windows on the second floor which take the same amount of space as the window below them, and a smaller centrally placed window on the third level. There is also an additional window on the second level placed on the wall connected to the taller roofline.

The eastern face of the house has two centrally placed windows on both the first and second levels, and a smaller centrally placed window on the third level. The roofline is gabled and has wide mouthed eaves with returns. The bottom of this face shows exposed cement foundation which has been painted green. There is also a brick

chimney placed on the eastern wall close to the tower at the northeastern corner of the building.

The southern face of the building includes a covered porch attached to a raised deck. There is one window on the southern face of the covered porch. The door to the porch is on its western side and is painted green. The southern face of the house has a hip end roof. On the lower level of the house there is a bay window located next to the covered porch. There are three other windows on the bottom level of this side of the house. On the second level of the house there are three windows placed relatively centrally.

2. Does the building exhibit any interesting construction techniques or particular building technologies (i.e. wooden pegs, mortise and tenon, etc.)?

3. Present Building Condition

- Poor
- Fair
- Good
- Excellent

Alteration Information

1. Has the exterior of the building been structurally altered from its original appearance? If yes, when?

The original scalloped cedar siding has been covered with a yellow vinyl siding. All windows on the house have been replaced, though the date is unknown. There were also once stained glass windows on the house which have been removed.

The veranda on the north face of the house has had its columns and railings repainted from white prior to 2012 to green after 2012.

The deck at the south side of the house was added at an unknown time, there was likely previously only a simple staircase from the door of the porch to the ground.

Contextual Information

1. Does the building serve as a visual landmark? Why?

This house serves as a visual landmark as it is one of two distinctive Queen Anne revival homes on this stretch of Archibald Avenue, sitting across from a post office and the local cenotaph. Most of the other properties on this street are commercial, industrial, or in the case of a freemasons lodge, institutional. The notable Queen Anne revival style of 26 Archibald Avenue also helps to make it a visual landmark in the wider community. Several other properties in North Sydney such as 102 and 110 Pierce Street exhibit similar architectural styles as they may have been designed by the same architect, William Critchlow Harris.²⁹ Aside from being a visual landmark, this house serves as a cultural landmark as it belonged to one of the most successful and well known Lebanese and Syrian merchant families in Cape Breton during the twentieth century.

2. How do nearby buildings compare with the subject property?

Several of the residential buildings in North Sydney similarly feature gothic revival elements or a Queen Anne revival style. Some similarly designed houses in the area behind Commercial Street are of this style and belonged to the large Lebanese and Syrian population that called North Sydney home throughout the twentieth century and to the present day. Other buildings on Archibald Avenue include a post office and the local cenotaph across the street and St. Joseph's Roman Catholic Church further west down the street. However, the complexity of the design, current colour and size of this house make it unique compared to its surroundings.

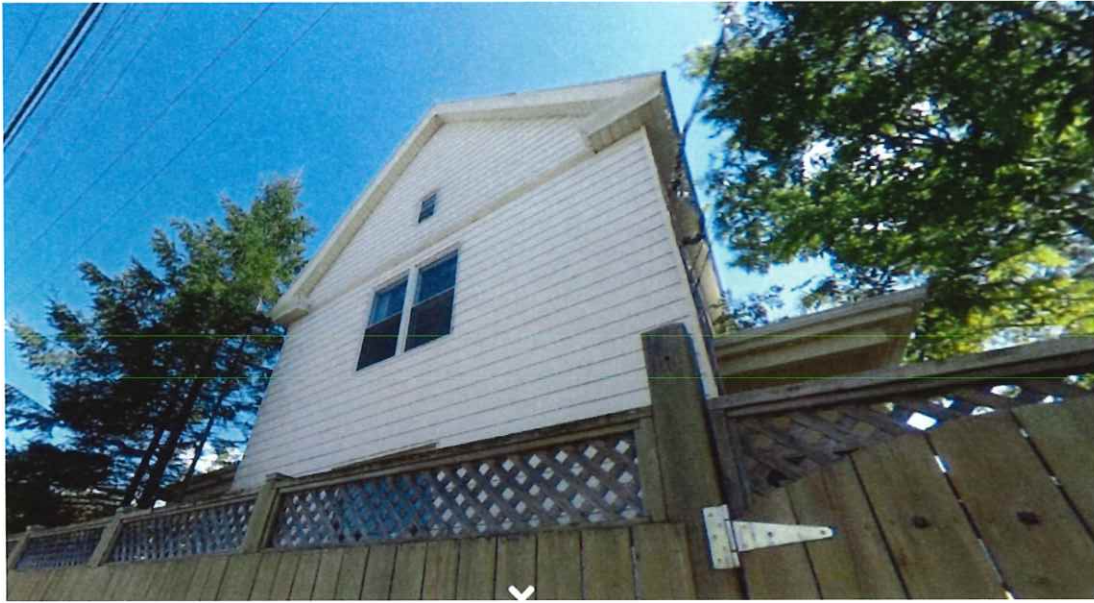
²⁹ Mary Jane MacNeil, "LETTER: Old article sparks North Sydney family memories," *Saltwire*, July 4, 2017, <https://www.saltwire.com/cape-breton/opinion/letter-old-article-sparks-north-sydney-family-memories-22601/>. (Accessed August 22, 2023).

