

A photograph of a red wooden door with a white frame, set against a red wooden wall. The door has a metal handle and latch. The text "The Case for Heritage" is overlaid on the door in a large, bold, black font.

The Case for Heritage

**Six Heritage Projects of the
Heritage Foundation of
Newfoundland and Labrador**

The Case for Heritage:
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Heritage Foundation of Newfoundland and Labrador



Heritage Foundation of Newfoundland and Labrador
Protecting, Promoting and Preserving
Our Built Heritage Foundation of NL

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Introduction

The Heritage Foundation of Newfoundland and Labrador (HFNL) is a non-profit Crown agency which was established under the Historic Resources Act by the Government of Newfoundland and Labrador in 1984 to stimulate an understanding of and an appreciation for the architectural heritage of the province. HFNL is the sole organization in the province mandated to preserve one of the most visible dimensions of Newfoundland and Labrador culture, its architectural heritage.

In carrying out this mandate, HFNL has had a dramatic and measurable economic impact on rural communities across the province. One good example of this is the Town of Trinity, Trinity Bay. To date, HFNL has designated 15 buildings in Trinity alone as Registered Heritage Structures, and with its granting program has carried on the federal restoration and conservation initiatives of the seventies and early eighties. HFNL has disbursed over \$60,000 in restoration grants for the community, which in turn levered over \$420,000 in local investment. Today Trinity is recognized as a world class heritage attraction, due in no small part to the restoration of its heritage structures. It is a major tourist draw in the province, and is the anchor attraction for the entire Bonavista Peninsula.

Sadly, not all communities can boast the same level of heritage preservation as Trinity. Between 1970 and 2000 Canada lost between 21 and 23 percent of its historic building stock, 21 percent in the larger cities, and 23 percent in smaller rural towns. The rate of loss in rural Newfoundland and Labrador is nearly double the national average. Where possible, HFNL has encouraged the retention of historic buildings, and promoted the adaptive reuse of older structures for commercial and public functions.

The economic benefits of historic preservation - such as total job creation and increased income - surpass those of other investments such as new housing or new commercial construction. Given the powerful economic pump-priming effect of historic preservation, public programs to foster preservation can realize sizable economic development gains often at little or no cost to the taxpayer.

This report presents six case studies taken from different communities in Newfoundland and Labrador. In many of the cases, the buildings would have been lost forever due to neglect or demolition, had HFNL not seen the long term viability of these structures. They represent a range of commercial, non-profit, residential and municipal structures which have been restored with financial assistance from HFNL. In the majority of these cases, the work of HFNL has been instrumental in leveraging the additional funding needed for restoration. Where possible, the economic spin-off effects of HFNL's initial investment have been documented.

The six restoration projects profiled in this report are:

- *Campbell House Bed & Breakfast, Trinity*
- *Bleak House, Fogo*
- *Harmsworth Hall, Grand Falls-Windsor*
- *Lockyer/Swyers House, Bonavista*
- *Newfoundland Power and Paper Company Staff Housing, Corner Brook*
- *Job Kean's Shop, Brookfield*

Case Study #1: Campbell House Bed & Breakfast, Trinity



Campbell House, Trinity prior to restoration

Originally built for a teacher in the community of Trinity 150 years ago, Campbell House has been restored from a state of near collapse. The house was built for James Campbell, who was originally from Duncannon, Wexford, Ireland. The exact date the house was built is not known, but is suspected to be around 1840. In 1836 Campbell married Mary Coleman. The house's builder and architect was a member of the Coleman family, and it is assumed that the house was built in the years immediately following the marriage.

During his time in Trinity, Campbell was in charge of the commercial school. According to the records of people who knew him, Campbell was an excellent teacher and possessed a fair knowledge of French and Latin, but an excellent knowledge of mathematics and navigation. One record called Campbell "one of the most capable teachers of navigation that Newfoundland ever possessed."

Campbell eventually left Trinity in 1859 to move to St. John's where he lived until his death in 1876. Campbell's son, also named James, became well known because of his time spent in charge of the General Post Office in St. John's.

