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Item No.
Heritage Advisory Committee
March 25, 2015

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY: Original Signed by:

Bob Bjerke, Chief Planner and Director, Planning and Development

DATE: February 6, 2015

SUBJECT: **Case H00411: Background Study toward the Establishment of a Heritage Conservation District in Schmidville**

ORIGIN

On May 15, 2012, Halifax Regional Council passed the following motion:

Halifax Regional Council request that staff expedite the Schmidville application on the priority listing of Heritage Conservation Districts so that it could be dealt with immediately following the review of the Barrington South district

LEGISLATIVE AUTHORITY

Heritage Property Act and Heritage Conservation Districts Regulations

RECOMMENDATIONS

It is recommended that the Heritage Advisory Committee recommend that Regional Council:

1. Accept the background studies contained in Attachments A and B to initiate the process to establish a Heritage Conservation District in Schmidville;
2. Assign the Design Review Committee to review the final Heritage Conservation District plan and bylaw, as it relates to potential amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use By Law, and submit its recommendation to Regional Council in addition to the recommendation of the Heritage Advisory Committee.

EXECUTIVE SUMMARY

Schmidville is a largely intact area of architectural character associated with the early settlement of Nova Scotia as one of Halifax's first suburbs outside the fortified fences. Its individual buildings are important in terms of their heritage value. They collectively provide a reminder of a past era and are compatible in terms of their architecture, scale, height, building materials, age, and proportion. Due to its location abutting the boundaries of downtown Halifax, Schmidville is experiencing pressures for new development.

Existing policy and regulations, relevant to the proposed Schmidville Heritage Conservation District, is insufficient in protecting and conserving the heritage values and character defining elements of the district. Therefore, conservation measures are required to supplement or amend the existing legislation. The chief objective of the proposed Schmidville Heritage Conservation District plan is to protect and conserve this area of historic and architectural value. The Heritage Conservation District plan will support other civic priorities that rely on the protection and conservation of historic properties such as the rehabilitation of affordable housing near the downtown core. The plan will also support a setting that inspires an understanding of the social, educational and cultural values inherent in Schmidville, a model of Halifax in the 19th century.

Ultimately, the proposed Schmidville Heritage Conservation District will serve the city as a tangible link to its past and a way to bring meaning to history. Schmidville is a living, active record of the community and its residents, the Heritage Conservation District will ensure that other civic priorities around urban density, sustainability as well as housing affordability, choice and diversity are achieved at the same time

BACKGROUND

A Heritage Conservation District is a defined area of historic or architectural value that is protected by regulations governing such things as demolition, exterior alteration and new development. Incentives may apply within the District to encourage private architectural conservation and programs can enhance public amenities. A conservation plan and bylaw may be adopted alongside other development control mechanisms, such as municipal planning strategy and land use bylaw amendments.

The Halifax Regional Municipality currently has one Heritage Conservation District in place, the Barrington Street Heritage Conservation District. There are concentrations of heritage resources in many areas throughout the region that merit protection and conservation measures. In addition to the existing Barrington Street Heritage Conservation District, the municipality has formally identified three areas that warrant consideration for formal designation as heritage conservation districts: Barrington Street South, Historic Properties and Schmidville (Appendix 1 of Attachment A).

Nova Scotia Heritage Property Act and Heritage Conservation Districts Regulations

The purpose of this background study is to initiate the process to prepare a Heritage Conservation District plan and bylaw for the Schmidville area within the framework of the Nova Scotia *Heritage Property Act* and its accompanying *Heritage Conservation Districts Regulations* as well as the *Downtown Halifax Secondary Planning Strategy & Land Use Bylaw*. This background study is submitted to both HRM Regional Council and the Minister responsible for the *Heritage Property Act* for their endorsement and initiation of the process to develop a Heritage Conservation District.

In particular, this background study seeks to address the following *Heritage Conservation Districts Regulations* requirements in the preparation of a conservation plan and by-law:

- a) *the rationale or justification for heritage conservation measures in the district;*
- b) *the rationale for the boundaries of the district;*

- c) *the relationship of a conservation plan and conservation by-law with any municipal planning strategy, land-use by-law or provincial land-use policy or regulation in effect for the district; and*
- d) *an analysis of the social and economic implications of the establishment of the district, as these relate to clause (a).*

Public Participation Program

In 2003, HRM Regional Council adopted a Public Participation Program for the Adoption of a Municipal Heritage Conservation Plan and By-law (Appendix 3 of Attachment A). The goal of this public participation program is to ensure that the public has full opportunities to be actively involved in the Heritage Conservation District planning process and to ensure that the proposed Heritage Conservation District plan and by law are understood and supported by the community. A Stakeholder Steering Committee will be established to represent broader stakeholder interests within the proposed Heritage Conservation District (Appendix 4 in Attachment A).

Process for Establishing a Heritage Conservation District

The statutory procedure for establishing a Heritage Conservation District under the *Heritage Property Act* and *Heritage Conservation District Regulations* is outlined in Appendix 2 of Attachment B. For Schmidville, this process is divided into three phases: 1) Background Study and Project Initiation; 2) Community Engagement and Heritage Conservation District Plan & By Law Preparation; and 3) Adoption and Implementation of Heritage Conservation District Plan & By Law.

Policy in the Heritage Conservation District plan may result in changes to the Downtown Halifax MPS and LUB, including its heights framework. Involving the Design Review Committee (DRC) would be appropriate due diligence during the development of the HCD plan and bylaw.

In terms of the adoption of the final HCD plan and bylaw, the Stakeholder Steering Committee will make a recommendation to the Heritage Advisory Committee (HAC). HAC will forward its recommendation to Regional Council. Should Regional Council involve the DRC in this process, the DRC will review the HAC recommendation and submit its own recommendation to Regional Council with regard to any potential amendments to the Downtown Halifax Secondary Municipal Planning Strategy and Land Use By Law. Regional Council will then review all recommendations before making its decision.

DISCUSSION

In September 2008, "The Friends of Schmidville" (a not-for-profit-society), along with many others in the community, want to ensure that there is no more erosion of the residential area that remains and that the heritage character of the neighbourhood is maintained. There is concern in the community about new and proposed multi-use high-rise development in and around the area of Schmidville that it is out of character with the historic building stock. There is also concern about losing their neighbourhood of small single- and multi-unit dwellings, an important part of Halifax history, to redevelopment. A discussion about the significance of Schmidville begins with an understanding of its historical context.

Historical Context

Concerns in Massachusetts about the possibility of a French invasion of Acadia persuaded the British Government to create a fortified town in the colony of Nova Scotia in 1749. Charles Morris laid out a plan for the town, confined within a fortified palisade fence. He surveyed land that was to become the north and south suburbs of Halifax.

In 1781, James Pedley, a merchant and substantial land owner, from Birmingham, England, purchased 12 acres of grazing land, to the south of the Citadel. After the American Revolutionary War, Christian Schmidt, a Loyalist and captain in King George III's Royal Foreign Artillery, from Rottenburg, Germany, arrived in Halifax and married Elizabeth Pedley, the daughter of James Pedley. After his death in 1807, Pedley bequeathed much of this property, known as Pedley's Fields, to his daughter Elizabeth.

The mid-19th century saw a period of immigration and economic expansion which led to much residential growth beyond the confined slope between Citadel Hill and the harbour. In 1830, two years after her

husband's death, Elizabeth subdivided Pedley's Fields into 79 building plots. By 1837 the area was substantially developed, extending from Morris Street, north to Spring Garden Road and from Dresden Row to Queen Street. This new suburb became known as Schmidt's Ville.

With a population shift to the suburbs following World War II, Schmidville entered a period of serious dereliction and half of the houses were demolished for car parking during the "urban renewal" of the 1960s. The area was rescued, however, by a government funded Neighbourhood Improvement scheme which prompted an influx of new, young owners who saw the value of owning and renovating the surviving properties.

Statement of Significance

A Statement of Significance identifies the key heritage values assigned to a historic place and lists its principal character-defining elements. Schmidville's values as a proposed Heritage Conservation District are identified below:

- Historic association with the early settlement of Nova Scotia as one of the first contiguous suburbs of the fortified town of Halifax;
- Historic association with the social and economic life of Halifax;
- Largely intact area of architectural character with many buildings standing from the Georgian and Victorian periods, including the distinctive mirror-image cottages.

Some of the principal character-defining elements of Schmidville that relate to its heritage values include the mirror-image cottages consisting of two identical, but reversed houses, built under a single roof. The variety of detached, semi-detached and row house dwellings of varying heights including one-and-a-half, two, and two-and-a-half-storeys. Pitched, truncated-pitched, Mansard and flat roofs and dormers are plentiful, with the five-sided Scottish dormer being particularly characteristic of the area. Entrances face the street and doors frequently have transoms and side-lights. Windows are higher than they are wide and have over-and-under sashes. Traditional dwellings in rear yards

Rationale for Heritage Conservation Measures and for District Boundaries

The reason for establishing heritage conservation measures in the Old South Suburb is based on its significance as identified in the Statement of Significance, above. Policy 6.1.1 of the Halifax Peninsula Secondary Municipal Planning Strategy identifies the criteria by which HRM shall evaluate heritage conservation areas. These criteria are set out in the official City of Halifax report entitled An Evaluation and Protection System for Heritage Resources in Halifax from 1978 (Appendix 5 in Attachment A). Schmidville meets the basic criteria for consideration as a heritage conservation area. It expands an area that is larger than one block and includes a concentration of heritage buildings. It creates the atmosphere of a past era and acquaints the public with the buildings and sites of that era.

As a result of these heritage values and the pressure for redevelopment around this area, several heritage conservation measures are justified including policies for demolition, exterior alteration, appropriate scale and heritage character of new development, conservation of setting, tourism and community improvements, and conservation incentives.

In terms of the boundaries, the proposed Schmidville Heritage Conservation District includes the original planned area and additional areas that evolved adjacent to the original planned area for a total area of 18.5 acres (Maps 2 and 3 in Attachment A).

Policies for Heritage District Boundaries

A policy of voluntary inclusion includes only those properties whose owners wish to be included and excludes the properties of possible objectors. While this may be expedient in the short term, it is not advisable because it weakens the integrity and cohesiveness of the District. Objectors to Heritage Conservation District designation can voice their concerns and present objecting arguments throughout the community engagement process and at the public hearing. A municipality should then balance these objecting arguments against supporting arguments and designate (or refuse to designate) a Heritage

Conservation District in its entirety based on the best interests of the community as a whole.

Proposed Approach to Heritage Conservation Measures

The proposed Schmidville Heritage Conservation District plan and by law will protect and conserve this area of historic and architectural value and govern such things as demolition, exterior alteration and appropriate new development. It will call for programs to encourage private architectural conservation and to enhance public amenities.

1. Protecting and Conserving Traditional Character

Protecting and conserving historic properties can be understood as the main objective of the plan through the governance of demolition, exterior alteration and financial incentives. Other specific measures include Downtown Halifax Land Use By-law amendments to adjust existing maximum heights where properties with heritage value are located to match the existing heights of these historic buildings so that there is no incentive to demolish or alter these buildings for the purpose of constructing new taller buildings.

2. Encouraging Viable and Affordable Housing

The heritage conservation plan will support other civic priorities including the protection and rehabilitation of housing affordability, choice and diversity near the downtown. Residential housing is itself an important historic use of the neighbourhood supporting the protection and conservation of the historic residential district.

Some specific measures include exploring the potential of allowing certain modern materials on the exterior of traditional dwellings, allowing detached accessory suites in rear yards and a financial incentives program to assist with the provision of affordable housing.

3. Supporting a Cultural Heritage Setting

Land use by law amendments and design guidelines will support a setting that inspires an understanding of cultural heritage. The plan will employ public amenities to highlight the social, educational and cultural values inherent in Schmidville that will, ultimately, serve to further protect and conserve the traditional character of the district

Some specific measures include new design guidelines to ensure that the built form of new construction is appropriate to the scale, massing and character of the neighbourhood, streetscape improvements including cultural district signage and lower streetwall heights in downtown Halifax surrounding Schmidville.

Within the context of protecting and conserving the traditional character of Schmidville, the plan will recognize that there may be conflicts between encouraging viable and affordable housing for contemporary living and supporting a cultural heritage setting. The plan must find the right balance between these two priorities.

Social and Economic Implications

On May 15, 2012, Halifax Regional Council passed a motion to expedite the Schmidville application on the priority listing of Heritage Conservation Districts. As such, economic considerations must be considered within the framework of a Heritage Conservation District, recognizing the intrinsic heritage values and character of the historic neighbourhood and giving weight to the social values associated with a Heritage Conservation District such as sustainable development, community education and identity, quality of life and community confidence. It is the intent that historic places, including the proposed Schmidville Heritage Conservation District, be multifunctional with the existing residential, social, and economic activities of the neighbourhood and not viewed as a static object of contemplation and only a tourist attraction. Built heritage should be dynamic and have a beneficial sustainable use.

The proposed Schmidville Heritage Conservation District will serve the city as a tangible link to its past and a way to bring meaning to history. It will be a living, active record of the community and its residents

while furthering other civic priorities around urban density, sustainability as well as housing affordability, choice and diversity. Economic considerations also account for the potential economic benefits of a Heritage Conservation District including the stabilization of property values and the encouragement of cultural heritage tourism.

Insurance rates should not be affected by the Heritage Conservation District designation. There are no provisions within the *Heritage Property Act* to require that property owners restore a registered heritage property or a property within a heritage conservation district if it is accidentally destroyed or damaged. Furthermore, the *Heritage Property Act* allows the council of a municipality to provide financial assistance in respect of municipal heritage property or property located in a heritage conservation district to any person to assist in the restoration or renovation of such property upon such terms and conditions as it deems fit.

FINANCIAL IMPLICATIONS

The HRM costs associated with the process to establish a Heritage Conservation District (HCD) in Barrington South (Old South Suburb) can be accommodated within the approved 2014/15 operating budget for C310 Planning & Applications. When the HCD Plan & By Law are brought to Regional Council, during the Adoption Phase in 2016, a description of planned HCD programs, their estimated costs and funding sources will be provided.

COMMUNITY ENGAGEMENT

The community engagement process associated with the review of the Background Study in Attachment A is consistent with the intent of the Public Participation Program for the Adoption of a Municipal Heritage Conservation Plan and By-law and the HRM Community Engagement Strategy. The level of community engagement was information sharing and consultation achieved through public accessibility to the required Heritage Advisory Committee meeting and consultation with the Committee.

ENVIRONMENTAL IMPLICATIONS

No concerns identified.

ALTERNATIVE

1. The Heritage Advisory Committee may recommend that Council accept the background studies as outlined in this report with conditions or modifications and in doing so should provide reasons for the conditions or modifications.
2. The Heritage Advisory Committee may recommend that Council refuse to accept the background studies as outlined in this report. If Regional Council does not accept the background studies, the process to establish a Heritage Conservation District in Schmidville will not proceed at this time. This is not staff's recommendation.

ATTACHMENTS

Attachment A: Schmidville Background Study (including Appendices)

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/cc.html> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902-490-4210, or Fax 902-490-4208.

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Original Signed by:

Report Approved by: _____
Jacob Ritchie, Manager of Urban Design, 902-490-6510

ATTACHMENT A

Schmidville Background Study (including Appendices)

Schmidtville Background Study

A Discussion Paper

TOWARD THE ESTABLISHMENT OF A
HERITAGE CONSERVATION DISTRICT FOR SCHMIDTVILLE

Prepared by:

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Planning & Development
March 4, 2015

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1. Introduction

A heritage conservation district is an area of historic or architectural value that is protected by regulations governing such things as demolition, exterior alteration and new development, and where incentives encourage private architectural conservation and programs that enhance public amenities may apply. A conservation plan and bylaw may be adopted alongside other development control mechanisms, such as municipal planning strategy and land use bylaw amendments. Over half of the Schmitville neighbourhood was destroyed in the 1960s to make way for commercial development and parking lots. However, the remaining half of Schmitville is very much intact. 95 per cent of its properties contribute to the heritage value and character of the area; refer to table 1, below. In September 2008, “The Friends of Schmitville” (a not-for-profit-society) was formed with the purpose of preserving and enhancing the unique character of the Schmitville neighbourhood and ensuring a liveable community for all residents (Friends of Schmitville, 2010). The Friends of Schmitville want to ensure that there is no more erosion of the residential area that remains and that the heritage character of the neighbourhood is maintained (Halifax, 2009). This group is concerned about new and proposed multi-use high-rise development in and around the area of Schmitville that it is out of character with the historic building stock. They are also concerned about losing their neighbourhood of small single- and multi-unit dwellings, an important part of Halifax history, to redevelopment. In 2009, the Friends of Schmitville introduced the idea of designating Schmitville as a heritage conservation district to municipal council.

The municipality currently has one Heritage Conservation District in place, the Barrington Street Heritage Conservation District. In addition to Barrington Street, there are cohesive concentrations of heritage resources in areas throughout the region. The municipality has formally identified two of these areas that warrant consideration for formal designation as heritage conservation districts in downtown Halifax: Barrington South and Historic Properties.