Photographs:

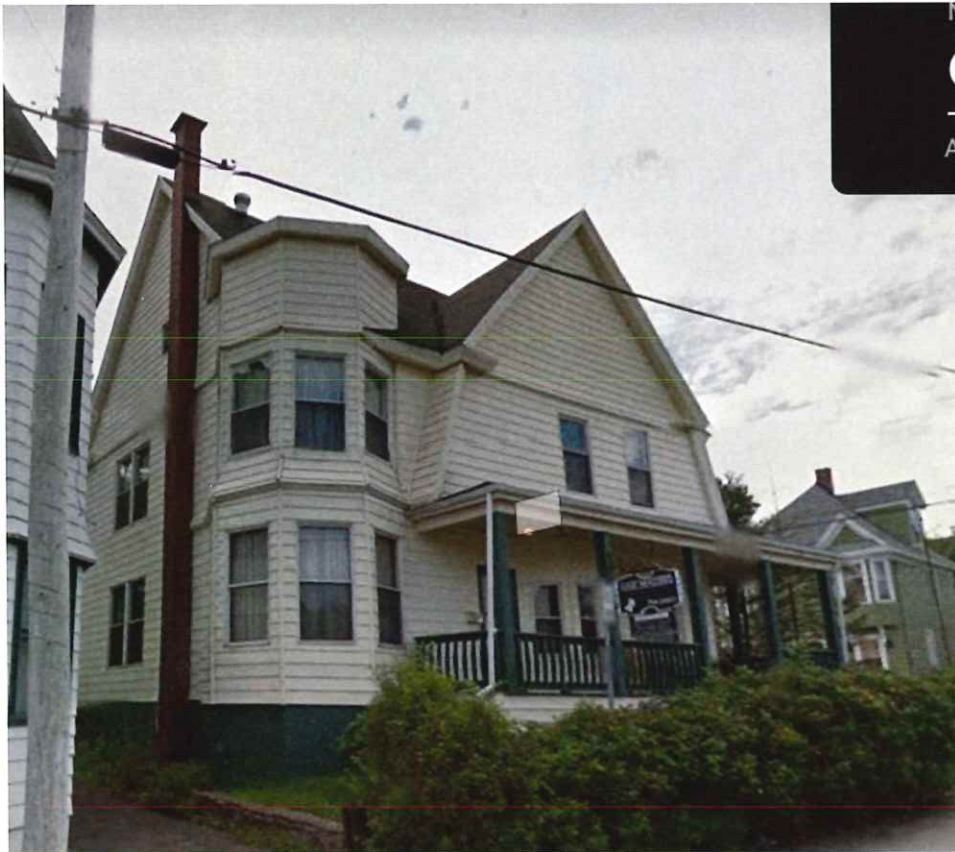


Photograph taken before 2012 showing the north face of 26 Archibald Avenue, North Sydney.

Source: Photograph taken by Anglea Iannetti.



Photograph taken in 2012 showing the Pleasant Street face of 26 Archibald Avenue
Source: Cropped image taken from Google Street View (26 Archibald Avenue, North Sydney, B2A 2W3).



Photograph taken in 2012 showing the east and north faces of 26 Archibald Avenue, North Sydney, B2A 2W3.