After the elder Campbell moved to St. John's, the house went through a series of owners. They included the Powers, the Meanys, the Hoskins and the Hiscocks. In 1990 the house was sold again. By this time it was in a state of disrepair, having remained unoccupied for 15 years. It was eventually purchased by the Gow family, who had bought the Gover House next door several years earlier.

Campbell House is one of three houses positioned next to each other that are approximately the same age and style. Located in the centre of town, the house has an impressive view of the harbour and is one of the most important houses in the community.



Original gabled roof under restoration



Campbell House, fully restored.

A two-and-a-half-storeyed wooden structure, the house has a gabled roof with chimneys at opposite ends of the gable. There is a linhay (back addition) at the rear of the structure which has been completely restored. The house is also fully studded, a feature common to many of the older houses in the community.

Campbell House was recognised as a Registered Heritage Structure in June 1991. HFNL contributed a grant of \$10,000 for the restoration. After extensive renovations, Campbell House was restored to its 1850 state. The windows were restored to their original six-over-six style, and the original roof was rebuilt. It is currently being used as an upscale bed and breakfast by the Gow family.

Using HFNL funding, the property owner was able to lever additional funds for the restoration project. The Atlantic Canada Opportunities Agency invested \$80,000.

When viewing the project, Gordon Slade, then Vice-President of ACOA, was quoted as saying

"Cambell House is beautifying a wonderful town, preserving part of our past and creating prosperity all at the same time. It's certainly a dream project!"



Campbell House B&B, one of 15 designated Heritage Inns restored in Newfoundland and Labrador with financial assistance from HFNL.

Case Study #2: Bleak House Museum, Fogo



Bleak House under restoration.

The restoration of Bleak House on Fogo Island was the first project undertaken by HNFL following the establishment of the Foundation in 1984. It remains a powerful example of the long term impact of municipal partnerships and the appropriate allocation of heritage funding.

Home to some of the most powerful and influential people in the history of Fogo, Bleak House represents the differences between the merchant class and the fishing class in the community from a century ago. The exact date that Bleak House was built is unknown, but it is

suspected that the dwelling was built around 1826 for local merchant John Slade. By the end of the century, the Slade Family were the most powerful merchants in the Fogo Island fish trade, and their influence stretched into surrounding Notre Dame Bay.

Sometime around the middle of the nineteenth century, John Owens, formerly Slade's bookkeeper, took over the house and the business. Owens managed to become wealthy after entering into an advantageous marriage. He operated a successful business on Fogo Island until he retired to England in 1897, when his house and businesses were bought by his partner, Henry Earle.

The house's name is said to be a reference to the 1853 Charles Dickens novel of the same name. Many of the features of the interior and exterior of the house were reflections of prevailing architectural designs of West County England. During the late 1800s additions were made to the house, especially in the rear. The location, appearance and size of the house indicate the importance of the families who lived there. Located on top of a hill, it overlooks the harbour and the rest of the community. It is located next to the business premises that used to be the heart of the Earle's commercial enterprises.

In 1983 the house was made a gift to the Town Council of Fogo. It was already beginning to fall into disrepair after being abandoned for so many years. It was made a Registered Heritage Structure in December 1985 by the Heritage Foundation of Newfoundland and Labrador, and became the first building in the province to be restored through the foundation's restoration program. The Bleak House Museum has been open to the general public since 1988, and remains one of the best provincial examples of successful, long-term adaptive reuse.



Bleak House Museum today.

Case Study #3: Harmsworth Hall, Grand Falls-Windsor



Rebuilding the cupola.

One of the oldest structures still standing in the Town of Grand Falls-Windsor, Harmsworth Hall has served the community for almost 60 years. It was constructed by the Anglo-Newfoundland Development Company (AND) in 1929. The AND Company was one of the most important companies in Newfoundland in the early part of the twentieth century. It was largely responsible for the development of Grand Falls as a town with the creation of a pulp-and-paper mill. The company named the hall after one of the original owners of the mill, and for decades it served the community as a theatre, playhouse and meeting hall.