On May 15, 2012, Halifax Regional Council passed the following motion identifying a third area for consideration as a heritage conservation district (Appendix 1, Map 3).

Halifax Regional Council request that staff expedite the Schmitville application on the priority listing of Heritage Conservation Districts so that it could be dealt with immediately following the review of the Barrington South district

Table 1: Heritage Status and Activity within the Proposed Schmidville Heritage Conservation District

<p>155 Total Number of Properties</p>	<p>18.5 Total Area in Acres</p>
<p>146 Properties in Residential Use (Based on Tax Assessment)</p> <p>10 Properties in Commercial Use (Based on Tax Assessment)</p> <p>4 Properties in Institutional Use</p> <p>6 Properties in Mixed Use</p>	<p>132 Properties with Heritage Value Not Registered under the <i>Heritage Property Act</i></p> <p>15 Registered Municipal Heritage Properties</p>
<p>7 Heritage Applications Completed for Municipal Heritage Properties between 2000 and 2015</p>	<p>5 Applications for Substantial Alteration to Heritage Properties on Queen Street</p> <p>2 Applications for Substantial Alteration to Heritage Properties on Morris Street and Dresden Row</p>
<p>12 Total Grant Applications Made to the HRM Heritage Incentives Program between 2005 and 2015</p>	<p>4 Applications Successfully Issued Grant Awards for Conservation Work on 3 Municipal Heritage Properties</p> <p>\$34,488 Total Municipal Contribution in Support of 50% of Costs for Conservation Projects before HST on Privately Owned Commercial or Residential Properties</p>

1.1 Purpose of this Background Study

The purpose of this background study is to set the stage for the preparation of a Heritage Conservation District plan and bylaw for the Schmidville area within the framework of the Nova Scotia *Heritage Property Act* and its accompanying *Heritage Conservation Districts Regulations* as well as the *Downtown Halifax Secondary Planning Strategy & Land Use Bylaw*. This background study will be submitted to both HRM Regional Council and the Minister responsible for the *Heritage Property Act* for their endorsement and initiation of the process to develop a heritage conservation district.

In particular, this background study seeks to address Section 7 of the *Heritage Conservation Districts Regulations* which states that in the preparation of a conservation plan and by-law, the council as a minimum shall undertake studies relating to the following:

(a) the rationale or justification for heritage conservation measures in the district;

(b) the rationale for the boundaries of the district;

(c) the relationship of a conservation plan and conservation by-law with any municipal planning strategy, land-use by-law or provincial land-use policy or regulation in effect for the district; and

(d) an analysis of the social and economic implications of the establishment of the district, as these relate to clause (a).

In this background study, the rationale for heritage conservation measures in the Schmidville area and for its boundaries follows the Statement of Significance which articulates the heritage values and identifies character-defining elements of the district. Existing legislation, relevant to the potential heritage conservation district, is then discussed in relation to the need for conservation measures which may amend or supplement the existing legislation. Finally, this background study provides an analysis of the social and economic implications of the establishment of the district, as these relate to the proposed conservation measures.

1.3 Process for Establishing a Heritage Conservation District

The statutory procedure for establishing a heritage conservation district under the *Heritage Property Act* is outlined in Appendix 2. For Barrington South, this process is divided into three phases:

Background Study and Project Initiation

- Complete background study including the information contained in this report;
- Report to Heritage Advisory Committee and Regional Council to endorse the background study and to initiate the Public Participation Program;
- Submit the background study to the Minister (required by *Heritage Property Act*).

Community Engagement and Heritage Conservation District Plan & By Law Preparation

- Background study is made available to the public (in print and on-line) and invite public comment;
- Establish Stakeholder Steering Committee (including property owners, business owners/tenants, members of the HRM Heritage Advisory Committee, and a member of the NS Heritage Trust);
- Launch Heritage Conservation District planning process with Stakeholder Steering Committee (bi-weekly meetings);
- Public Meeting #1;
- Complete draft Heritage Conservation District plan and by law and make available to the public (in print and online) for public input;
- Public Meeting #2;
- Complete final Heritage Conservation District plan and by law based on public input and steering committee direction;

Adoption of Heritage Conservation District Plan & By Law

- Steering committee makes a recommendation to the Heritage Advisory Committee (HAC) and, tentatively, the Design Review Committee (DRC) concerning the final Heritage Conservation District plan and by law
- HAC (and, perhaps, the DRC) make a recommendation to Regional Council.
- Council gives Notice of Intention to adopt the Heritage Conservation District plan and by law and holds a Public Hearing;
- Council adopts Heritage Conservation District plan and by law
- Submit the Heritage Conservation District plan and by law to the Minister for approval;
- District is established when Heritage Conservation District plan and by law are approved by Minister.

1.4 Public Participation Program

In 2003, HRM Regional Council adopted a Public Participation Program for the Adoption of a Municipal Heritage Conservation Plan and By-law, refer to Appendix 3. The goal of this public participation program is to ensure that the public has full opportunities to be actively involved in the heritage conservation district planning process and to ensure that the proposed Heritage Conservation District plan and by law are understood and supported by the community.

In accordance with the Public Participation Process, a Stakeholder Steering Committee will be established to represent broader stakeholder interests within the proposed Heritage Conservation District (Appendix 4). Policy in the Heritage Conservation District plan may result in changes to the Downtown Halifax MPS and LUB, including its heights framework. As such, involving the Design Review Committee in the Public Participation Program would be appropriate due diligence during the development of the HCD plan and bylaw.

1.5 Historical Context

Concerns in Massachusetts about the possibility of a French invasion of Acadia persuaded the British Government to create a fortified town in the colony of Nova Scotia. George Montague, Earl of Halifax, enthusiastically went about recruiting likely settlers, earning the compliment of having the town named for him (Friends of Schmidville, 2014). In 1749, the town of Halifax was established between Citadel Hill and the harbour in the Mi'kma'ki territory of Eskikewa'kik.

Charles Morris laid out a plan for the town, confined within a fortified palisade fence, and he surveyed land that was to become the north and south suburbs. Settlers, primarily Irish fishermen, extended the town south of the Old Burying Ground near the south palisade gate while foreign Protestant farmers, primarily German speaking, established north of the palisade. But neither group stayed long, the Irish re-established along the coast of the Chebucto Peninsula. Some of the Germans moved to Lunenburg where they acquired new skills as fishermen.

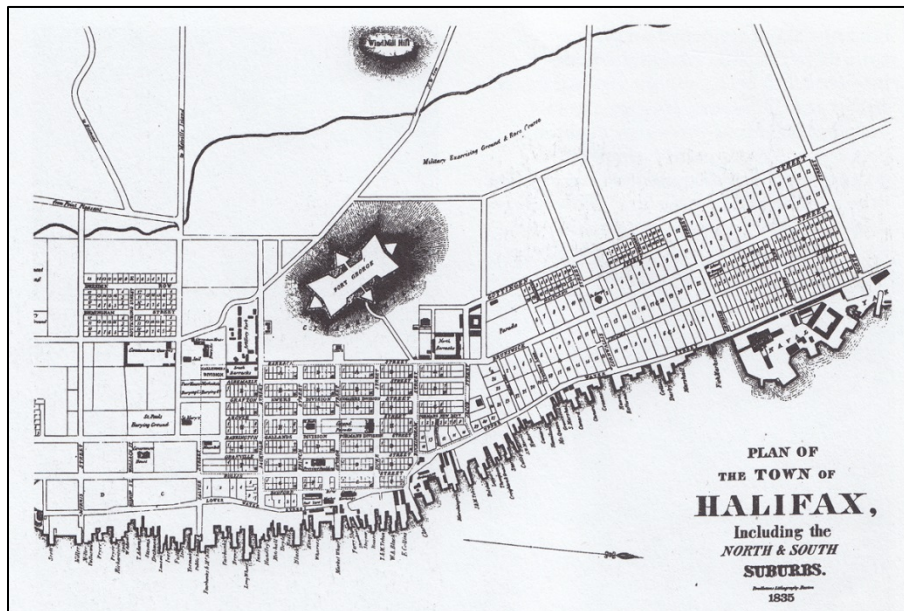


Figure 1: a map depicting the original town of Halifax in 1835, between Citadel and the harbour, including the original three blocks of Schmidville to the southwest (to the left of Fort George) (Library of Congress)

The start of the American Revolutionary War sparked a period of great expansion and enhanced prosperity for Halifax. Its fallout prompted a huge influx of United Empire Loyalists, troops and refugees, among them Christian Wilhelm Schmidt, a 22 year old captain in King George III's Royal Foreign Artillery, from Rottenburg, Germany (Friends of Schmidville, 2010). He married Elizabeth Pedley,, the daughter of James Pedley, a merchant and substantial land owner in Halifax, originally from Birmingham, England. In 1781, Pedley purchased 12 acres of grazing land, to the south of the Citadel. It became known as Pedley's Fields.

James Pedley died in 1807. He was, for reasons unknown, not at all favourably disposed to his son-in-law. He bequeathed much of his property to his daughter, Elizabeth, on the explicit understanding that Schmidt was not to have any "concern, interest, control or management

whatsoever, of the bequests.”

After fluctuating economic fortunes, the 1830's saw another period of expansion and immigration, mostly concentrated along the waterfront and dockyard. There was a great demand for labour intensive jobs including the loading of cargo, warehousing and delivery of goods. Immigration led to residential growth beyond the confined slope between the Citadel and harbour. In 1830, two years after her husband's death, Elizabeth Schmidt subdivided Pedley's Fields into small building lots. This new suburb became known as Schmidt's Ville. By 1837, the area was substantially developed, extending from Morris Street to Spring Garden Road and from Dresden Row to Queen Street, its narrow streets lined with urban cottages. The commercial stretch of Spring Garden Road, on the South Common, developed separately from the residential neighbourhood of Schmidville (McGuigan, 2007).

More than half of Schmidville's historic building stock was lost in the 1960s during the urban renewal period in the development of Halifax and many other cities across North America. This urban renewal witnessed the removal of aging inner city housing stock for the provision of commercial development and modern amenities such as the parking areas south of Spring Garden Road that were intended to service the commercial area. During this same time, Rottenburg Street was renamed Clyde Street and the street was extended to connect with Brenton Place and South Park Street in an effort to alleviate traffic congestion along Spring Garden Road (Breckenridge, 2014).

The City of Halifax and other levels of government funded a Neighbourhood Improvement Plan in the 1970s that recognized the value in preserving mixed use neighbourhoods in the downtown. Government made investments in public infrastructure such as sidewalks, trees, parks, and the Spencer House Seniors' Centre. Residents began to make investments in their homes to revitalize the historic district including the many traditional Georgian and Victorian buildings (Friends of Schmidville, 2010).

2. Statement of Significance

A Statement of Significance is a succinct way of expressing heritage value. It ensures that heritage values are communicated in an effective and consistent manner. The Statement of Significance has three parts: 1) an identification of the key heritage values assigned to the historic place; 2) a list of its principal character-defining elements; and 3) a brief description of the historic place.

2.1 Description of Historic Place

The proposed Schmidville Heritage Conservation District is a historic suburb on the fringe of downtown Halifax, south of Spring Garden Road, which includes traditional residential building stock mostly from the early to late 19th century. The district extends from Brenton Street to Queen Street and from Morris Street to Clyde Street. It once extended north from Morris Street to Spring Garden Road but the housing stock was substantially reduced in area through demolitions in the 1950s to create commercial parking space south of Spring Garden Road.

2.2 Heritage Value

Schmidville's heritage value as a proposed heritage conservation district lies as a largely intact area of architectural character and for its direct association with the early settlement of Nova Scotia as one of Halifax's first suburbs outside the fortified fences. Schmidville is also valued for its association with the economic and social history of Halifax which is revealed through its existing character.

The heritage value is associated with the early settlement of Halifax. In 1831, Elizabeth Schmidt subdivided Pedley's Fields which was 12 acres of grazing land purchased by Ms. Schmidt's father, James Pedley, in 1781. The small building lots, 25 feet (7.6 m) wide by 100 feet (30.5 m) deep, were developed rather quickly. The heritage value of Schmidville is characterized in its distinctively Georgian architectural style being simpler and less adorned than the more decorated buildings of the Victorian era that followed it and which are also part of Schmidville's architectural collection. Most of the buildings of Schmidville are of wood construction with a high concentration of largely intact one-and-a-half-storey urban cottages and two-and-a-half-storey mirror-image houses along narrow streets providing an old world charm.



Figure 2: a Georgian mirror-image cottage on Clyde Street, near the Queen Street intersection

In particular, the heritage value of the district is characterized by the distinctive mirror-image cottages and houses consisting of two identical houses built under a single roof with dormers. These dwellings are typical of what was built (in stone) in Northern Britain from about 1700 (Pacey, 1987).

Greater affluence and the passage of time eventually led to the introduction of more decorated Victorian buildings. The largely Georgian character of the neighbourhood is complemented by Victorian infill buildings that punctuate the original neighbourhood with more ornate architectural elements, including Mansard roofs, and ornamental details. Some older Georgian buildings were "victorianized" later in the 19th century where ornate decorative elements were added to the simpler buildings.

The heritage value is also associated with the economic and social history of Halifax. Between 1830 and 1860, the Schmidville area housed a burgeoning population of skilled tradesmen,

such as coopers, sail makers, sea captains, clerks, carpenters and even a fresco painter (Friends of Schmidville, 2010). Schmidville was a cosy, busy community that grew slowly and steadily. The Victorian class structure is apparent in the layout of the neighbourhood with larger traditional upper class homes located along the main streets of Queen, Morris and South Park while traditional middle and lower class homes are mainly located within the original planned area along the inner central core streets of Brenton, Dresden Row and Clyde (Breckenridge, 2014). In this central area, there are a variety of detached, semi-detached and row house dwellings of varying heights including one-and-a-half, two, and two-and-a-half-storeys. These dwellings also extend along Morris Street, a main street which is also framed by many mid-Victorian dwellings. South of Morris Street, the west side of Queen Street evolved beyond the planned area of Schmidville and is characterized by larger homes of mid-Victorian architectural styles. Architectural styles changed gradually during the mid-Victorian years of the 1860s and 1870s. This gradual shift or evolution in styles extends the cohesive fabric of Schmidville beyond its original planned area.

Two street sections south of Morris Street are lined with buildings of Late Victorian and Edwardian architectural styles. Queen Anne and Second Empire style mansions line South Park Street and a series of traditional semi-detached houses line Wright Avenue. These streets are outside of the planned development of Schmidville from 1831. However, they evolved to become a significant part of the neighbourhood's historic fabric over time. The heritage value of the district also lies in its association with George Wright who built the townhouses along Wright Avenue. Mr. Wright was a successful printer who made a fortune publishing Wrights World Business Directories and later became a private developer who was committed to better housing for the working poor. He died on the Titanic's maiden voyage in 1912.

Further to its association with the economic and social history of Halifax, Schmidville was traditionally home to many immigrants including Irish, German, Greek, Italian, English, Scottish and Jewish people (Elizabeth Pacey and Irene Fennell, 2013). During the early 20th century, several properties were converted to commercial purposes, especially on the interior corner lots, and served uses such as grocery stores, laundries, dressmakers, and liquor stores. During the aftermath of the Halifax Explosion in 1917, many of the dwellings were converted to three storey boarding houses in response to the sudden increase in housing need (Breckenridge, 2014). The internal and external conversion of the dwellings and their adaptation with modern materials to serve the evolving needs of the community is part of the tradition of Schmidville.

2.3 Character-Defining Elements

The Schmidville proposed Heritage Conservation District has many defining elements that relate to its value including:

Defining elements of the original three blocks including Brenton Street and Brenton Place

- Largely intact street pattern laid out in 1831 with large trees between curbs and sidewalks

- Mirror-image cottages consisting of two identical houses built under a single roof with three-bay building widths and paired side hall entrances in the central bay giving the appearance of double doors and a single grand entranceway. Sometimes the side hall entrances are on bays at opposite ends of the building, some of which include covered porches
- Detached, semi-detached and row house dwellings including one-and-a-half, two, and two-and-a-half-storeys.
- Buildings include very little set back from the sidewalk or just enough to allow for front steps to create a consistent street wall.
- Buildings of wood construction and finished with shingles.
- Tops of street elevations have cornices that are sometimes supported by brackets or dentils.
- Pitched, truncated-pitched, hipped, Mansard and flat roofs.
- Dormers are plentiful, with the five-sided Scottish dormer being particularly characteristic of the area. Hipped and gable dormers are also present, and some dormers have segmental arched roofs.
- The three-bay building width is most common, and the side-hall plan is also prevalent.
- Entrances face the street and doors frequently have transoms and side-lights. Some entrances have a fan or round-headed light and others have molded entablatures. Doors are paneled and some are double paneled doors.
- There are a number of covered front porches with side entrances.
- Windows are higher than they are wide and have over-and-under sashes. There are some bay windows and tripartite windows. Most windows are rectangular but there are a few with segmental arched tops. There is a molded hood over some windows.
- Prominent brick chimneys.
- Small lots, mostly 7.6 m wide by 30.5 m feet deep, but with some smaller lots.
- Building depths are between 9.6 m and 20 m, allowing for light penetration through windows from both east and west, and leaving room for gardens in the back yards.