Source: Cropped image taken from Google Street View (26 Archibald Avenue, North Sydney, B2A 2W3)

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C





D

Property Requesting Registration: 26 Archibald Ave, North Sydney (PID 15026644)

Historic Significance		
Age of Property (over 100 years)	30 points	20 points
Association of the property with the community's economic, social, political, athletic or cultural history	20 points	5 points
Association of the property with a well-known person locally, provincially or nationally	10 points	5 points
Association of the property with a significant event in a community's history (such as incorporation of a former municipal unit, a famous labour dispute, a famous court case)	10 points	0 points
Architectural Significance		
Presence of rare or unique architectural features on the exterior (such as stained glass windows, Scottish dormers, turrets, unique pre-fabricated features on modern buildings, etc.)	20 points	10 points
Exceptional example of a particular architectural style; in order to score high in this category a structure need not be old or elaborately designed [(a modern building that is unique or is a particularly good example of a particular style could score high in this category, as could a modest, relatively unornamented structure if it is a very good example of a particular style (such as a semi-detached coal company house)]	50 points	25 points
Exterior is wood, clay brick or natural stone	10 points	0 points
Has been very substantially altered in recent years; most or all original features (dormers, windows, doors, verandahs, etc.) have been changed in size and/or style or have been removed	-25 points	-10 points
Property is in a deteriorated state, requiring major repairs	-15 point	0 points
Presence of unique interior features (such as a Casavant Freres organ, exceptional interior wood work, unique light fixtures) - <i>points to be awarded only in cases where the building is open to the public on a regular basis (places of faith, theatres, public buildings)</i>	5 points	0 points
Cultural Significance		
Association of the property with the history of a particular religious or ethnic group in the CBRM	25 points	0 points
Association of the property with social or sports events within a community over a long period of time	25 points	0 points
*Total	165 points	55 points

* It is intended that this scoring criteria will be used as a guide; it is not recommended that a specific score in each category would be required in order for registration to proceed. However, it is assumed that in order to be registered a property should score at least 50 points overall.



CAPE BRETON
REGIONAL MUNICIPALITY

TO: Heritage Advisory Committee **DATE:** May 6th, 2024

FROM: Karen Neville

RE: Request for Municipal Heritage Registration – 54 Blowers St. North Sydney

A request has been received from Brad Gullins to register 54 Blowers Street, North Sydney (PID 15029085) as a Municipal Heritage Property (Attachment A). Mr. Gullins's submission for Heritage Registration can be found in Attachment B along with additional documentation from Maureen Serroul in Attachment C. It is suggested the property has heritage significance because it was once the home of the Naddaf Family. The applicant has indicated Mr. Joseph Naddaf was the third owner of the property. The property remained in family ownership until 2021 with Mary Naddaf, daughter of Joseph and Lebibe residing in the property.

Mr. Naddaf was a successful business owner, owning men's and women's clothing stores on Commercial Street in North Sydney (Attachment D). According to Maureen Serroul, Mr. Naddaf's eldest son, Abraham, was extremely active in the community and served as a director for Saint Joseph's Church. Abraham was also instrumental in bringing the first rink to North Sydney. Two of Mr. Naddaf's sons, Moses and James, served in World War II. In addition to the clothing store on Commercial Street, the family owned two other buildings. One was the site of the first credit union in North Sydney and the other was confectionary and tobacco store. Mary Naddaf, the youngest daughter in the family, was a local curler and long-term resident of the property. Ms. Naddaf was inducted into the Northside Sports Hall of Fame for winning the 1969 Nova Scotia Curling Championship and representing the Province at the National Championship later that year (Attachment C). The Beaton Institute was unable to provide additional supporting information on the Naddaf family or historical photos of the home.

According to our data, this two storey building was constructed in 1915. Supporting documents indicate the home was built in 1916. While the building does have a dormer window and a hip roof (Attachment E), it does not contain examples of rare architecture features. Although there are no historical photographs of the property, current photographs can be found in Attachment F. The applicant has stated that this building is in fair condition, though they believe it will need significant work to bring it up to today's standards.

While the Naddaf family have been long-term residents of our community and have made contributions to both the economic and recreational heritage of our Municipality, the property does not score high on the criteria for heritage registration (Attachment G). The scoring criteria is intended to be used as a guide. However, it is assumed that to be registered, a property should score at least 50 points overall.