The hall has a wood frame with a brick exterior and stands two storeys tall. It has roof trim moulding, copper flashing and large arched windows that overlook High Street, the main street in Grand Falls. It has concrete lintels over the doors and windows, and the centre portion of the hall features a peaked roof. The original cupola had to be rebuilt using historic documents.

Harmsworth Hall became a Registered Heritage Structure in 1998. It is one of very few heritage structures in central Newfoundland. The Town of Grand Falls was officially incorporated in 1963, and the company gave the building to the new municipality as a town hall. Since then, the city council has renovated the interior to include offices and council chambers. The hall still operates as the offices for the Town of Grand Falls-Windsor.



The restored home of the Town of Grand Falls-Windsor.

HFNL provided the Town of Grand Falls-Windsor with a grant for \$10,000. The total restoration cost for the exterior portion of the project was \$98,158, giving a close to 9:1 economic spinoff for every \$1 HFNL invested in the project. The Town of Grand Falls-Windsor also invested in the restoration and renovation of interior features not included in this figure, which would increase the economic spinoff ratio dramatically.

For its outstanding restoration work, the Town of Grand Falls-Windsor was presented with the Southcott Award for Restoration by the Newfoundland Historic Trust in 2002. The project remains an excellent example of an HFNL/municipal partnership, and a good case study for the adaptable reuse of a heritage building for municipal offices.

Case Study #4: Lockyer/Swyers House, Bonavista

The Lockyer/Swyers House was built circa 1911 by a member of James Ryan's office staff. An attractive and substantial residence, the Lockyer/Swyers House has been registered by the Heritage Foundation of Newfoundland and Labrador on the basis of its architectural merit. The Lockyer/Swyers House is currently owned and occupied by Gerald and Doris Hussey. Mr. Hussey is a fishing captain.



Lockyer/Swyers House under restoration.

The building itself had been well-maintained, but over the years it had lost a considerable amount of its original architectural detailing: wood shingles on the mansard roof were replaced with asphalt shingles; several sash windows were replaced by modern "sliding windows"; and so on. During the course of the restoration, moreover, it was discovered that the sheathing on the southern side of the residence showed extensive rot.

The Lockyer/Swyers House is located on Coster Street, one of the major access routes to the downtown.



Bonavista Peninsula carpenters at work on the Lockyer/Swyers House.

The principal objective of the restoration project was to regain the heritage character of the building through the use of traditional building materials and techniques. Repairs to the sheathing were made as required. The project was completed within a three-month period by Paterson Woodworking, Upper Amherst Cove.

The Lockyer/Swyers House received a \$10,000.00 grant from the Heritage Foundation of Newfoundland and Labrador (19.54% of actual project cost). The total private sector investment in the Lawrence Cottage project was 31.60%. The total restoration cost for the project was

\$51,164.52. This gives a spin-off economic effect of over 4:1 for every \$1 spent by the Heritage Foundation.

Roughly 90.8% of the total Lockyer/Swyers project budget remained on the Peninsula. The entire area - not Bonavista alone - benefitted from the investment, particularly since the contractor for this job was from Upper Amherst Cove: 85% of the economic benefit of the project accrued to Peninsula communities outside Bonavista. The rough lumber for the project (total pre-tax value: approximately \$2,789.00) was cut and milled on the Peninsula; the windows and doors (total pre-tax value: \$8,175.00) were fabricated in Upper Amherst Cove; and the clapboard (total pre-tax value: \$2,502.00) was milled in Bloomfield.

The property owner has already invested an additional \$4,000 in his residence, opting to install new surfacing on the flat roof sections of the house, using a roofing contractor who was engaged to install a new roof on the Bonavista Court House in the summer of 2001.

It is anticipated that the owner will install new fencing around his property in the near future. Assuming that he will do the work himself, it is anticipated that this expenditure will involve approximately \$3,000 of supplies, most of which would be locally milled rough lumber. Future expenditures on the interior of the Lockyer/Swyers House are projected to be slight, since considerable interior work had already been completed prior to the start of this exterior restoration.