Character defining elements of the evolved sections of the district, south of Morris Street

West Side of Queen Street and South Side of Morris Street

Georgian dwellings with simple and symmetric form and massing. Also Mid-Victorian dwellings with more ornate architectural elements and details such as Mansard roofs and double bay windows.

East Side of South Park Street

Queen Anne style mansions with prominent bay windows, front porches, pediments, and shaped shingles. Second Empire style mansions include prominent central towers and Mansard roofs.

Wright Avenue

Eight semi-detached dwellings two with side gable roofs and six with paired front gable entrances and cross gables with hipped gable roofs.

2.4 Rationale for Heritage Conservation Measures and District Boundaries

Policy 6.1.1 of the Halifax Peninsula Secondary Municipal Planning Strategy identifies the criteria by which HRM shall evaluate heritage conservation areas. These criteria are set out in the official City of Halifax report entitled *An Evaluation and Protection System for Heritage Resources in Halifax from 1978* (Appendix 5). Schmidville meets the basic criteria for consideration as a heritage conservation area. It expands an area that is larger than one block and includes a concentration of heritage buildings. It creates the atmosphere of a past era and acquaints the public with the buildings and sites of that era.

In terms of the priority criteria, Schmidville includes a large number of historically important buildings, refer to section 2.5 below. On average, the buildings of Schmidville were constructed prior to the turn of the 20th century. The buildings are intimately related to occasions, institutions, and personages of local significance. The buildings have strong associations with both the Georgian and Victorian eras and most buildings exemplify early architectural styles from both eras with original facades intact. Schmidville provides an excellent atmosphere of a past era and successfully acquaints the public with Georgian period, in particular, through the architectural integrity of its building stock. There are very few modern buildings within the district that would provide “a continuum of styles from the past to the present”. As such, Schmidville is a reminder of a past era. The compatibility of the buildings in Schmidville is also excellent. The buildings are of compatible architecture, scale, height, building materials, age and proportion.

As a result of these heritage values and the pressure for redevelopment around this area, several heritage conservation measures are justified including policies for demolition, exterior alteration, appropriate scale and heritage character of new development, conservation of setting, tourism and community improvements, and conservation incentives.

In terms of the boundaries, the proposed Schmidville Heritage Conservation District includes the original planned area and additional areas that evolved adjacent to the original planned area for a total area of 18.5 acres.

2.4.1 Schmidville’s Original Three Blocks

The original planned area of Schmidville includes Dresden Row and Birmingham Street as well as the west side of Queen Street, between Spring Garden Road and Morris Street. It also includes Clyde Street and the north side of Morris Street, between Queen Street and Dresden Row.

a) Original Three Blocks South of Clyde Street

Dresden Row, Birmingham Street and the west side of Queen Street, between Clyde Street and Morris Street include a high concentration of original buildings. The north side of Morris Street and the south side of Clyde Street also include a high concentration of original buildings. These areas should be included within the boundaries of the proposed heritage conservation district.

b) Original Three Blocks North of Clyde Street

Dresden Row, Birmingham Street and the west side of Queen Street, between Clyde Street and Spring Garden Road, do not include a high concentration of original buildings. However, these areas do include a few historic buildings. The traditional buildings along Birmingham Street north of the two large lots on Clyde Street, meet the priority criteria (Appendix 5) in terms of their importance as individual buildings. However, in order to identify these properties as part of the Heritage Conservation Area, the new multi-unit building on one of the large lots must also be included in the contiguous area. The identification of this new multi-unit building as part of the Heritage Conservation Area will not "provide a reminder of a past era" and it would create "gross differences that would take away from a sense of unity in the area". As such, these areas should not be included within the boundaries of the proposed heritage conservation district.

2.4.2 Additional Areas that Evolved Adjacent to the Schmidville Original Three Blocks

c) East Side of Brenton Street

The buildings along the east side of Brenton Street are contiguous and compatible with the buildings of the Schmidville original planned area in terms of their architecture, scale, height, building materials, age and proportion. As such, this area should be included within the boundaries of the proposed heritage conservation district.

d) Brenton Place and Brenton Street North of Clyde Street

The buildings along the north side of Brenton Place and along Brenton Street, north of Clyde Street, include several historic buildings that are contiguous and compatible with the buildings of the Schmidville original planned area in terms of their architecture, scale, height, building materials, age and proportion. As such, this area should be included within the boundaries of the proposed heritage conservation district.

e) South Side of Morris Street

The buildings along the south side of Morris Street are contiguous and compatible with the buildings of the Schmidville original planned area in terms of their architecture, scale, height, building materials, age and proportion. As such, this area should be included within the boundaries of the proposed heritage conservation district.

f) West Side of Queen Street, South of Morris Street

The area along the west side of Queen Street, south of Morris Street, is contiguous with the Schmidville original planned area and includes buildings that are compatible with the buildings of the Schmidville original planned area in terms of their architecture, scale, height, building materials, age and proportion. As such, this area should be included within the boundaries of the proposed heritage conservation district.

g) East Side of South Park Street, south of Morris Street

The area along South Park Street, south of Morris Street, includes a number of historically important buildings that were constructed prior to the turn of the 20th century. The buildings are intimately related to occasions, institutions, and personages of local significance and exemplify late architectural styles from the Victorian era with original facades intact. This area is contiguous with the Schmidville original planned area and provides an excellent atmosphere of a past era. As such, this area should be included within the boundaries of the proposed heritage conservation district.

h) Wright Avenue

Wright Avenue, south of Morris Street, includes a number of historically important buildings that were constructed prior to the turn of the 20th century. The buildings are intimately related to occasions, institutions, and personages of local significance and exemplify late architectural styles from the Victorian era with original facades intact. This area is contiguous with the Schmidville original planned area and provides an excellent atmosphere of a past era. As such, this area should be included within the boundaries of the proposed heritage conservation district.

2.4.3 Policies for Heritage District Boundaries

A policy of voluntary inclusion includes only those properties whose owners wish to be included and excludes the properties of possible objectors. While this may be expedient in the short term, it is not advisable because it weakens the integrity and cohesiveness of the District. Objectors to Heritage Conservation District designation can voice their concerns and present objecting arguments throughout the community engagement process and at the public hearing. A municipality should then balance these against supporting arguments and designate (or refuse to designate) a Heritage Conservation District in its entirety based on the best interests of the community as a whole.

2.5 Heritage Value and Character-Defining Elements of Individual Properties

Details on the history and architecture of all buildings in the district are included in Appendix 6. These inventory sheets identify the distinct built form qualities that define the character of the district.

3. Heritage Legislation

3.1 Establishment of a Heritage Conservation District

Amendments to the Heritage Property Act introduced in 1991 and accompanying Heritage Conservation Districts Regulations adopted in 1992 enable municipalities to establish heritage conservation districts.

Under the *Heritage Property Act*, a heritage conservation district is established by adoption of a heritage conservation district plan and bylaw by municipal council. A conservation plan establishes the council's rationale for the adoption of conservation measures and articulates its policies on pertinent conservation issues and opportunities. A conservation bylaw establishes the administrative framework for implementation of the plan, includes design guidelines for building alterations and new development, and lays out procedures for the issuance of permits (certificates of appropriateness) based on the guidelines (Heritage Unit, Nova Scotia Department of Housing & Municipal Affairs).

The conservation plan and bylaw can apply to all buildings in a district, whether registered or not. There may be different conservation plans and bylaws for different parts of a municipality. A

conservation plan and bylaw may be adopted alongside other development control mechanisms, such as municipal planning strategy and land use bylaw, or may stand alone.

Establishment of a heritage conservation district is appropriate in communities where there is a concentration of heritage buildings, a tangible historic atmosphere, and a strong community commitment to protect and enhance the historic environment.

3.1.1 Heritage Officer

A council that has adopted a Heritage Conservation District plan and by-law shall designate a person employed by the municipality as the heritage officer and the heritage officer shall be responsible for the administration of the conservation plan and by-law and the issuance of certificates.

3.2 Registered Municipal Heritage Properties

3.2.1 Heritage Registry

Individual registered municipal heritage properties are registered when properties are deemed to have a local or community level of heritage value. Heritage value may include architecture, historical associations, or settings and provide important representations of municipality's history.

There are currently a total of 143 properties in Schmidville including 15 registered municipal heritage properties, see Table 1. Most properties in Schmidville contribute to the heritage value of the district but are not registered as heritage properties. 93 per cent of all properties, including registered and non-registered properties, contribute to the heritage value and character of the district.

Table 1: List of Registered Municipal Heritage Properties in Schmidville

Civic Address		Property Name	Construction Date
5476	Clyde Street	Early Victorian Era	1859
5480-82	Clyde Street	Early Victorian Era	1859
1317	Dresden Row	John Young/E. Dellet	c. 1860
1252	Queen Street	Alma Hall	1878
1260-62-64	Queen Street	Collins-Archibald House	c. 1865
1266	Queen Street	Mary Queen of Scots Building	c. 1861
1350-52-54	Queen Street	Hoyt-Morrison House	1871
1358	Queen Street	Grant-Hattie House	1890
1259	South Park Street	Victorian Streetscape	c. 1851
1263	South Park Street	Hilton Hall	1877
1271	South Park Street	Victorian Streetscape	1882
1275	South Park Street	Victorian Streetscape	1897
1279	South Park Street	Victorian Streetscape	1897
1283	South Park Street	Victorian Streetscape	1897
1293	South Park Street	Victorian Streetscape	1897

The *Heritage Property Act* establishes three processes dealing with municipal registered heritage properties:

- Registration
- Substantial Alteration and Demolition
- Deregistration

In order to process applications under the *Heritage Property Act*, a heritage by law, heritage registry and Heritage Advisory Committee must be established. HRM Heritage By-Law H-200 establishes the HRM heritage registry and the Heritage Advisory Committee and identifies its powers which are, in general terms, to advise Regional Council on all matters relating to heritage.

Since 2000, the HRM Heritage Property Program processed 7 heritage applications for registered municipal heritage properties within Schmidville. These include 5 applications for substantial alteration of heritage properties on Queen Street, one on Morris Street and another one on Dresden Row. These substantial alterations were mainly for new rear additions and window treatments.

3.2.2 Heritage Advisory Committee

The Heritage Advisory Committee, formed under By-Law H-200, may provide advice to Regional Council with respect to the establishment and administration of a heritage conservation district. The role of this committee is to advise the municipality respecting: 1) the preparation, amendment, revision or repeal of a conservation plan and conservation bylaw; 2) the administration of heritage conservation districts; 3) an application for a certificate that is required by the act or the conservation plan and bylaw to go to a public hearing.

3.2.3 Registration

There are several properties within Barrington South that are recognized for their potential to be registered as municipal heritage properties (Attachment x, Map 6). However, in accordance with the *Heritage Property Act*, where a heritage conservation district is established, no further building, streetscape or area in the district shall be registered as a municipal heritage property. Existing municipal heritage properties, within a heritage conservation district, will continue to be registered and subject to the established provisions of the *Heritage Property Act* in addition to the heritage conservation district plan and by law.

3.2.4 Substantial Alteration and Demolition

An application for a substantial alteration or demolition of a municipal heritage property are dealt with using the same process under the *Heritage Property Act*. To substantially alter or demolish a municipal heritage property, within or outside of a heritage conservation district, an application must be submitted to the Municipality. Municipal staff prepares a report that it then forwarded it to the heritage advisory committee who evaluate the alteration or demolition using the conservation standards prescribed under By-Law H-200 and any other relevant heritage

conservation district plan and bylaw or municipal policies, such as the heritage design guidelines in the downtown Halifax design manual. If the heritage advisory committee is satisfied that the application meets the conservation standards and other provisions, it may pass a positive recommendation to Regional Council. No hearing is required. Regional Council makes a decision based on the staff and heritage advisory committee recommendations.

There is one difference between the process for substantial alteration and the process for demolition. Municipal policy establishes that the HAC must hold a Public Information Meeting before staff submits a report for a demolition application. A PIM is not required for a substantial alteration application.

Registered municipal heritage properties within a heritage conservation district are protected by stronger development controls than registered municipal heritage properties outside of a heritage conservation district because the so-called “three-year delay clause” does not apply. If permission for demolition or alteration in a heritage conservation district is refused, the refusal does not expire after three years. However, the heritage conservation district plan must include provisions to allow for a process to consider demolition and substantial alteration, such as the issuance of a certificate of appropriateness.

3.2.5 Deregistration

To deregister a municipal heritage property, within or outside of a heritage conservation district, an application must be submitted to the Municipality along with an associated fee. The *Heritage Property Act* identifies specific provisions under which Regional Council may consider an application for deregistration: 1) the property has been destroyed or damaged by any cause; or 2) the continued registration of the property appears to the council to be inappropriate as a result of the loss of the property's heritage value. According to By-Law H-200, deregistration applications must be reviewed by the heritage advisory committee. If the heritage advisory committee is satisfied that the application meets one of these provisions, it may pass a positive recommendation to Regional Council. If Regional Council wishes to consider deregistration of a heritage property, it must hold a Public Hearing to consider it prior to making its decision.

3.2.6 Heritage Agreements

Under Section 20 of the *Heritage Property Act*, Regional Council may enter into an agreement with the owner of municipal heritage property or property located in a heritage conservation district, whereby the owner grants to the council a right or incurs an obligation respecting the use, preservation or protection of the heritage property or property located in a heritage conservation district.

3.2.7 Archaeological Resources

Where excavation is required for a development on any area in the Halifax peninsula, a development permit may be issued and the application may be referred to the Nova Scotia Department of Communities, Culture and Heritage for any action it deems necessary with respect to the preservation of archaeological resources in accordance with provincial requirements.

4. Municipal Policy Discussion

The boundaries for the Schmidville proposed Heritage Conservation District are almost entirely within the boundaries of the South End Area Plan which is a section of the Halifax Municipal Planning Strategy (Map 3). A small portion of the proposed District extends into the boundaries of the Downtown Halifax Municipal Planning Strategy along Brenton Place and Brenton Street, north of Clyde Street.

4.1 Heritage Conservation: Protecting and Conserving Traditional Character

The Halifax Municipal Planning Strategy, which encompasses the South End Area Plan, defines a Heritage Conservation Area as “an area of concentration of properties unified by similar use, architectural style or historical development, which retains the atmosphere of a past era.” It seeks to preserve and enhance areas in Halifax which reflect the City's past historically and architecturally.

4.1.2 Existing Heritage Conservation Policy

The Halifax Municipal Planning Strategy includes Policy 6.1, below, which is strongly supported by Policy 5.1, the Heritage Resources policy of the South End Area Plan.

The City shall continue to seek the retention, preservation, rehabilitation and/or restoration of those areas, sites, streetscapes, structures, and/or conditions such as views which impart to Halifax a sense of its heritage, particularly those which are relevant to important occasions, eras, or personages in the histories of the City, the Province, or the nation, or which are deemed to be architecturally significant. Where appropriate, in order to assure the continuing viability of such areas, sites, streetscapes, structures, and/or conditions, the City shall encourage suitable re-uses.

Other general policies in the Halifax Municipal Planning Strategy support the registration of heritage conservation areas that meet the eligibility criteria and their protection within the terms of the *Heritage Property Act*. The Halifax Municipal Planning Strategy seeks to maintain the integrity of those areas through encouragement of sensitive and complementary architecture in their immediate environs. It encourages amendments to the plan and land use by law to protect registered heritage conservation areas. It also seeks to regulate the demolition and exterior alterations under the provisions of the *Heritage Property Act* and to secure inducements for retention, maintenance and enhancement of registered heritage properties.

Financial Incentives

HRM has a Heritage Incentives Program that provides grants to residential and commercial heritage properties throughout the region on a 50 per cent cost-shared basis. As part of this program, there is a requirement for successful applicants to sign a document waiving the “three-year delay clause” if the cumulative grants received for a single property surmount \$10,000. HRM also provides grants to churches and other registered heritage properties, owned by non-profit organizations, through the Community Grants program. In addition, the Barrington Street Heritage Incentives Program encourages the restoration and renovation of any buildings located within the existing Barrington Street heritage conservation district boundary. This was a five year program that was recently extended by two years in 2014.

In addition to the municipal grant opportunities, two different departments within the provincial government have programs to assist owners of provincial heritage properties, municipal heritage properties or properties within a heritage conservation district in maintaining and conserving their heritage buildings. The Department of Communities, Culture & Heritage offers grants to owners of provincial or municipal heritage properties. These include Conservation Advice Grants and Conservation Work Grants. The Department of Service Nova Scotia and Municipal Relations offers a Provincial Tax Rebate (under the Sales Tax Act). Municipal heritage property owners are eligible for a full rebate of the provincial sales tax paid for materials used on the exterior of the building. Contact Service Nova Scotia and Municipal Relations for more information about the tax rebate.