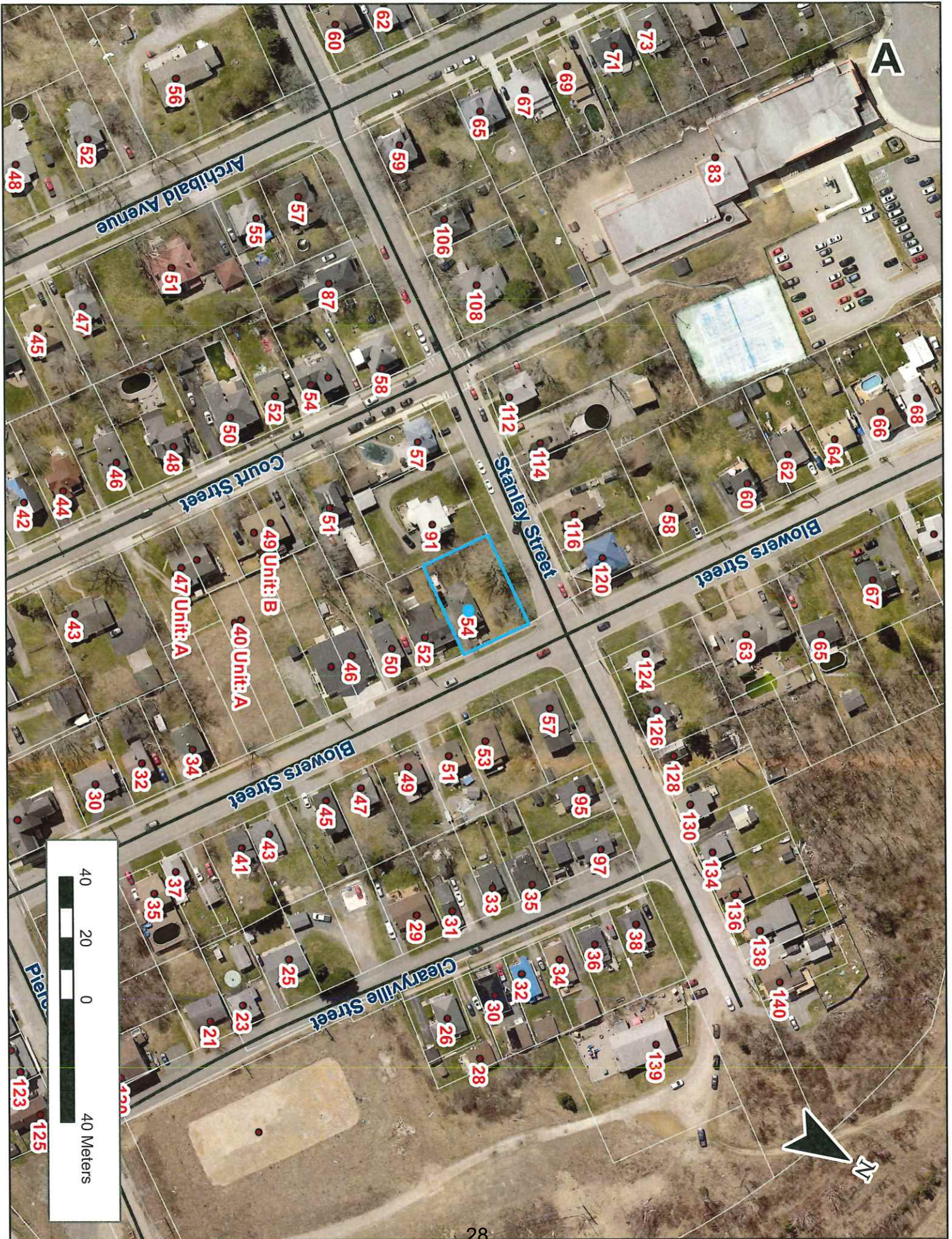
Recommendation

Based on the scoring criteria, I am not recommending this property be registered as a Municipal Heritage Property. However, if the Heritage Advisory Committee is of the opinion this property has heritage value, they can pass a motion advising the Council to initiate the process to register 54 Blowers St., North Sydney (PID 15029085) as a Municipal Heritage Property.

Submitted by:


Originally Signed by

**Karen Neville
Heritage Officer**



From: [Brad Gullins](#)
To: [Karen M. Neville](#)
Subject: Re: FW: CBRM Heritage Registration
Date: October 30, 2023 12:59:51 PM
Attachments: [IMG_20231013_120003980.jpg](#)
[IMG_20231013_115945017.jpg](#)
[IMG_20231013_115831406.jpg](#)
[IMG_20231013_115747369.jpg](#)