The 1911 Lockyer/Swyers House, one of Bonavista's 19 Registered Heritage Structures.

Case Study #5: Newfoundland Power and Paper Company Staff Housing, Corner Brook Townsite

HFNL has assisted in the restoration of two privately owned staff houses in Corner Brook, both well-preserved examples of versions of the type-4 house designed for the Newfoundland Power and Paper Company by the well-known architect Andrew Cobb. The type-4s were the most common of the four main house types designed by Cobb, each of which had several variations. They were built by the company, and rented to skilled tradesmen or foremen working in the mill.

67 Central Street was constructed in 1925, and is noteworthy for the high level of preservation, both on the exterior and interior. Indeed, the building captures the architectural essence of Corner Brook's townsite at the time of its inception. It was always used as a single-family residential property. Andrew Cobb's designs for 67 Central Street, and all other townsite houses, were inspired by the Arts and Crafts movement. The one-and-a-half storey structure has a steeply pitched gable roof, a covered front porch, and spruce shingle cladding. The house is an excellent example of the Arts and Crafts style.



67 Central Street, Corner Brook Townsite

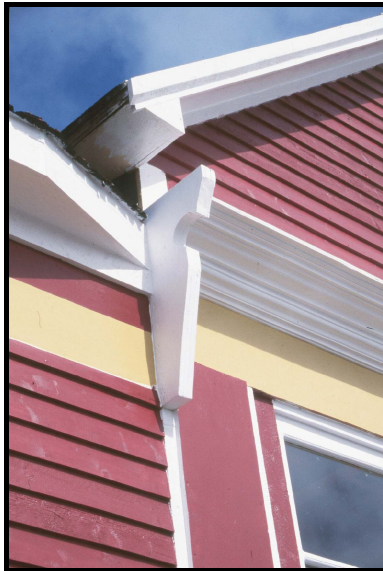
In 2002, the property was sold by Darren Patrick Brake to Deanna and Carl Marshall. The house was designated as a Registered Heritage Structure on September 7th, 2002 by the Heritage Foundation of Newfoundland and Labrador, and were approved for a restoration grant of \$10,000. The Marshall family are currently restoring the property to its original condition. The original features of the property were maintained where possible, with a built-in china cabinet moved intact as part of the restoration.



Buckingham Property

The nearby Buckingham Property was constructed in 1924 by the British firm of Armstrong Whitworth and Company. The building has always housed members of the Buckingham family. Warwick Buckingham, the grandson of the first resident, is the current owner. Ambrose Buckingham, a superintendent with the mechanical department, and his wife, Georgina, were the first residents of the Buckingham Property. They eventually bought the house in 1955 from Bowater Newfoundland Limited, who were the owners of the mill at the time. The Buckingham Property became a Registered Heritage Structure in October of 1992. It too received a restoration grant of \$10,000, with a total restoration cost of over \$20,640. The property was awarded the Southcott Award for Restoration from the Newfoundland Historic Trust.

Case Study #6: Job Kean's Shop, Brookfield



Detail, Job Kean's Shop

One of two buildings remaining in the Brookfield and Wesleyville area that can be traced to the famous Kean family, Kean's General Store is a landmark in the area. As a sealing family, the Keans are one of the most famous in Newfoundland. Captain Job Kean and his wife, Virtue Hann, constructed the store circa 1890. Kean was an active businessman in the community, owning eight vessels, mastering several of his ships to the ice during the seal hunt in the spring or to the coast of Labrador to fish for cod in the summer.

Kean's General Store was a centre for commerce in the Brookfield area. Because it was located near the harbour front, Kean's ships had easy access to the store when they arrived in port with supplies and merchandise. Kean also supplied other sailing vessels in the area and operated a telegraph and post office on the premises.

As successful as Job Kean was, he was never as famous or infamous as his uncle, Captain Abram Kean, the most successful sealing captain in Newfoundland history, who took more than 1,000,000 seal pelts during his career.

The Kean's business influence gradually waned. The store remained in the family, passing from Job to his son Baxter, who died a bachelor and passed the business onto his nephew, Captain Job Kean (who was named after his grandfather) and his brother. The store finally closed in the late 1970s and fell into a state of disrepair.