Development Agreements for Registered Heritage Properties

Policy 6.8 of the Halifax Municipal Planning Strategy applies to registered heritage buildings, including the 15 registered heritage properties within the proposed Schmidville Heritage Conservation District. It does not apply to all properties within a heritage conservation district. This policy allows property owners of registered heritage properties to apply for a development agreement for any development or change in use not otherwise permitted by the land use designation and zone. Several considerations apply including the following:

- i. that any registered heritage building covered by the agreement shall not be altered in any way to diminish its heritage value;*
- ii. that any development must maintain the integrity of any registered heritage property, streetscape or conservation area of which it is part;*
- iii. that any adjacent uses, particularly residential use are not unduly disrupted as a result of traffic generation, noise, hours of operation, parking requirements and such other land use impacts as may be required as part of a development;*
- iv. that any development substantially complies with the policies of this plan and in particular the objectives and policies as they relate to heritage resources.*

Conservation Standards

In 2014, HRM adopted the *Standards & Guidelines for the Conservation of Historic Places in Canada, 2nd Edition*, (Appendix 7) to replace a former set of building conservation standards. The Standards are used to evaluate any proposed alteration to any registered heritage property or to any property in a heritage conservation district. The Guidelines set out in the Standards & Guidelines are used to interpret and apply the Standards.

According to these Standards & Guidelines, the overarching term for protecting historic places in Canada is Conservation, which is described as: all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes. Reconstruction, or reconstitution of a disappeared historic place, is not considered conservation and is therefore not addressed in this document.

In heritage conservation districts, these Standards & Guidelines may be supplemented by additional area-specific design criteria which respond to particular heritage values or character-defining features of the district.

4.1.3 Discussion

Protecting and Conserving Traditional Character

The dense concentration of cohesive historic architecture defines the character of Schmidville. In establishing a Heritage Conservation District, HRM seeks to strengthen the protection of registered municipal heritage properties and to extend protection from demolition to all properties in the heritage district that contribute to heritage value and character but currently have no form of protection from demolition or substantial alteration. The purpose of demolition and alteration control is to ensure that significant changes to the character of the District cannot occur without consideration of their impact on the heritage value and character of the district. The proposed Schmidville Heritage Conservation District plan will include a process to consider the demolition and substantial alteration of all properties within its boundaries, such as the issuance of a certificate of appropriateness.

Most of the registered heritage buildings are located around the periphery of the original planned area of Schmidville including the larger and more ornate Victorian buildings along Queen Street and South Park Street (Map 4). Other than the John Young/E. Dellet House on Dresden Row and the mirror-image cottage on Clyde Street, there are no registered municipal heritage properties in the inner blocks where development in Schmidville had originated. The inner blocks are part of the original planned area framed by Morris, Queen, Clyde and Dresden. This area was traditionally middle or lower class and includes buildings of simple and symmetric design characteristic of the Georgian era. These buildings speak to the origins of Schmidville and deserve protection from demolition or inappropriate exterior alteration.

The proposed Schmidville Heritage Conservation District plan will include new policy and reinforce existing Downtown Halifax Municipal Planning Strategy policy that protect the character of the existing street grid, especially in the area between Spring Garden Road and Morris Street. As a conservation measure, the building heights currently permitted in areas of the proposed Heritage Conservation District that are within the boundaries of the DHLUB (Map 4) will be changed to match the existing height of these historic buildings so that there is no incentive to demolish for the purpose of constructing new taller buildings. Most of these historic properties, within the boundaries of the DHLUB, are located along Brenton Street, north of Clyde, and Brenton Place.

The *Standards & Guidelines for the Conservation of Historic Places in Canada, 2nd Edition*, will apply to all properties within the proposed Schmidville Heritage Conservation District, once established. The Standards & Guidelines can be used to evaluate any proposed alteration to a property within the Heritage Conservation District that contributes to heritage value. HRM may also require applicants for substantial development within the district to provide a heritage

impact statement for applications relating to any addition to a registered heritage property or to a property within the proposed Schmidville Heritage Conservation District that contributes to heritage value.

Since 2005, a total of 12 applications were made to the HRM Heritage Incentives Program within the proposed heritage conservation district boundaries. Four of these applications were successfully issued grant awards for a total of \$34,488 of work on three registered heritage properties. Since this is a cost-shared program, this figure represents a total public-private partnership contribution of more than \$68,976 in the exterior conservation of the registered heritage buildings within Schmidville. Most of these grants were issued for window repair and replacement followed by cladding, roofing, chimney repair, and painting. There were three times as many applicants interested in carrying out conservation work than there were applicants who received grants through the program to actually carry out the work.

A new financial incentives program dedicated to heritage conservation districts will encourage more successful applications for heritage conservation and maintenance work. Additional funds could be allocated to this new program to ensure that sufficient grant awards are available to those interested in carrying out conservation work on heritage resources within the heritage conservation district boundaries.

4.2 Residential Environment: Protecting and Encouraging Viable Housing

Schmidville has always been primarily a residential environment and it continues to be so today. The land use designation in effect in most of the Schmidville area is Medium Density Residential (MDR). Residential policies are implemented through the General Residential Conversion (R-2A) Zone of the Downtown Halifax Land Use By Law (DHLUB) (Maps 1 and 2).

The Residential – Commercial Mix (RC) designation encompasses specific areas of Schmidville at the north and south corners of Morris and Queen Streets and at the northwest corner of Morris and Birmingham Streets. Residential – Commercial Mix policies are implemented through the Neighbourhood Commercial (RC-1) Zone within the RC designation at Morris and Queen Streets but also, outside of the RC designation, at the southwest corner of Clyde and Birmingham Streets and at the Alma Hall at 1252-56 Queen Street. Residential – Commercial Mix policies are implemented through the Residential/Minor Commercial (RC-2) Zone at the northwest corner of Morris and Birmingham Streets within the RC designation.

The Institutional (INS) designation encompasses the Holy Cross Cemetery to the south of the proposed Schmidville Heritage Conservation District boundary. It also encompasses much of the Spencer House Senior Centre and Saint Mary's Elementary School to the north, within the proposed heritage district boundaries. Institutional policies in these areas are implemented primarily through the Park and Institutional (P) Zone.

4.2.2 Residential Environment Policy in the Halifax Municipal Planning Strategy

The Halifax Municipal Planning Strategy includes several city-wide objectives and policies relating to the residential environments, including Policy 2.4, below.

Because the differences between residential areas contribute to the richness of Halifax as a city, and because different neighbourhoods exhibit different characteristics through such things as their location, scale, and housing age and type, and in order to promote neighbourhood stability and to ensure different types of residential areas and a variety of choices for its citizens, the City encourages the retention of the existing residential character of predominantly stable neighbourhoods, and will seek to ensure that any change it can control will be compatible with these neighbourhoods.

The Halifax Municipal Planning Strategy seeks to maintain stability by preserving the scale of the neighbourhood, routing future principal streets around rather than through them, and allowing commercial expansion within definite confines which will not conflict with the character or stability of the neighbourhood. Additional policies in this plan maintain that redevelopment of portions of existing neighbourhoods should only be permitted at a scale compatible with those neighbourhoods. Infill housing and rehabilitation is encouraged over massive redevelopment of neighbourhoods. Furthermore, the plan states that the municipality shall actively seek taxation preference as one method of encouraging rehabilitation of existing housing stock.

Within the Halifax Municipal Planning Strategy, the South End Area Plan also seeks to maintain the vital inner-city neighbourhoods in the South End with a broad mix of “family” and “non-family” housing accommodation. In particular, the South End Area Plan states that residential neighbourhoods shall be maintained and expanded by encouraging retention and rehabilitation of existing structures by permitting new stock through infill and complementary redevelopment such as interior conversion of existing structures, infilling between existing structures or additions to the rear of existing structures.

The South End Area Plan defines three categories of residential environments: Low-Density Residential, Medium-Density Residential; and High-Density Residential. Schmidville is designated as Medium-Density Residential (MDR) which provide a mix of family and non-family dwelling units in buildings of not more than four storeys. The General Residential Conversion (R-2A) Zone implements the Medium-Density Residential policies and requires that 50 percent of the dwelling units shall be a minimum of 800 square feet in area to accommodate family-type dwelling units. The R-2A Zone permits conversions and rear additions to existing buildings to include a maximum of 14 dwelling units, if the original building was constructed prior to September 17, 1987. Any building constructed after this date can only include a maximum of four dwelling units. In terms of land use, the Halifax Peninsula Planning Strategy seeks to maintain the integrity of existing residential neighbourhoods by requiring any new development, which would differ in use or intensity of use from the present neighbourhood development pattern, be related to the needs or characteristics of the neighbourhood

The commercial uses existing at the date of adoption of the Halifax Municipal Planning Strategy as "Residential-Commercial" can make applications for building or site improvements for those properties by development agreement, subject to certain provisions. For example, residential and commercial mixed use development at the northwest corner of Queen Street and Morris Street may be considered only by development agreement which meets certain requirements. The development must be compatible to adjacent residential uses and streetscapes in respect to scale and architectural design and shall not exceed 35 feet in height.

In areas of Schmitdville within the Neighbourhood Commercial (RC-1) Zone, an apartment house can include six dwelling units and are not required to accommodate space for family-type dwelling units. It also allows for one grocery store or drug store. The Residential/Minor Commercial (RC-2) Zone allows for more minor commercial uses such as inns, restaurants, and financial institutions. The Park and Institutional (P) Zone allows for such uses as a public park, recreation field, or cemetery. It also allows for larger institutions such as a hospital, school, or library. However, university development is restricted to areas designated for such uses and there are no areas identified for "university" development in the proposed boundaries for Schmitdville. The Halifax Municipal Planning Strategy includes a policy that when disposing of municipally-owned lands in residential areas, consideration will be given first to recreation uses; second, to residential uses; and third, to any other use compatible with residential areas which meet the needs of the residents of the area.

Alternate Building Code Compliance Methods & Performance Based Equivalencies

The establishment of the heritage conservation district enables the alternate compliance methods and performance based equivalencies of the Nova Scotia Building Code Regulations to be used on all buildings that contribute to the heritage value of the district, where previously they were only applicable to individually registered heritage buildings. Under the regulations a property owner may request that the alternate compliance provisions be used. The alternate compliance provisions make it easier for old buildings to meet code requirements for fire safety, fire escapes, spatial separations, height and area of rooms, window areas, washroom facilities, etc., and can make a great difference in the economic viability of heritage buildings. They are particularly useful when a building is undergoing change of occupancy, such as conversion of upper floors to residential use. A number of buildings in the district have this potential and could benefit from use of alternate compliance methods.

4.2.3 Discussion

Protecting and Encouraging Viable and Affordable Housing as a Continued Historic Use

Existing housing stock represents a capital asset. Best management practices on housing maintain that the protection and improvement of existing houses in neighbourhoods, rather than the destruction of existing houses, should be considered an obligation of government in order to address the scarcity of adequate housing (Denhez, 1997). In many ways, the General Residential Conversion (R-2A) Zone realizes Halifax Municipal Planning Strategy's policy to

provide housing for people with different income levels in all neighbourhoods, in ways which are compatible with these neighbourhoods. The R-2A Zone permits conversions and rear additions to existing buildings to include a maximum of 14 dwelling units only if the original building was constructed prior to September 17, 1987. Based on a review of building permit activity, there have been no recent demolitions in Schmidville and the vast majority of permits have been for renovations that have not seemingly led to the removal of character defining elements from buildings.

Similar to the Halifax Municipal Planning Strategy's development agreement provision under Policy 6.8, the R-2A Zone creates a condition that encourages owners to lean favourably toward the protection and rehabilitation of their buildings on a *de facto* basis. This form of legislative protection differs from the *de jure* protection, under the *Heritage Property Act*, which confers legal protection from demolition or substantial alteration of buildings. A hybrid approach with both *de facto* and *de jure* forms of protection is generally viewed as a preferred approach because it offers protection even if economic conditions change temporarily in such a way that the conservation of buildings becomes uncompetitive from a market perspective. Best management practices on housing maintain that protection of housing stock implies a ban on destruction or alteration, unless government consent is granted (Denhez, 1997). The proposed Schmidville Heritage Conservation District will require the municipality to review applications for demolition or substantial alteration of buildings to protect housing as a historic use in the area. Schmidville is adjacent to the downtown core and a number of post-secondary institutions. The student population, especially, creates a strong demand for housing affordability, choice and diversity in the area.

Heritage preservation today is closely linked to civic priorities around urban density, sustainability as well as housing affordability, choice and diversity. For example, in addition to promoting the unique identity and history of the neighborhoods in which people continue to live and work, heritage preservation can be a tool to respond to the pressures of population growth in city centres. It can also be a sustainable means of increasing affordable housing options in proximity to jobs, schools, transit and amenities through the retrofitting of existing urban historic properties (Canadian Housing & Renewal Association, 2014). The municipality seeks to encourage the retention of existing residential character of predominantly stable neighbourhoods through the retention and rehabilitation of existing structures by permitting new stock through infill and complementary redevelopment. Such development is encouraged over massive redevelopment of neighbourhoods.

The proposed Schmidville Heritage Conservation plan will recognize the value in linking heritage preservation and the provision of housing as a continued historic use. However, there is also an inherent conflict between the two approaches. New construction to the rear of traditional dwellings can eliminate rear yards and remove historic accessory structures. It can also change the configuration of space and destroy portions of rear elevations to create additions. However, the R-2A Zone does maintain a 40 per cent maximum lot coverage with required yard setbacks. Due to the small lots in Schmidville, these zone requirements seem to

have limited the extent of new construction in the rear yards compared to other neighbourhoods within the R-2A Zone in the south end of Halifax. A balance must be reached between protecting the traditional character of Schmidville while allowing enough flexibility for property owners to make adaptations for contemporary housing needs. The internal and external conversion of the dwellings and their adaptation with modern materials to serve the evolving needs of the community is part of the tradition within the original planned area of Schmidville and part of its heritage value.

The R-2A Zone limits the height of buildings to 35 feet which already provides a basic level of protection from out-of-scale new development. The zone permits single unit homes, interior conversion into apartments, and small scale residential infill development. This is very much in line with the existing character of the area in terms of land use. There are also three existing mixed Residential/Commercial designated areas which can be redeveloped by development agreement but, again, the height of any new development is limited to 35 feet. Any future proposals for the wholesale demolition of dwellings to accommodate a large residential or commercial development would necessitate significant changes to the Halifax Municipal Planning Strategy and Land Use By Law. Therefore, Regional Council would have complete discretion in considering such amendments.

Furthermore, the Standards & Guidelines include specific guidelines relating to health, safety, security and accessibility considerations to ensure that rehabilitation projects can provide for safe and accessible environments that preserve the heritage value and character of buildings within heritage districts. The Standards & Guidelines also include specific guidelines relating to sustainability considerations including renewable-energy technologies and energy conservation measures.

4.3 Built Form and Public Realm: Supporting a Cultural Heritage Setting

4.3.1 Built Form Policy in the Downtown Halifax Municipal Planning Strategy

Vision for Spring Garden Road Area

The Downtown Halifax Municipal Planning Strategy describes a vision for the Spring Garden Road Area (Precinct 3). In relation to Schmidville, the vision statement maintains the following:

Infill opportunities adjacent to the historic Schmidville neighbourhood, will reinforce its residential character while providing for buildings along Clyde Street that transition in height from the mid-rise buildings permitted along Spring Garden Road, to the existing low-rise buildings of Schmidville to the south. The mixed use nature of the new buildings along Clyde Street will also provide a transition in intensity of use from the active retail required along Spring Garden Road to the primarily residential uses in Schmidville.

The vision later continues to describe development opportunities for the area around Schmidville:

The former Halifax Infirmary property and sites on the north side of Clyde Street will be infilled with a mix of uses that will serve to fill the major 'gaps' in the precinct while complementing the adjacent established and historically significant neighbourhoods.

The Downtown Halifax Land Use By Law seeks to encourage appropriate development around the proposed Schmidville Heritage Conservation District and a transition of height to the district from Spring Garden Road primarily through massing requirements for new construction.

Further to this vision, the Design Manual section of the land use by law includes criteria for each downtown precinct to strengthen their unique role in contributing to the assets and successes of the downtown. The following general criteria are identified for the area around Schmidville in precinct 3, Spring Garden Road:

Development shall be in keeping with The Spring Garden Road/Queen Street Area Joint Public Lands Plan, including:

- *ensure that the Clyde Street parking lots are redeveloped with mid-rise development, underground parking, and massing that transitions to Schmidville;*
- *ensure that the existing parking supply on the two Clyde Street parking lots will be preserved as part of the redevelopment of those lots, and that in addition, the redevelopment provides adequate parking for the new uses being introduced;*
- *reinforce a development pattern of "monumental" buildings on Spring Garden Road from Queen Street towards Barrington Street;*
- *a new public open space, 2,000 square metres minimum, shall be established at the terminus of Clyde Street, on the east side of Queen Street;*
- *Clyde Street and Brenton Place to become important pedestrian-oriented streets;*
- *allow for a mid-rise development at the corner of Morris and Queen Streets, and;*
- *to allow tall buildings on the western blocks of the precinct.*

Building Height, Massing & Character

The Downtown Halifax Municipal Planning Strategy maintains a maximum heights framework that provides height patterns resulting from the synthesis of a set of urban design considerations tailored to downtown Halifax. The municipal planning strategy identifies heights for the Spring Garden Road precinct (Precinct 3) which includes areas to the north, east and west of the proposed Schmidville Heritage Conservation District (Halifax, Downtown Halifax Secondary Municipal Planning Strategy, 2014).