Good morning Karen, my name is Brad Gullins. I purchased the house at 54 Blowers St. North Sydney and have lived in it since then. The house was built in 1915 according to the listing agent and the previous owners niece Maureen Serroul. The original structure of the wood frame house is still the same. Aluminium siding was added to the exterior in the early 50s. It is the second highest house on the street with a view of the Sydney Harbour and the marine Atlantic fleet from the second storey front and side windows. The house is in fair cond. but needs a fair amount of work to bring it up to today's standards. The Naddaf's Joseph and Labibi were the third owners of the house and their daughter Mary lived there until 2021. Joseph was a successful businessman of Lebanese heritage and owned a men's clothing store as well as a woman's clothing store on Commercial Street. The local courthouse was located above the stores. Joseph and Libibi's daughter Mary Naddaf was a local curler who was inducted into the North Side sports hall of fame. She skipped her team to the Nova Scotia championship in 1969 and then on to represent Nova Scotia at the National championship in Ontario that same year. The Naddaf's niece Maureen Serroul made me aware of your heritage home program and said she would be happy to help in any way she can with the application process. I would like to apply to have the home designated as a heritage home and would appreciate your consideration of this. I have attached pictures of the four sides of the house as it is today. If you need any further information or pictures please do not hesitate to ask. Thank you kindly for your consideration

Sincerely Brad Gullins 

Submission by Maureen Serroul

The home was built in 1916 based on a quick online research. All deeds to the home from 1920 onwards will be provided.

The property was originally built by Joseph MacKinnon who earned his fortune as a rum runner. The first deed indicates the property was sold by Joseph MacKinnon to George Edwards in May of 1920. The 2nd deed indicates that the property was sold by George Edwards to Joseph Naddaf in July 1927.

Joseph Naddaf and his wife Lebibe maiden name Mehanna immigrated to Canada in 1907 and purchased the home at 54 Blowers Street when his business was firmly established. The business "Joseph Naddaf and sons" was located on Commercial Street, North Sydney. The building was formerly called "Oak Hall" as you will note in the picture submitted with Joseph and his family members standing outside. The building was 2 levels. The lower level operated as a clothing store with separate departments for ladies and gentlemen. The business flourished with top quality merchandise brought in from Montreal. Abraham the eldest son would travel often to the larger centres to visit the show rooms and place orders.

The upper level of the building was home of the first official Court House. At the time barrister John A MacDonald later Senator John A MacDonald held his regular court sessions here. Abraham was extremely active in the community and served as a director for Saint Joseph's Church. Abe was a 4th degree member of the knights of Columbus. During his earlier years in business, he would travel to remote parts of Bay St Lawrence and Neil's Harbour to provide clothes to the local residents. Most often refusing payment from poorer families and bringing toys for their children.

He was also instrumental in bringing the first rink from the airforce airplane base in Delbert to North Sydney.

Younger brothers Moses and James served in the 2nd world war.

The family owned two other buildings directly across the street from "Joseph Naddaf and Sons". One building was the site for the first North Sydney Credit union. Both buildings were two stories tall and the upper levels served as apartments. James operated a confectionery and tobacco store on the lower level of the second building.

Mary Naddaf the youngest girl in the family was an excellent sportswoman and in 1969 led her team to win the Ladies Nova Scotia Provincial Curling Championship. She later went on to represent Nova Scotia in the nationals. In 2019 she was inducted into the Northside Sports Hall of fame.

The Structure of the home on Blowers Street is wood with a dormer on the top floor. The outside was replaced with aluminum siding in later years. Otherwise, the structure has changed very little inside and out. The present condition of the house is fairly good with the exception of the back entrance and the damage done to the roof during fedora. The building is situated on a large corner lot and is clearly visible. Blowers street leads directly to the downtown area and also the North Sydney Mall, the Emera Centre, food chains, and eating establishments.