The store has a unique style with a stunning view of the surrounding area. Made of wood, with a long slanting roof, it is adjoined to a flat-roofed portion that houses the office. It has recently been repainted and major repairs have been made to the rest of the building. It became a Registered Heritage Structure in June 1988.

It is thought that the Architect William F. Butler may have designed the shop as he designed the Kean home, which sits directly behind the shop. When Janet Davis purchased the shop it had been empty for 18 years. For the next couple of summers she operated a craft shop out of there with Duke Kelloway. A lack of maintenance and serious vandalism had taken its toll. Floors had sunken, the windows had broken, paint was falling off inside and out and the rear stair enclosure was detaching.



Interior features were restored or left in place, such as this 19th century change drawer



Artist/Author Janet Davis in the restored shop.

For the first 3 summers minor work was carried out to make the place suitable for fair weather use. With in-kind assistance from Davis Shipping Limited, paint was removed & re-applied, broken glass replaced, wood supports installed in the basement and the rear stairs removed. This was not enough to support year around use, however. In fact, one winter there were 3 foot drifts of snow on the main floor!

In the spring of 2002, more extensive restorations were carried out. The shores under the building were completely rotten so a concrete foundation was installed. It was covered in the same manner as the original wooden shores so as not to change the appearance of the building. The leaking roof, rear stairs and clapboard were replaced, a new front door was built to match the existing one, and a thin foam insulation was applied to make the place habitable year 'round. With the assistance of old photos and impressions left in paint and boards new trim were fabricated.

The shop is now known as the Norton's Cove Studio and houses Janet Davis' art studio, a visiting artist program, art classes and workshops. The project had the assistance of HFNL, in addition to the Craft Council of Newfoundland & Labrador's Start-up Fund and Human Resources Development Canada's Job Creation Partnerships Program. The project shows the value of partnerships between heritage and independent small business development in rural Newfoundland and Labrador.



Job Kean Shop, Brookfield.

Conclusions

Arthur Frommer is no stranger to the benefits of heritage. Frommer, a graduate of Harvard Law School, is one of the United State's most prominent tourism promoters and creator of the "Europe on \$5 a Day" book empire.

"Historic preservation attracts visitors to a community, and brings income to it," says Frommer. Every study of travel motivations has shown that an interest in the achievements of the past is among the three major reasons people travel. Among the cities with no particular recreational appeal, those that have substantially preserved their past, continue to enjoy tourism.

"Those that haven't, receive no tourism at all," adds Frommer.

Largely because of historic preservation, the travel industry is now the single largest industry in Europe. Tourism employs nearly 10% of the work force and supplies a steady source of economic stimulus. In Newfoundland and Labrador, The Heritage Foundation of Newfoundland and Labrador has designated 15 Heritage Inns, and the economic spinoff of HFNL's initial financial investment on these properties has been over half a million dollars spent on restoration costs alone, without even beginning to calculate the revenue and business these premises have created in the tourism sector.

Preserving heritage assets can generate new activity and financial interest in a community, and municipalities like those profiled in this report have recognized the value of heritage conservation. Other municipalities, such as the Town of Bay Roberts, have mirrored the actions of the Town of Grand Falls-Windsor by placing municipal offices in heritage buildings, and have made large financial contributions to the restoration of those structures in partnership with HFNL. Using the HFNL heritage designation, the Bay Roberts Historical Society and the Town of Bay Roberts were able to lever additional funds and fully restore the Cable Station to house a museum, art gallery, and municipal offices: an impressive union of heritage, culture, tourism, and local government.

Since its creation, HFNL has disbursed close to \$1 million in restoration grants to Registered Heritage Structures, generating an estimated \$8 million in additional restoration spending. The majority of this spending has been in rural Newfoundland and Labrador, hiring local people, promoting local crafts, utilizing locally produced materials, building traditional skills and continuing to add to our growing tourism sector. HFNL is uniquely poised to assist in the building of our rural economy and the strengthening of our heritage industries.



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