In terms of the massing requirements for new construction around Schmidville, the DHLUB requires a streetwall setback of 4 meters for new construction on the north side of Clyde Street on the two blocks between Queen Street and Dresden Road. Everywhere else along the periphery of Schmidville within the downtown plan area, the streetwall setback for new

construction may vary between 0 and 4 meters. Streetwall heights for new construction cannot exceed 15.5 meters (between 4 and 5 storeys) along the north side of Clyde Street between Queen Street and Brenton Street (Halifax, Downtown Halifax Land Use By-Law, 2014). Everywhere else along the periphery of Schmitville within the downtown plan area, the streetwall height for new construction cannot exceed 18.5 meters (between 5 and 6 storeys). All new construction between Clyde Street and Spring Garden Road also cannot exceed a streetwall height of 18.5 meters. However, streetwall heights along Spring Garden Road, west of Queen Street, can extend to a maximum of 21.5 meters (between 6 and 7 storeys).

Within the downtown plan area, buildings to the north of Clyde Street, west of Dresden Row, and to the west of Brenton Street can be 39 meters (12 storeys) in height. Buildings to the north of Clyde Street, east of Dresden Row, and to the east of Queen Street can be 22 meters (6-7 storeys) in height. A bonus in height is offered in excess of these minimum development requirements as an incentive for specific public benefits identified in the plan (Halifax, Downtown Halifax Secondary Municipal Planning Strategy, 2014). As such, applicants seeking a height bonus in exchange for the provision of public benefit may achieve heights of 49 meters (15 storeys) for buildings to the north of Clyde Street, west of Dresden Row, and to the west of Brenton Street. Similarly, through the bonus zoning provision, applicants may achieve heights of 28 meters for buildings to the north of Clyde Street, east of Dresden Row, and to the east of Queen Street.

The Downtown Halifax Land Use By Law identifies public benefit categories where bonus zoning provisions may apply. Such provisions may apply where a developer provides one or a combination of the following public benefits:

- a) *where the development includes a registered heritage property which is to be maintained, the preservation or enhancement of the heritage resource;*
- b) *the provision of publicly accessible amenity or open space, where a deficiency in such spaces exists;*
- c) *the provision of residential units at a subsidized cost to contribute to housing affordability in the Downtown Halifax Secondary Municipal Planning Strategy plan area;*
- d) *the provision of 3 and 4 bedroom units with direct access to outdoor amenity space;*
- e) *the provision of rental commercial space made available at a subsidized cost for arts or cultural uses;*
- f) *the provision of public art;*
- g) *the provision of public parking facilities, where a deficiency in such facilities exists;*
- h) *investment in public transit or active transportation infrastructure;*
- i) *the provision of exemplary sustainable building practices.*
- j) *the undergrounding of overhead electrical and communication distribution systems.*

There is a lack of clarity in the existing land use by law, where a building on Queen Street, for example, can be set back 3 meters from the street and this same 3 meters can be understood as the 3 meters required for a stepback on the mid-rise portion of the building (above 18.5

meters). The case can be made that a building can be constructed straight up from its base to 22 or 18 meters with no setback on the mid-rise portion.

Development and Design Review

The Downtown Halifax Land Use By Law ensures high quality design for downtown development through the site plan approval process. The Design Review Committee reviews all applications for substantive site plan approval in the downtown to ensure conformance with the design manual. The site plan approval process also includes public consultation prior to an application for site plan approval being submitted to the Municipality.

In terms of the existing street grid and blocks, the municipal planning strategy includes policy that HRM shall not close streets to permit the consolidation of blocks in the downtown. Also, HRM shall not undertake street widening in the downtown that would materially alter character of the street grid.

Land Use

The Downtown Halifax Zone (DH-1) encompasses the entire area around the periphery of the Schmidville proposed Heritage Conservation Area within the downtown plan area. A broad range of residential, commercial, and cultural uses are permitted and encouraged within the DH-1 Zone, with few restrictions, in support of the diverse urban character of downtown Halifax. Furthermore, the DH-1 Zone includes provisions to increase the number of dwellings with two or more bedrooms within multi-unit buildings. This provision intends to increase housing opportunities for households with two or more people since downtown housing is dominated by studio apartments and one-bedroom units.

4.3.2 Public Realm Policy

The public realm shapes the most prominent and visible aspects of the urban environment and, therefore, makes the greatest impact on the image and impression presented by the downtown. The key objectives of the DHMPS's public realm framework are to cultivate and nurture a legible, cohesive, and appealing physical environment. These objectives guide capital improvement strategies.

Other than the Spencer House and the street rights-of-way, HRM does not own any property in Barrington South. St Mary's Elementary School is owned by the provincial school board.

Streetscapes

Clyde Street, Brenton Place, and Queen Street, south of Spring Garden Road, are important pedestrian streets. These streets have the potential to become important destinations for sidewalk cafes, street performances, and other street-oriented uses. As such, vehicular through traffic is discouraged along these streets.

South Park Street extends from the Citadel. There is the potential to emphasize this street's association with this important downtown landmark through distinctive sidewalks and crosswalk

paving, double row of street trees, unique lighting, banners, and other landscape treatments. Dresden Row, Birmingham Street, and Morris Street frame the other streets in the neighbourhood and should be designed and constructed to a high standard.

Open Spaces & Connections

The Open Spaces framework provides guidance for future capital investment in terms of upgrading the quality of existing open spaces and creating opportunities for new public spaces throughout downtown Halifax. A Potential Plaza and a Desired Mid-Block Link are identified east of Clyde Street, at the intersection with Queen Street. The new Halifax Regional Library building satisfies these policy requirements. It includes a south plaza near the Clyde Street and Queen Street intersection. Pathways both through the plaza and to the south of the plaza connect Clyde Street with other areas to the north and east.

Views & Visual Character

The DHMPS identifies views of prominent visual terminus sites which include views of landmark sites where existing or potential landmark buildings, structures, public spaces or public art provides termination of a view. Only one prominent visual terminus site is identified in Schmidville. This site is at the east end of Clyde Street and it is subject to design review provisions. Any new construction at the east terminus of Clyde Street, within the university campus, must include a landmark structure to provide a termination of view.

Cultural District Signage

In 2008, Regional Council adopted a policy for neighbourhood and special district signs. This policy defines a cultural district as a geographically defined area that conveys a special sense of time and place through a concentration of buildings, structures, and spaces. The purpose of the cultural district signage is to identify the district, provide heritage and cultural information and demarcate the boundary. In order to be recognized as a cultural district, an area should have a sense of a connectedness through past events or use and have an appearance of visual cohesion and characteristics that set it apart.

4.3.3 Discussion

Supporting a Setting that Inspires a Greater Understanding of Cultural Heritage

There are currently no heritage design guidelines in effect for registered heritage properties in the proposed Schmidville Heritage Conservation District or anywhere else outside of Downtown Halifax. Design guidelines will be tailored for Schmidville to ensure appropriate design for new construction that integrates with the distinct built form qualities that define the character of the district. These new design guidelines will include provisions to ensure that the built form of new construction is appropriate to the scale, massing and character of the proposed Schmidville Heritage Conservation District.

Along the north side of Clyde Street, within the downtown plan area, a 28 meter (9 storey) building with a 15.5 meter (4 storey) streetwall height has been constructed on the former open

parking area between Birmingham and Queen. A building of the same height can be constructed on the twin lot to the west on Clyde Street where there is an existing open parking area between Dresden Row and Birmingham. The Design Review Committee reviewed a development proposal in the summer of 2014 for a proposed mixed use development at this location (Erskine, 2014). The proposed development was a nine-storey, 163-unit complex with a central courtyard and ground floor commercial space fronting all three streets. As of November 2014, this project is at the conceptual stage and no municipal development application has been submitted. The intent of this existing height framework is to realize the DHMPS vision for the Spring Garden Road area in creating a transition of heights between the mid-rise buildings along Spring Garden Road and the existing low-rise buildings of Schmidville to the south.



Figure 3: development concept for a potential modern mixed use building on Clyde Street, between Dresden Row and Birmingham (Chronicle Herald)

Since the building on Clyde Street, between Birmingham and Queen, has been constructed, it would be appropriate to retain the existing height framework to allow a similar size building on its twin lot between Dresden Row and Birmingham. This would provide a transition of heights between Spring Garden Road and Schmidville.

The DHLUB also allows for a mid-rise development of 22 meters in height (6 - 7 storeys) on the two large lots along Queen Street, between Clyde and Morris Streets. The streetwall height is currently limited to 18.5 meters (5 - 6 storeys) after which the massing of the building must include a 3 meter stepback before the top storeys. The historic buildings along the west side of Queen Street, north of Morris Street, are between two and three storeys in height. Therefore, a streetwall height of 11.5 meters (3 storeys) on the east side of Queen Street, between Clyde and Morris Streets, may provide an appropriate transition between the downtown mid-rise development and Schmidville. This new streetwall height may also provide better approaching views of the central library.

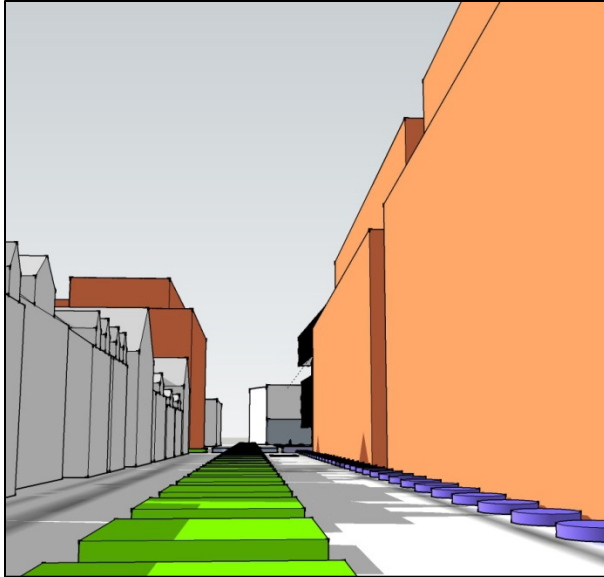


Figure 4: view looking north on Queen Street with Schmidville to the west (left) and a possible new building to the east (right) using existing DHLUB height framework

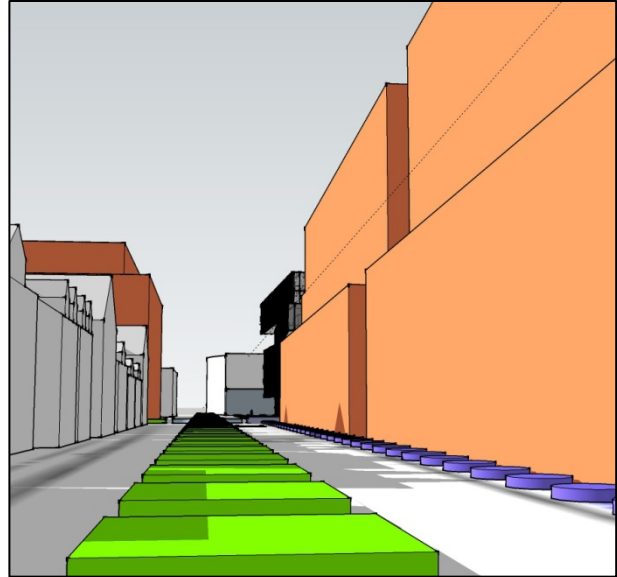


Figure 5: same view using a 3 storey streetwall

Policies in the DHMPS relating to Streetscape Typologies around Schmidville will lead to high quality public realm improvements around the proposed Heritage Conservation District. Planning for public realm improvements should strengthen and enhance the distinct identity of Schmidville through attention to the heritage value and character defining elements of the heritage district.

The new central library is adjacent to the northeast corner of the proposed Schmidville Heritage Conservation District. As such, there are opportunities to use this facility to inform the public about the significance of Schmidville. The library is also seeking opportunities to create connections with the surrounding built environment. The vision for the new library is for it to become a vital centre for learning and culture in the heart of the community". The fifth floor, referred to by the library's architect as the "Halifax Living Room", visually connects two important views of our Maritime history: the Citadel to the north and Halifax Harbour to the east. The fourth and fifth floors also provide excellent views of Schmidville to the south. Although not a prominent landmark like the Citadel or Harbour, the built character of Schmidville can provide a tangible connection to the social history of Halifax, its economic life and traditional architecture.



Figure 6: View from the fifth floor of the new central library overlooking Schmidville and the former infirmary site

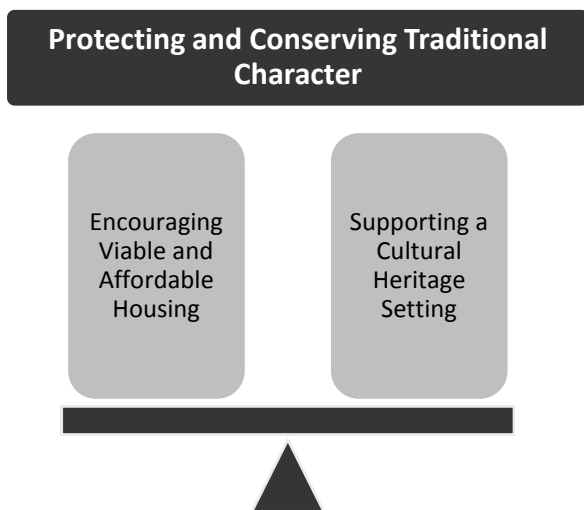
The DHMPS recognizes Clyde Street for its important pedestrian function and as a destination for sidewalk cafes and other street-oriented uses. Vehicular through traffic should be discouraged along this street. A pedestrian link connects Victoria Park to the new library's south plaza through Schmidville via Clyde Street. This plaza is raised on top of an underground parking garage. It includes landscaping and outdoor seating areas. This same pedestrian link connects Clyde Street with Bishop Street, at the Barrington Street intersection, through the Sexton Campus of Dalhousie University. As such, this pathway will connect the proposed Schmidville Heritage Conservation District with the proposed Barrington South (Old South Suburb) Heritage Conservation District. The Old South Suburb district begins at Bishop Street and extends along Barrington Street and Hollis Street, south of Cornwallis Park.

Planning for public realm improvements should strengthen the public's understanding of Schmidville as an historic area. The new central library and the length of Clyde Street are important public spaces that can establish a connection with Schmidville and the social history of Halifax. Streetscape elements with a historical design can be introduced along Clyde Street to help recognize the area as historically important including appropriately scaled lamp posts, benches and garbage bins. New tree planting should be encouraged throughout the area. The proposed Schmidville Heritage Conservation District plan can also include policy to ensure that the area is considered a high priority for these streetscape improvements. HRM will install cultural district signage to recognize and commemorate historic Schmidville as an early suburb and area of historic architectural importance. The signage program will include an interpretive panel at a location accessible to pedestrians, perhaps within the new library's south plaza, and name blades on top of street signs will delineate "Historic Schmidville" at several street intersections. The Heritage Conservation District plan should include a policy to support this educational signage program.

4.4 Summary and Analysis of Approach to Conservation Measures

Existing policy and regulations, relevant to the proposed Heritage Conservation District, is insufficient in protecting and conserving the heritage values and character defining elements of

the district. Therefore, conservation measures are required to supplement or amend the existing legislation. The proposed Schmidville Heritage Conservation District plan and by law will protect and conserve this area of historic and architectural value and govern such things as demolition, exterior alteration and appropriate new development. It will call for incentives to encourage private architectural conservation and programs to enhance public amenities. The following illustration summarizes and analyses a potential approach to the conservation measures in the plan.



1. Protecting and conserving historic properties can be understood as the main objective of the plan through the governance of *demolition*, *exterior alteration* and *financial incentives*
2. The heritage conservation plan will support other civic priorities including the protection and rehabilitation housing affordability, choice and diversity near the downtown. Residential housing is itself an important historic use of the neighbourhood supporting the protection and conservation of the historic residential district
3. *Land use by law amendments* and *design guidelines* will support a setting that inspires an understanding of cultural heritage. The plan will employ public amenities to highlight the social, educational and cultural values inherent in Schmidville that will, ultimately, serve to protect and conserve the traditional character of the district

Within the context of protecting and conserving the traditional character of Schmidville, the plan will recognize that there may be some conflicts between encouraging viable and affordable housing for contemporary living and supporting a traditional setting. The plan must find the right balance between these two priorities.