Naddaf Family



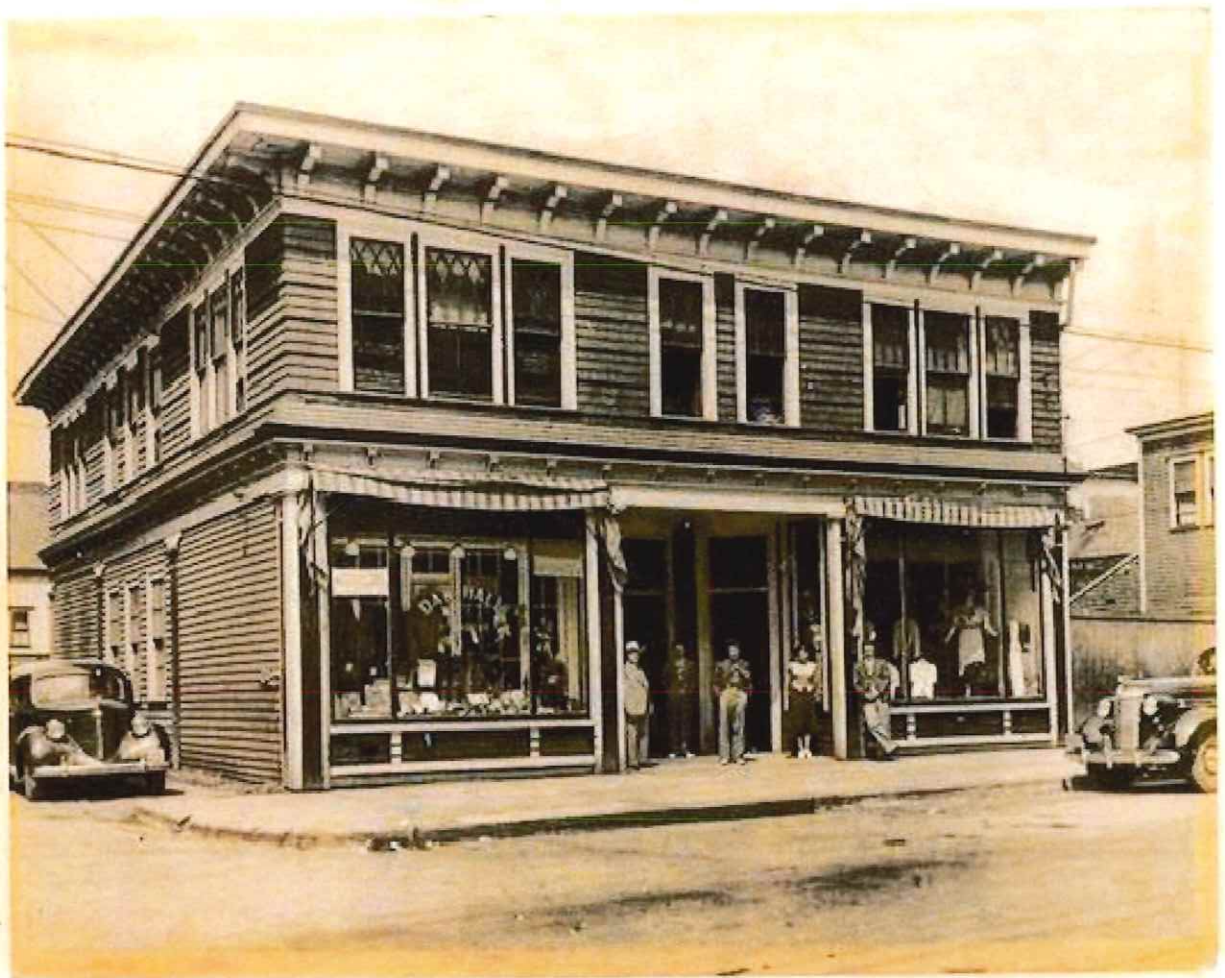
Jame Naddaf



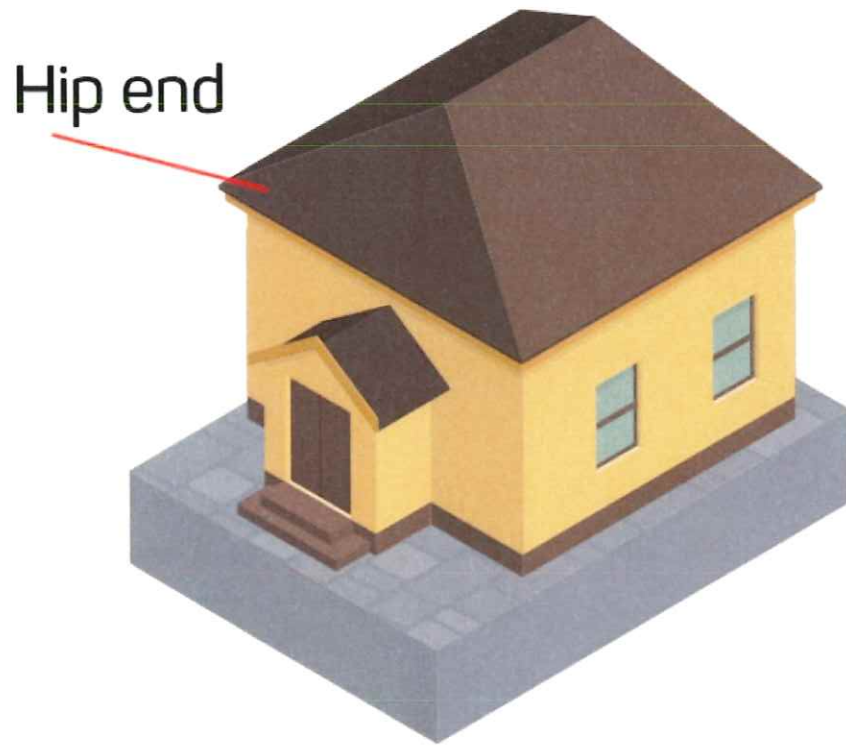
Moses Naddaf



D



Hipped roof





Property Requesting Registration: 54 Blowers St. North Sydney

Historic Significance		
Age of Property	30 points	20 points
Association of the property with the community's economic, social, political, athletic or cultural history	20 points	5 points
Association of the property with a well-known person locally, provincially or nationally	10 points	10 points
Association of the property with a significant event in a community's history (such as incorporation of a former municipal unit, a famous labour dispute, a famous court case)	10 points	0 points
Architectural Significance		
Presence of rare or unique architectural features on the exterior (such as stained glass windows, Scottish dormers, turrets, unique pre-fabricated features on modern buildings, etc.)	20 points	5 points
Exceptional example of a particular architectural style; in order to score high in this category a structure need not be old or elaborately designed (a modern building that is unique or is a particularly good example of a particular style could score high in this category, as could a modest, relatively unornamented structure if it is a very good example of a particular style (such as a semi-detached coal company house)	50 points	10 points
Exterior is wood, clay brick or natural stone	10 points	0 points
Has been very substantially altered in recent years; most or all original features (dormers, windows, doors, verandahs, etc.) have been changed in size and/or style or have been removed	-25 points	-10 points
Property is in a deteriorated state, requiring major repairs	-15 point	0 points
Presence of unique interior features (such as a Casavant Freres organ, exceptional interior wood work, unique light fixtures) - <i>points to be awarded only in cases where the building is open to the public on a regular basis (places of faith, theatres, public buildings)</i>	5 points	0 points
Cultural Significance		
Association of the property with the history of a particular religious or ethnic group in the CBRM	25 points	0 points
Association of the property with social or sports events within a community over a long period of time	25 points	0 points
*Total	165 points	40 points

* It is intended that this scoring criteria will be used as a guide; it is not recommended that a specific score in each category would be required in order for registration to proceed. However, it is assumed that in order to be registered a property should score at least 50 points overall.