5. Social and Economic Implications

5.1 Social Implications

5.1.1 Sustainable Development

UNESCO's international approach to developing sustainable cities maintains that culture, encompassing both heritage (tangible and intangible) and creative industries, plays a critical role as a non-renewable resource that is a vital part of cities, integral to their identity and underpinning their dynamism as hubs of economic development. The development and adoption of a district plan provides the community with an important tool for ensuring the

integrity and sustainability of the area's unique cultural resources. Conserving and adaptively re-using the historic urban environment contributes to the quality of life of their inhabitants in many ways. In addition to strengthening their sense of belonging, social cohesion and providing a pleasant environment, it also mitigates excessive urbanization, attracts tourists and visitors as well as investments, while providing for green, locally-based, stable and decent jobs (UNESCO, 2014). A heritage-driven urban development policy also contributes to mitigating and adapting to climate change, since conserving the existing fabric (built with traditional techniques and local materials and skills) is more environmentally friendly than demolishing and reconstructing.

5.1.2 Community Identity

The proposed Schmidville Heritage Conservation District will provide recognition of the properties within its boundary as important heritage resources. Designation will help to conserve irreplaceable resources, protect the visible cultural assets and strengthen the community's identity and distinctiveness. The proposed Schmidville Heritage Conservation District will provide social benefits. People living or working within or visiting the heritage district will enjoy the comfort of a human-scale environment. A human-scale environment is a mix of aesthetics and functionality that fit the average person's dimensions and capabilities (National Trust for Historic Preservation, 2013). The heritage district will provide an opportunity to live and work in attractive surroundings within a recognizable and walkable neighborhood.

5.1.3 Education

The proposed Schmidville Heritage Conservation District will be a vehicle for education. The Friends of Schmidville have already undertaken several educational initiatives for Schmidville. The proposed HCD will serve as a tangible link to the past and a way to bring meaning to history. It will be a living, active record of the community and its residents. It will preserve the original character of buildings and streets, while welcoming growth and innovation within those spaces. Heritage district designation based on careful historical research and evaluation, promotes understanding and appreciation of an area's heritage values and attributes. Under no circumstances will property owners be required to provide access to the interior of buildings within the provisions of the heritage conservation district plan or by law. The development and adoption of a district plan provides the community with an important tool for ensuring the integrity and sustainability of the area's unique cultural resources (Province of Ontario, 2006).

5.1.4 Community Engagement

The community engagement process associated with establishing the heritage conservation district will provide the community a voice in its future. By participating in the designation process, citizens can help direct their community's path. Making these decisions together in a structured way -- rather than behind closed doors or without public comment -- will provide everyone involved a sense of empowerment and confidence. Designation allows a community to recognize and commemorate what it values within an area that contributes to its sense of place. It provides a process for sustaining these elements into the future. During the study and research phase there is opportunity for the community to develop an understanding and appreciation of the community's heritage resources and the strong relationship between

patterns of activity, memory, and imagination and physical patterns of buildings, structures, streetscapes, land forms and natural features (Province of Ontario, 2006). Heritage district designation allows these resources and relationships to be identified and protected.

5.2 Economic Implications

On May 15, 2012, Halifax Regional Council passed a motion to expedite the Schmidville application on the priority listing of Heritage Conservation Districts. As such, economic considerations must be considered within the framework of a heritage conservation district, recognizing the intrinsic heritage values of the historic neighbourhood and giving weight to other values associated with a heritage conservation district, mentioned above, such as protection of housing stock, community education and identity, quality of life, and community confidence.

The Halifax Municipal Planning Strategy seeks to encourage continuation of the diversity of land uses including institutional, open space, commercial and residential uses. It is the intent that historic places, including the proposed Schmidville Heritage Conservation District, be multifunctional with the existing residential, social, and economic activities of the neighbourhood and not viewed as a static object of contemplation and tourist attraction. Built heritage should be dynamic and have a beneficial sustainable use (Heritage Canada Foundation , 2001).

The Downtown Halifax Secondary Municipal Planning Strategy considers culture and heritage preservation as a key component to a more liveable downtown. Liveability relates to the walkability and experience at street level. The plan seeks to develop a critical mass of people and buildings in the downtown. When liveability and critical mass are achieved, there is an upward spiral whereby prosperity is increased.

There is significant opportunity to grow within downtown Halifax by filling in the gaps, which include many vacant or underutilized lands and many heritage resources which are candidates for reuse and revitalization. To achieve its economic development objectives, the municipal planning strategy targets the redevelopment of vacant and underutilized lands in the traditional Central Business District (precincts 4, 5, 6, 7) and, subsequently, the redevelopment of the Cogswell Interchange lands (precinct 8). The DHMPS does identify three vacant sites that could be redeveloped within the Spring Garden Road precinct, around the perimeter of Schmidville (Halifax, Downtown Halifax Secondary Municipal Planning Strategy, 2014). These vacant sites include an existing parking lot between Clyde Street, Dresden Row, and Birmingham Street. The former infirmary site lands along the east side of Queen Street, north of Morris Street are also identified.

In terms of new construction in the proposed heritage district, the requirement for a heritage alteration permit, in the form of a certificate of appropriateness, could be limited to actions that would compromise the historical integrity of the district such as demolitions, and exterior alterations to properties that contribute to the heritage value and character of the district. It is the municipality's intent that this process be as streamlined, flexible and as non-restrictive as allowed under the *Heritage Property Act* and *Heritage Conservation District Regulations*. It is

not the intent of the proposed Schmidville Heritage Conservation District that buildings be restored to original appearances. Although, such restoration projects can be encouraged, through the use of financial incentives for example, there are no mechanisms in the *Heritage Property Act* or *Heritage Conservation District Regulations* to enforce restoration of a property unless a property has been altered or demolished in contravention of the Act. Also, municipal heritage staff can work with property owners to help select modern materials that replicate the historical appearance of historic buildings, where appropriate.

5.2.1 Insurance

Insurance on any older home, not only registered heritage properties, could increase in cost due to higher replacement costs. The insurance industry indicates that the issuance of homeowners insurance is not based on the age of the building but rather on the condition and upkeep of the building. Items that insurance companies specifically check on older buildings include: the type of plumbing (copper or galvanized); the age of oil storage tanks for heating; the type of electrical system for the size of the building; the type of wiring in use (aluminum or knob and tube); and the age and condition of the roof. The insurance industry recommends that homeowners shop around for home insurance because some companies will not insure older homes since they do not have the expertise to properly assess the risks involved.

5.2.2 Property Values

A report was commissioned in Ontario, which has similar heritage legislation as Nova Scotia, to address the impact that heritage conservation districts have on properties values. The findings were that heritage designation does not affect property values. Robert Shipley of the University of Waterloo published a paper called *Heritage Designation & Property Values: Is there an effect?*. An abstract of the study follows:

"This paper describes research that was designed to examine the assertion that historic designation of properties, under the heritage legislation in Canada's largest province, has a negative impact on the values of those properties. The actual selling price of subject properties was used to establish their value history trends, which were then compared to ambient market trends within the same communities. Almost 3,000 properties in 24 communities were investigated, in what is believed to be the largest study of its kind ever undertaken in North America. It was found that heritage designation could not be shown to have a negative impact. In fact there appears to be a distinct and generally robust market in designated heritage properties. They generally perform well in the market with 74% doing average or better than average. The rate of sale among designated properties is as good or better than the ambient market trends and the values of heritage properties tend to be resistant to downturns in the general market."

The proposed Schmidville Heritage Conservation District should protect the investments of owners and residents within the district. Insensitive or poorly planned development that is out of scale and character with existing development can make an area less attractive to investors and

homebuyers, and thus undermine property value. Heritage conservation district designation encourages people to buy and rehabilitate properties because they know their investment is protected over time in an area that encourages better design, a greater sense of physical cohesiveness, and more innovative use of materials that result in greater public appeal. The heritage conservation district will aim to preserve the distinct historical atmosphere of the area. In addition to positively impacting property values, investments in heritage conservation stimulate complementary economic activity, making neighbourhoods more attractive and strengthening local economies such as the service, retail, and design industries.

5.2.2 Cultural/Heritage Tourism

The proposed Schmidville Heritage Conservation District can positively impact the local economy through tourism. An aesthetically cohesive and well-promoted district can be a community's most important attraction. Cultural and/or heritage travelers spend 63 per cent more, on average, on their most recent trips compared to non-cultural and heritage travelers (National Trust for Historic Preservation, 2013). Also, vibrant commercial cores and charming neighborhoods with character attract new business and quality industry. Companies continually relocate to communities that offer their workers a higher quality of life, which successful preservation programs and stable districts enhance.

6. Conclusion

Schmidville is a largely intact area of architectural character associated with the early settlement of Nova Scotia as one of Halifax's first suburbs outside the fortified fences. Its individual buildings are important in terms of their heritage value. They collectively provide a reminder of a past era and are compatible in terms of their architecture, scale, height, building materials, age, and proportion. Due to its location abutting the boundaries of downtown Halifax, Schmidville is experiencing pressures for new development.

Existing policy and regulations, relevant to the proposed Schmidville Heritage Conservation District, is insufficient in protecting and conserving the heritage values and character defining elements of the district. Therefore, conservation measures are required to supplement or amend the existing legislation. The chief objective of the proposed Schmidville Heritage Conservation District plan is to protect and conserve this area of historic and architectural value. The Heritage Conservation District plan will support other civic priorities that rely on the protection and conservation of historic properties such as the rehabilitation of affordable housing near the downtown core. The plan will also support a setting that inspires an understanding of the social, educational and cultural values inherent in Schmidville, a model of Halifax in the 19th century.

There may be some conflict between the objective of encouraging viable and affordable housing for contemporary living and the objective of supporting a traditional setting. To encourage the continued use of significant historic properties, the plan must find the right balance between these two priorities. Ultimately, the proposed Schmidville Heritage Conservation District will serve the city as a tangible link to its past and a way to bring meaning to history. Schmidville is

a living, active record of the community and its residents, the Heritage Conservation District will ensure that other civic priorities around urban density, sustainability as well as housing affordability, choice and diversity are achieved at the same time

7. Maps & Appendices

Map 1: Generalized Future Land Use

Map 2: Zoning

Map 3: Proposed Boundary

Map 4: Heritage Properties and Resources

Appendix 1: Heritage Conservation Districts

Appendix 2: Heritage Conservation District Adoption Process

Appendix 3: Public Participation Program

Appendix 4: Terms of Reference HRM HCD Stakeholder Steering Committee

Appendix 5: Heritage Conservation Areas Identification Criteria

Appendix 6: Inventory of Individual Properties

Appendix 7: The Standards for the Conservation of Historic Places in Canada

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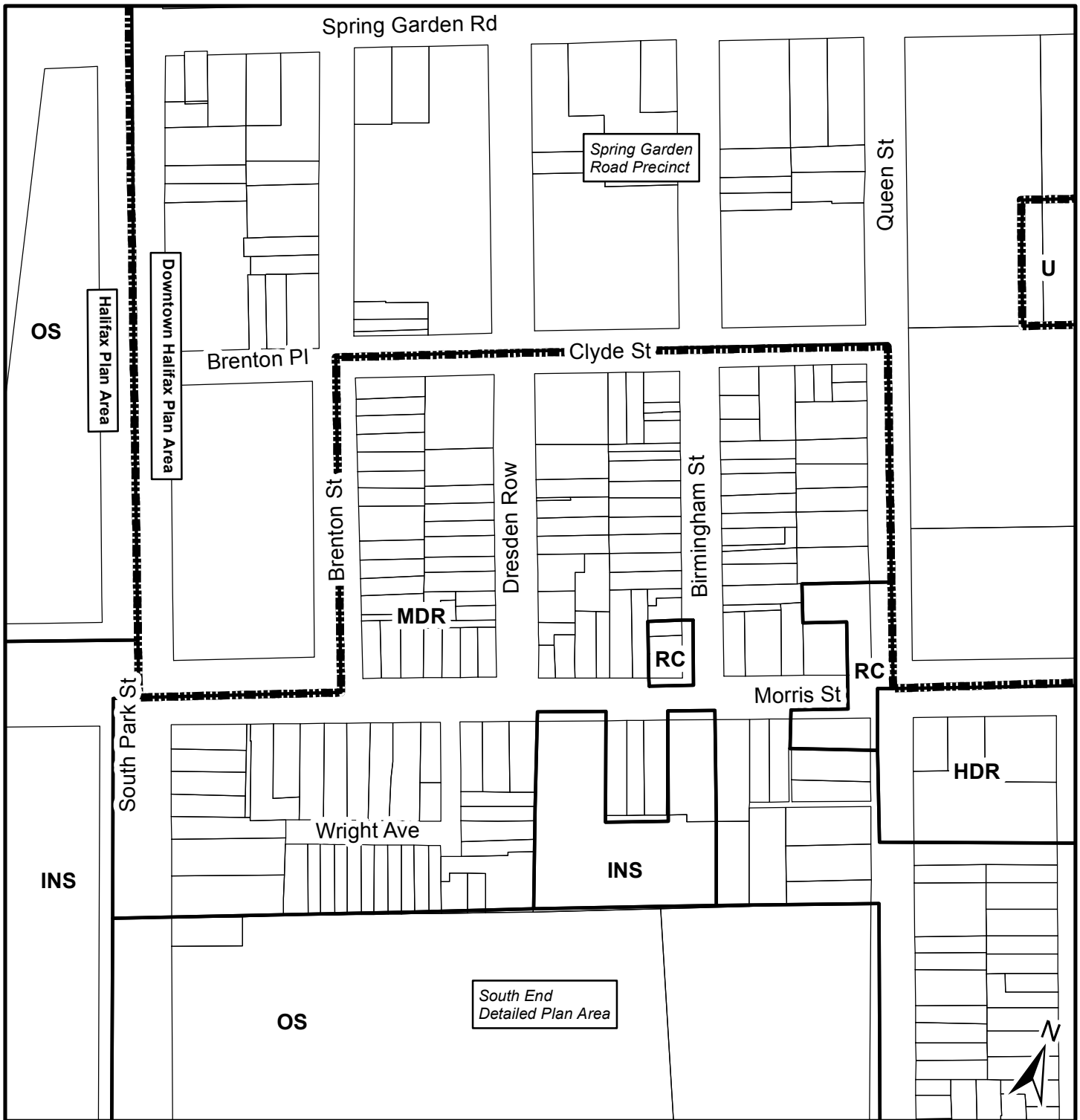
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Map 1 - Generalized Future Land Use

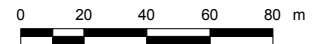
Schmidtville Area
Halifax

HALIFAX

 Plan area boundary

Designation - South End

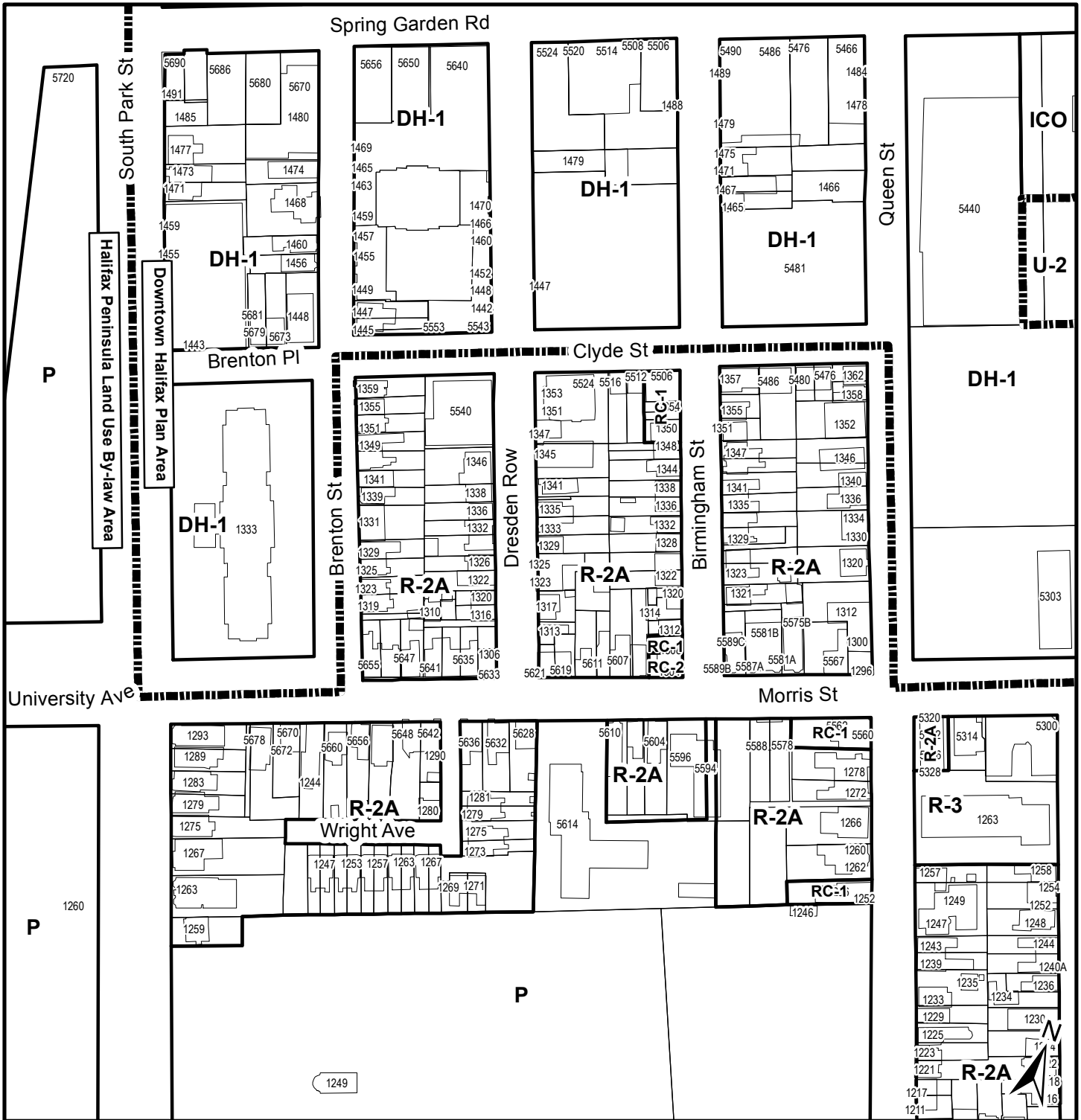
- MDR Medium Density Residential
- HDR High Density Residential
- RC Residential Commercial Mix
- C Commercial
- OS Open Space
- INS Institutional
- U University



This map is an unofficial reproduction of a portion of the Generalized Future Land Use Map for the plan area indicated.

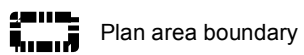
The accuracy of any representation on this plan is not guaranteed.

Halifax Plan Area
Downtown Halifax Plan Area



Map 2 - Zoning

Schmidville Area
Halifax



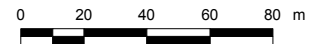
Halifax Peninsula Land Use By-law Area
Downtown Halifax Plan Area

Zone - Halifax Peninsula

- R-2A General Residential Conversion
- R-3 Multiple Dwelling
- RC-1 Neighbourhood Commercial
- RC-2 Residential Minor Commercial
- C-2A Minor Commercial
- P Park and Institutional
- U-2 High-Density University

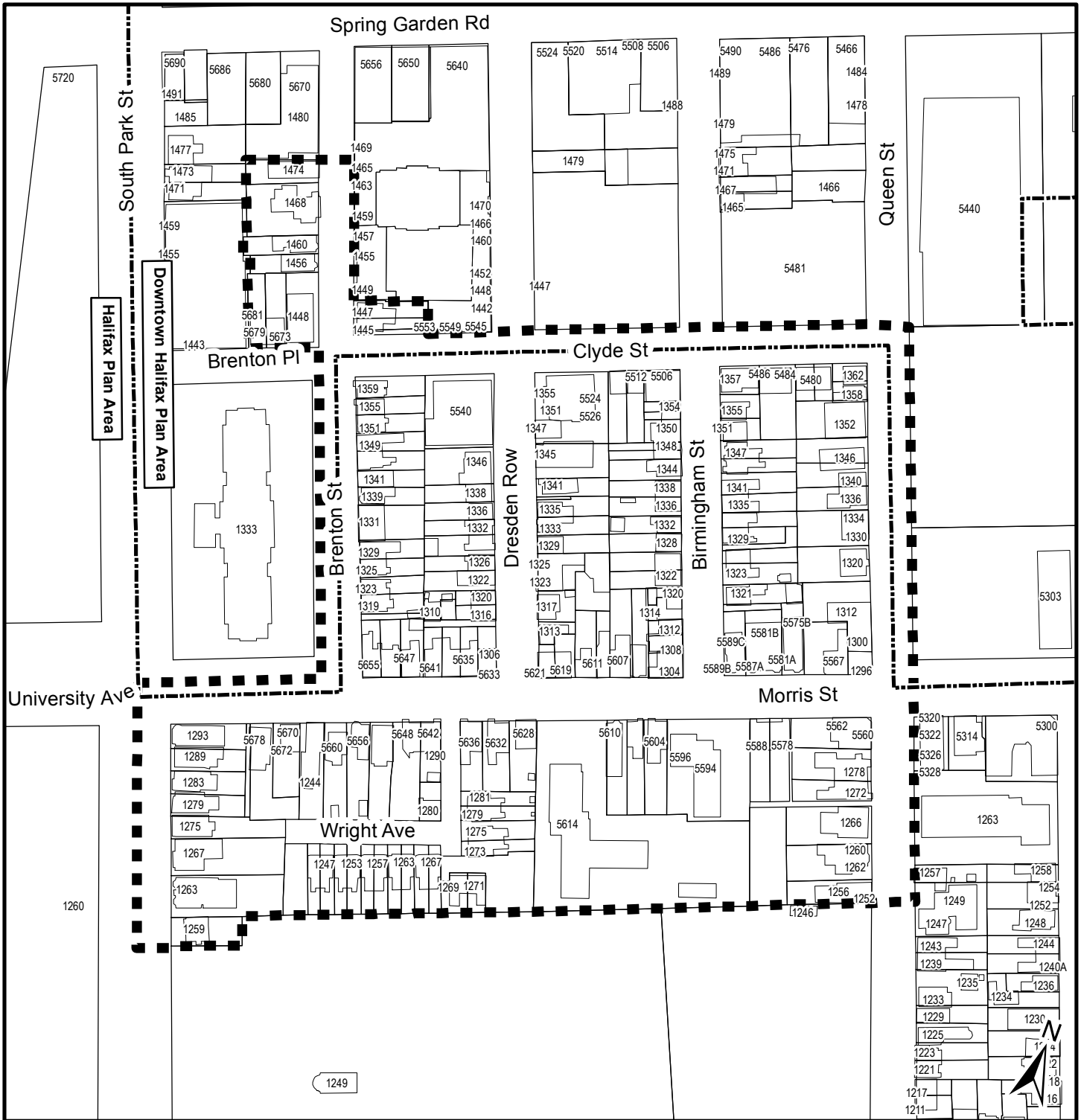
Zone - Downtown Halifax

- DH-1 Downtown Halifax
- ICO Institutional, Cultural and Open Space




This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

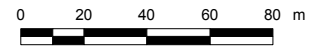
The accuracy of any representation on this plan is not guaranteed.



**Map 3 - Proposed Boundary
Schmidville Heritage Conservation District**



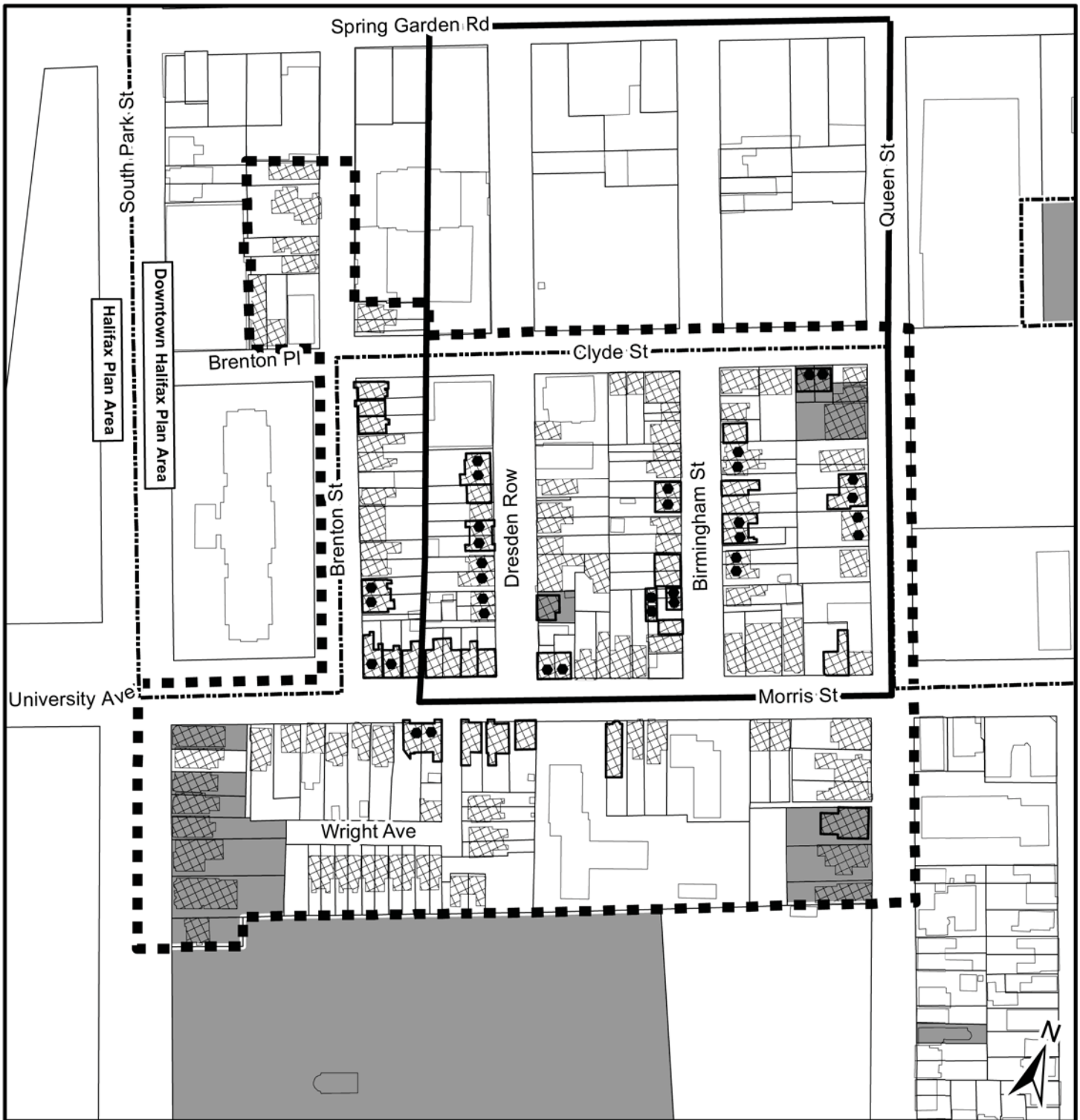
 Proposed heritage district boundary



Halifax Plan Area
Downtown Halifax Plan Area







This map is an unofficial reproduction of a portion of the Zoning Map for the plan area indicated.

The accuracy of any representation on this plan is not guaranteed.



**Map 4 - Heritage Properties and Resources
Schmidville Heritage Conservation District**

HALIFAX

-  Proposed heritage district boundary
-  Schmidville original planned area
-  Registered heritage property
-  Contributing resources/buildings
-  Georgian style buildings
-  Mirror image buildings



Halifax Plan Area
Downtown Halifax Plan Area

The accuracy of any representation on this plan is not guaranteed.

APPENDIX 1 Heritage Districts



Effective: 1 June 2013

Note: Effective date does not indicate date of data creation.

APPENDIX 2

HERITAGE CONSERVATION DISTRICT ADOPTION PROCESS

Statutory procedure for establishing a Heritage Conservation District under the Heritage Property Act:

Council:

1. adopts a public participation program by resolution;
2. undertakes background studies (to rationalize the proposed District), provides public access to studies, and submits studies to Minister. Minister has 60 days to declare studies sufficient or prescribe additional studies;
3. prepares a draft Heritage Conservation Plan and By-law;
4. secures public input on a draft Heritage Conservation Plan and By-law;
5. gives notice of intention to adopt a Heritage Conservation Plan and By-law and hold a public hearing by newspaper advertisements on two successive weeks and by ordinary mail or personal service to all property owners, 21 days prior to date of public hearing;
6. on date of publication of first notice of intention, a 120 day restriction begins on the issuance of development permits and building permits that are or may be in conflict with the proposed Conservation Plan and By-law. If the Plan and By-law do not come into effect within 120 days, such permits may be issued provided that they meet all other applicable by-laws;
7. provides public access to the proposed Conservation Plan and By-law;
8. after holding public hearing, adopts the Conservation Plan and By-law by majority vote and submits it to the Minister for approval, with documentation regarding compliance with the statutory planning process;
9. Minister approves the Conservation Plan and By-law. Council gives notice of approval in newspaper and files document in Registry of Deeds; and
10. Conservation Plan and By-law come into effect when approved by the Minister.

APPENDIX 3

RESOLUTION REGARDING:

A Public Participation Program for the Adoption of a Municipal Heritage Conservation Plan and By-law Related to the Establishment of a Heritage Conservation District

Be it resolved that the Council of Halifax Regional Municipality does hereby adopt the following public participation program pursuant to Section 6 (1) (i) of the Heritage Property Act, Statutes of Nova Scotia, 1989, Chapter 199.

1. All requests for a Heritage Conservation District shall be directed to Regional Council for preliminary review. Where Regional Council determines that the request has merit:
 - (a) The request shall be forwarded to municipal staff for preparation of a report and recommendation to the Heritage Advisory Committee.
 - (b) Where the HAC determines that a heritage conservation district should be considered a recommendation shall be made to Regional Council to initiate the planning process for the adoption of a Heritage Conservation Plan and By-law.
2. Where Regional Council determines that it wishes to further consider the adoption of a Heritage Conservation District the case shall be referred to the Heritage Advisory Committee who shall implement the following public participation procedure(s):
 - (a) The Heritage Advisory Committee shall establish a Stakeholder Steering Committee according to the *Terms of Reference: Heritage Conservation District Steering Committee*, outlined in "Attachment 1" of this resolution.
 - (b) The Heritage Advisory Committee in conjunction with municipal staff may implement an opinion survey to gain direct input of property owners within the proposed Heritage Conservation District boundaries into the draft Heritage Conservation Plan and By-law using a proven survey method.
 - (c) The Heritage Advisory Committee in conjunction with municipal staff, shall hold a minimum of two (2) public meetings concerning the proposed Heritage Conservation Plan and By-law at key stages of the planning process to provide information to public stakeholders and seek input into the proposed Heritage Conservation Plan and By-law.
 - (d) The following public meeting notification procedures shall apply:
 - (i) Notice of the public meeting at which the Heritage Conservation District shall be discussed shall be published in a newspaper circulating in the area affected a minimum of fourteen (14) days prior to the meeting. The notice shall indicate the time, date and place of the meeting and the location and hours during which written material concerning the proposed Heritage Conservation Plan and By-law may be inspected by members of the public.
 - (ii) Written notification of the meeting shall be forwarded to all property owners, businesses and tenants within the District a minimum of fourteen

APPENDIX 3

(14) days prior to the meeting.

- (e) Minutes of the public meeting(s) and all related written submissions and staff reports shall be forwarded to Regional Council.
 - (f) The Heritage Advisory Committee shall forward its recommendation(s) and all related information to Regional Council.
3. Council shall give notice of intention to adopt a Heritage Conservation Plan and By-law and hold a public hearing by newspaper advertisements on two successive weeks and by ordinary mail or personal service to all property owners, 21 days prior to date of hearing.
 4. Nothing in this resolution shall preclude Regional Council from taking other measures as deemed necessary to obtain public opinion regarding the adoption of a Heritage Conservation Plan and By-law.
 5. Any amendments to a municipal planning strategy and land use by-law required to support or implement a Heritage Conservation Plan and By-law shall be undertaken in accordance with Halifax Regional Council's Resolution Respecting Public Participation.

APPENDIX 4

Terms of Reference Halifax Regional Municipality Heritage Conservation District Stakeholder Steering Committee

1. Statement of Purpose

The Heritage Conservation District Stakeholder Steering Committee (the "Committee") will represent broader stakeholder interests within the proposed heritage conservation district. The Committee will operate as a sub-committee of the Municipal Heritage Advisory Committee (HAC) and will work with municipal staff throughout the heritage conservation district plan and by-law adoption process. Committee members will work with staff at key points in the planning process including issue and opportunity identification, review of draft policy and regulations, public participation, and discussion of other program elements as required.

2. Membership

Committee members shall be appointed by the Municipal Heritage Advisory Committee (HAC) using a consensus approach. HAC will seek to establish an effective balance of Committee members to best represent the interests of stakeholders.

The membership of the Committee shall represent a broad cross-section of stakeholders, including (but not necessarily limited to) : property owners, residents, business owners (where applicable), the area business commission or residents association (where applicable), Nova Scotia Heritage Trust or other similar heritage organization and HAC.

The Committee membership shall consist of:*

- a. Two (2) members of Heritage Advisory Committee
- b. One (1) member of Nova Scotia Heritage Trust**
- c. Two (2) property owners within the proposed district
- d. Two (2) business owners and/or tenants within the proposed district that do not own the property

*Additional members may be appointed at the discretion of HAC in order to effectively represent stakeholder interests.

** Where a member of Nova Scotia Heritage Trust is not provided, a representative of an alternative heritage-specific organization may be appointed to the Committee.

3. Meeting Guidelines

Meetings shall be held according to a regular schedule as agreed to by the Committee and endorsed by the HAC. Committee members will be required to attend meetings on a regular basis. The quorum for regular meetings is a majority of the appointed members.

The Committee may form sub-committees to address specific focus topics as deemed necessary. Meeting records of every Committee meeting shall be prepared and circulated (and approved) at the following meeting.

4. Committee Chair

The committee shall appoint a Chair and a Vice-Chair (to act in the absence of the Chair) who will keep the group focused on an accepted agenda, guide discussion and encourage participation by all committee members.