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Committee Agenda Request Form

Committee:	
<input type="checkbox"/> Recommendation / Motion <input checked="" type="checkbox"/> Discussion/Report <input type="checkbox"/> Information Only	
Date of Committee Meeting: May 16, 2024	
Subject: Heritage Advisory Committee	
Topic Description: Change of Mandate	
Reason: To talk of new construction regarding heritage.	
Outcome Sought or Motion: To be able to discuss.	
<i>Name:</i> John MacInnis	<i>Signature:</i>
<i>Date:</i> May 8, 2024	<i>Received by Clerk's Department (date):</i> May 8, 2024



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Committee Agenda Request Form

Committee:	
<input checked="" type="checkbox"/> Recommendation / Motion <input type="checkbox"/> Discussion/Report <input type="checkbox"/> Information Only	
Date of Committee Meeting: May 16, 2024	
Subject: Green Plaque Program	
<p>Topic Description: Based on the English Heritage Society’s Blue Plaque program in London, the proposed Green Plaque program in the CBRM would operate similar fashion. The goal of the program is two-fold, firstly it is to honour historical properties and linked figures to those properties. Secondly, the plaque program can act as a piece of pride for property owners who wish to opt-in. The plaques would be awarded based on public nomination or by this committee with only a few awarded per year. The plaques would contain the property name (or in the case of a historical figure living there, their name would appear), followed by other information that can be discussed. A QR code could also be placed which would be linked to a property write-up on the CBRM’s website.</p> <p>Reason: The reason for this proposal is to bring awareness to historical sites within the CBRM for both residents and tourists. Many residents may not know which properties may be registered as heritage properties or why properties are registered. This program, while limited to how many properties will have plaques, would bring awareness to significant properties.</p> <p>Outcome Sought or Motion: To send a recommendation to council to explore the creation of the above-mentioned Green Plaque program.</p>	
<i>Name:</i> Kyron Coombes	<i>Signature:</i>
<i>Date:</i> May 6, 2024	<i>Received by Clerk’s Department (date):</i> May 8, 2024



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Committee Agenda Request Form

Committee:	
<input checked="" type="checkbox"/> Recommendation / Motion <input type="checkbox"/> Discussion/Report <input type="checkbox"/> Information Only	
Date of Committee Meeting: May 16, 2024	
Subject: Return of Excellence in Built Heritage Award	
<p>Topic Description: In 2016, the CBRM held an Excellence in Built Heritage Award which was open to property owners, designers, and contractors who carried out major renovations on historical buildings in the CBRM. This award has since been shelved.</p> <p>Reason: The purpose of the return is to highlight significant work that has been done on heritage sites within the CBRM.</p> <p>Outcome Sought or Motion: To recommend to council to explore the idea of the return of the above-mentioned Excellence in Built Heritage Award.</p>	
Name: Kyron Coombes	Signature:
Date: May 6, 2024	Received by Clerk's Department (date): May 8, 2024



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Committee Agenda Request Form

Committee:	
<input checked="" type="checkbox"/> Recommendation / Motion <input type="checkbox"/> Discussion/Report <input type="checkbox"/> Information Only	
Date of Committee Meeting: May 16, 2024	
Subject: Interactive Heritage Map	
<p>Topic Description: The proposed interactive heritage map idea would operate and function in the same way as the Halifax Regional Municipality’s Interactive Heritage Map. The idea is to digitalize and publish registered municipal heritage properties online in an easy-to-use map. The map could include digital write-ups of registered properties and provide information about tours (if applicable).</p> <p>Reason: The reason for this proposed idea is to provide easy-to-obtain information on heritage properties to the public to boost awareness for locals and tourists. The map would also be a benefit for learning more about our local scene.</p> <p>Outcome Sought or Motion: To recommend to council to explore the idea about the creation of the above-mentioned Interactive Heritage Map.</p>	
<i>Name:</i> Kyrn Coombes	<i>Signature:</i>
<i>Date:</i> May 6, 2024	<i>Received by Clerk’s Department (date):</i> May 8, 2024



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Committee Agenda Request Form

Committee:	
<input checked="" type="checkbox"/> Recommendation / Motion <input type="checkbox"/> Discussion/Report <input type="checkbox"/> Information Only	
Date of Committee Meeting: May 16, 2024	
Subject: Re-evaluation of committee scope	
<p>Topic Description: Currently the Heritage Advisory Committee meets only approximately twice a year with a very limited number of agenda items. Expansion of our scope as a committee could potentially allow for a more sophisticated heritage protection action plan. Ideas associated with this request are a two-tier heritage recognition scheme that would allow for buildings that typically would not be registered as heritage properties, to become registered in a symbolic manner, more can be discussed later. Another idea is opening the doors for the committee to engage with stakeholders on new developments, that would change a historical landscape, and allow for the committee to make recommendations on historical sites on behalf of promoting and preserving heritage in the CBRM.</p> <p>Reason: The CBRM contains a significant amount of heritage properties and historical figures. As it stands, the committee meets very in frequently compared to other committees. Expanding the scope of the committee may allow for more meetings and better promotion of and protection of heritage properties.</p> <p>Outcome Sought or Motion: To request to council to explore the re-evaluation of the committee's scope.</p>	
Name: Kyron Coombes	Signature:
Date: May 8, 2024	Received by Clerk's Department (date): May 8, 2024



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Committee Agenda Request Form

Committee:	
<input checked="" type="checkbox"/> Recommendation / Motion <input type="checkbox"/> Discussion/Report <input type="checkbox"/> Information Only	
Date of Committee Meeting: May 16, 2024	
Subject: Request for Resources	
<p>Topic Description: This motion is a request for resources from council to bring awareness to heritage properties across the municipality. An idea proposed is a weekly/monthly showcase of heritage properties on the CBRM’s social media platform. This could be a series of videos or photos that bring awareness to properties that wish to be included.</p> <p>Reason: The reason for this proposed idea is to bring more awareness to heritage properties across the municipality and showcase our history.</p> <p>Outcome Sought or Motion: To request resources from council to fulfill the proposed idea and other ideas presented by committee.</p>	
Name: Kyron Coombes	Signature:
Date: May 8, 2024	Received by Clerk’s Department (date): May 8, 2024