5. Decision-Making

The Committee will work on a consensus basis, however, should a vote be necessary, all motions shall require support from the majority of members present.

6. Reporting to HAC

The Committee will provide monthly verbal reports/updates to HAC and all Committee meeting minutes shall be forwarded to HAC for information.

APPENDIX 5

Heritage Conservation Areas Identification Criteria

HERITAGE CONSERVATION AREAS

Definition. "Heritage Conservation Area", an area in which heritage buildings and sites may be preserved in an environment which is compatible to them.

Basic Criteria

Justification

area of concentration of heritage buildings¹

Heritage Canada criterion

larger area than one block (for guidance, 3 acres to 60 acres)

The area should have the ability to create the atmosphere of a past era, and acquaint the viewer with the buildings and sites of that era.

Heritage Canada criterion

Priority Criteria

Justification

1. importance and number of the individual buildings

Policy 4.1

2. ability to create an atmosphere of a past era

Heritage Canada criterion

3. compatibility of the buildings in the area

Criteria developed from design criteria in historic areas, Savannah, Georgia

Using the following ranking system, a conservation area could achieve a perfect score of 140 points.

¹ Heritage buildings for this purpose are those which could be designated under the section for heritage buildings.

APPENDIX 5

CRITERION	JUSTIFICATION	SCORE	COMMENTS
1. <u>Importance and number of the individual buildings</u>		A maximum of 70 points	Using the system established in the section on heritage buildings, buildings were judged on age, relationship to important occasions, institutions, personages, or eras, original facade, and aesthetic/architectural merit. The individual buildings were judged on the same basis as for streetscapes, except that each building was given the mark for historic relationship which the area as an entity would receive. The scores for each building were added and then the total was divided by the number of buildings. This was done so that areas were not penalized for their size.
2. <u>Creation of the atmosphere of a past era</u>			
Excellent	Could successfully acquaint the viewer with a past period of history	25	For this criterion and the following criterion, the scores given to an area reflected the premise that the area should provide a reminder of a past era. Thus, the buildings within the area should ideally <u>not</u> provide a continuum of styles from the era to the present. The styles should, as much as possible, indicate the particular past era.
Good	Could be fairly successful, but sharp reminders of the present (in terms of buildings or other noticeable features)	15	

APPENDIX 5

CRITERION	JUSTIFICATION	SCORE	COMMENTS
3. Compatibility			
<i>Excellent</i>	<i>buildings of compatible architecture, scale, height, building materials, age, and proportion</i>	<i>25</i>	<i>Variety in architecture, height, scale, building materials, proportion, and age are very acceptable in an area, but <u>gross</u> differences often take away from a sense of unity in the area. Therefore, when taking into account incompatibility among buildings in an area, gross differences from the general character were considered incompatible.</i>
<i>Good</i>	<i>buildings primarily of compatible architecture, scale, height, proportion, building materials, and age, but a few incompatible buildings (i.e., fewer than one-third of all buildings)</i>	<i>15</i>	
<i>Fair</i>	<i>buildings primarily of compatible architecture, scale, height, proportion, age, and building materials, but a large number of incompatible buildings (i.e., one-third or more)</i>	<i>10</i>	

Scoring Level. It is recommended that the minimum scoring level for listing Heritage Conservation Areas be 80 points.

APPENDIX 6

Inventory of Registered Heritage Municipal Properties and Contributing Resources

The Standards for the Conservation of Historic Places in Canada

The Standards for the Conservation of Historic Places in Canada promote responsible *conservation* practices to help protect Canada's historic places. They provide a philosophical approach to conservation work. While neither technical nor case-specific, they offer a framework for making essential decisions about which *character-defining elements* of an *historic place* should be preserved and which ones can be altered while protecting *heritage value*.

These Standards are, in fact, principles that express the collective wisdom that has accumulated in heritage conservation practice. They are rooted in practical and theoretical arguments that evolved as the field of conservation developed over the years. Working from these basic principles gives consistency and an ethical foundation to the decisions that must be made when conserving an historic place. The Standards are to be broadly applied throughout the conservation process and read as a whole, because they are interconnected and mutually reinforcing.

Conservation is a case-by-case pursuit, based on an understanding of the specific values of an historic place. While the applicability of each standard is unique to each case or *intervention*, nevertheless, there is a consistency in applying the standards to different types of places. Chapter 4, which forms the bulk of this document, provides detailed guidelines for four categories of historic places and materials.

Because the standards are basic principles to be applied using a reasoned process unique to each historic place, it is important to fully understand their meaning. This chapter explains the meaning of each standard and gives examples for their application. Because many of the standards describe multiple principles, it is important to consider every sentence in a standard. The individual principles associated with each standard are separated into part (a), (b), etc. The explanations that follow further define each separate principle.

The first nine standards relate to *Preservation*, which is at the core of all conservation projects. As such, these general standards must be applied to all conservation projects regardless of treatment type. Three additional standards are specific to *Rehabilitation* projects—Standards 10, 11 and 12—and two additional standards are provided for *Restoration*—Standards 13 and 14.

REPAIRING OR REPLACING?

Standards 8, 10 and 13 are related standards; each one describes the importance of repairing before replacing for each of the three treatment types based on the condition of the character-defining elements and the type of evidence available.

- Standard 8, in the context of *Preservation*, where the condition allows more for repair than replacement, assumes that material evidence is available to use as a basis when part of a character-defining element needs to be replaced;
- Standard 10, in the context of *Rehabilitation*, permits compatible, distinguishable new elements to be inserted when replacing elements too deteriorated to repair;
- Standard 13, in the context of *Restoration*, requires that replacement elements be based on evidence from the restoration period.

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

APPENDIX 7

The Standards for the Conservation of Historic Places in Canada

Additional Standards Relating to Rehabilitation

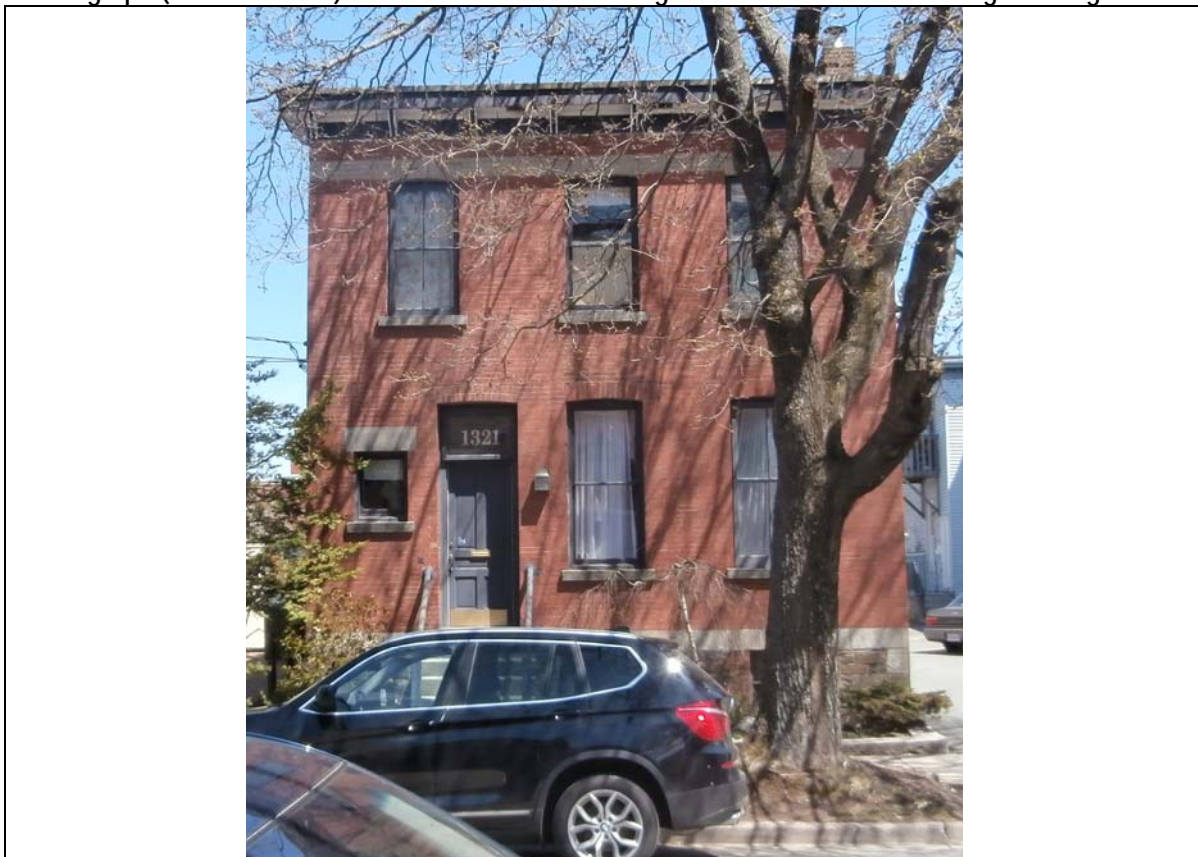
- 10.** Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
- 11.** Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- 12.** Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

- 13.** Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- 14.** Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077610	Date:	19 December 2014
Civic Address:	1321 Birmingham Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1903		

Architectural Comments:

This building is a stand-alone townhouse from the Victorian era. It is a two storey, three bay wide side hall plan dwelling with asymmetrical façade and raised entry. This red brick masonry residence with stone accents such as window sills and watertable has a low slope roof and rests on an ironstone foundation. On the street facing elevation, an ornamental wood cornice with end returns is underscored by a wide frieze board and brackets. Four courses of the running bond are painted in an accent colour at the head of the second floor windows. The colour distracts the eye from the segmental arches above the windows which also feature a stone sill. The windows are two over two wood sash units with the exception of the middle window which is one over one. The two large windows on the first floor are one over one wood sash unit and are detailed the same as above. The main entry is offset to allow for a hall accent window which has a large stone lintel and sill.

Stone steps, complete with metal hand rail lead to the main entry door which is paneled wood and accented by a brass kick plate, mail slot and fixed transom with what appears to be gold leaf lettering. The rowlock masonry arch above the door differs from the window arches.

The townhouse is in excellent condition and appears to have a high level of architectural integrity with the retention of many original features.

Historical Comments:

In 1834 the Honorable Enos Collins purchased Lots 11 and 12 in Block B of the historic Schmitdville subdivision from Elizabeth Schmidt. Collins is an important figure in the history of Halifax and Nova Scotia. With a gamut of marine business occupations in his lifetime Collins began his working life out of the seaports in Liverpool. He was a schooner captain by age 20 and owned shares in many trading vessels. In his late thirties he moved to Halifax and established a large trading and shipping company with wharves and warehouses overlooking the Halifax Harbour. Collins benefited from privateering contracts in the War of 1812 and other succeeding mercantile ventures in Nova Scotia and the United States. He was enticed to remain in Halifax by an offering of a seat in Legislative Council. In 1825 he founded and was dominant partner in the Halifax Banking Company with seven other prominent merchants, including William Pryor and Henry H Cogswell, who also invested in property in the historic Schmitdville neighbourhood.

Collins died in 1871 and his estate was divided among his children. As the sole surviving executor of his father's will, Brenton Halliburton Collins had the undeveloped land of lots 11 and 12 surveyed and subdivided into five smaller lots in 1903. Four of the five lots front on Morris Street while the fifth lot has frontage on Birmingham Street. The Northern portions of lots 11 and 12, or rather lot 5 as described in the new plan of subdivision by Deputy Surveyor James H Austen, was sold to James Taylor in 1903 who resided at the address until his death in 1933.

Contextual Building Comments:

This Late Victorian Plain dwelling is compatible with adjacent building in terms of scale and setback. The architectural style succeeds the neoclassical and Scottish influenced Georgian styles prevalent in this neighbourhood. While this style is different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This is a rare example of a Victorian single family residence constructed of brick in Halifax and even more so in a municipally defined wooden district.

A small brick outbuilding at the rear of the lot first appeared in a 1951 revision of a 1914 Fire Insurance Plan. It was constructed adjoining a wood outbuilding with flat roof that first appeared on a 1911 revision of an 1895 Fire Insurance Plan. While the brick outbuilding remains, the wood outbuilding has been demolished.

Contextual District Comments:

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmitdville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmitdville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area

Present Owner(s):	Sherry Heather Stewart	Original Owner (s):	James Taylor
Address:	1321 Birmingham Street	Occupation:	Mason
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1903
Factual/Estimate?	Factual based on building permit for new building on Birmingham Street with James Taylor listed as owner and applicant in conjunction with McAlpine City Directories and Deeds showing transfer of title from BH Collins to Taylor.

Source(s):	Barker, Diane M and David A Sutherland. "Collins, Enos." <i>Dictionary of Canadian Biography</i> . http://www.biographi.ca/en/bio/collins_enos_10E.html .
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Builder and/or Architect:	James Taylor
Biographic Description:	James Taylor died in 1933 at age 79 while residing at 9 now 1321 Birmingham Street. His occupation listed on his death certificate was Mason and Contractor.
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Sherry H Stewart	1994	2014	--	Bk 5637 Pg 674
Jean E and Bruce A Wright	1989	1994	--	Bk 4850 Pg 829
Mary J Thompson - Shaw	1983	1989	--	Bk 3733 Pg 290
Fiona M G Imrie	1983	1983	Barrister-at-Law	Bk 3707 Pg 470
Francis M Webber	1963	1983	Widow	--
Francis M. and Seldon L. Webber	1934	1963	Car Salesman	Bk 727 Page 38, Death Certificate
James Taylor	1903	1933	Mason	Bk 357 Pg 397, Death Certificate
Brenton H Collins	1871	1903	Esquire	--
Enos Collins	1834	1871	Esquire, Merchant, Privateer, Banker	Bk 59 Pg 143
Elizabeth Schmidt	--	1834	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077628	Date:	19 December 2014
Civic Address:	1323 Birmingham	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1834-1843		

Architectural Comments:

This dwelling is a renovated mirror image Georgian cottage that was converted to two storeys sometime after 1914. Today it is a mirror image townhouse in a transitional vernacular style with Victorian Plain influences. It is a two storey, three bay wide side hall plan dwelling with a largely symmetrical façade, flat roof with a centered red brick chimney and deep bracketed eave that is underscored by a cornice and wide frieze board complete with dentils. Wood framed and clad in wood shingles, the house is adorned with understated wood moulding including water table and corner board. The house rests on a stone foundation; the corners are accented with heavy granite quoins and the front elevation of the foundation has been painted. The second and first floor windows are single hung with six over six sashes and are surrounded by a simple wood moulding. Decorative flower boxes have been added to the base of the first floor windows.

Wood steps complete with cast iron handrail on one side lead to the main entrance. The insulated metal door with mail slot is capped with a fixed single pane transom. The entry is accented by understated scribed wood casing that visually supports a small cornice moulding above the transom.

The townhouse is in excellent condition, largely intact and has been maintained using traditional materials. When compared to images from 2009 Google Streetview, this home has been recently painted and the decorative mouldings and windows have been replaced with units more in keeping with the heritage nature of the building.

Historical Comments:

This dwelling was constructed sometime during the ownership of Peter Grant. He purchased Lot 13 in Block B of the Schmidville subdivision from Elizabeth Schmidt in 1834. According to historic fire insurance plans this dwelling was originally one and a half stories high. It is assumed that Grant constructed the mirror image cottages prior to purchasing the adjoining Lot 14 in 1943 from the Schmidt estate. Grant constructed and retained both sets of cottages on Lots 13 and 14 until his death in 1870.

The half house at 11 Birmingham Street, now 1323 Birmingham Street, was sold by the Grant estate in 1871 to Lancelot J Bland, a clerk and military personnel who died as a result of injuries incurred during the Halifax Explosion of 1917.

Contextual Building Comments:

This cottage is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. According to historic fire insurance plans the dwelling was originally one and a half storeys high. The conversion to a two storey residence with flat roof happened sometime between 1914 and 1951. In light of the purchase of Lot 13 pre-dating the purchase of Lot 14 and the representation of the dwelling on the earliest fire insurance maps as one and a half storeys, it can be concluded that the original dwellings were mirror image Georgian cottages similar to the neighbouring Grant cottages located at 1329-1333 Birmingham Street that remain intact today.

Even in its current form, this townhouse contributes to the heritage character of the neighbourhood. The two storey conversion of smaller scale structures was common in the historic Schmidville subdivision and elsewhere in Halifax. The low slope "patent" roofs can be seen in historic neighbourhoods all over the city today. Its scale, form and setback are consistent with the remainder of the street. At two storeys it is the average height for the residences on this street. The stone foundation is original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, named Birmingham Street after her father's birthplace in Warwickshire, England. Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831 derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	James A Surette and Lee EE Cameron Surette	Original Owner (s):	Peter Grant
Address:	1323 Birmingham Street	Occupation:	Builder
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1834-1843
Factual/Estimate?	Estimate

Source(s):	"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i> . V6 239-1866. Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i> . Heritage Trust of Nova Scotia. Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works –
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	<p>Gravitational Supply, 1889.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6]240-1831 Neg No N-674.</p>
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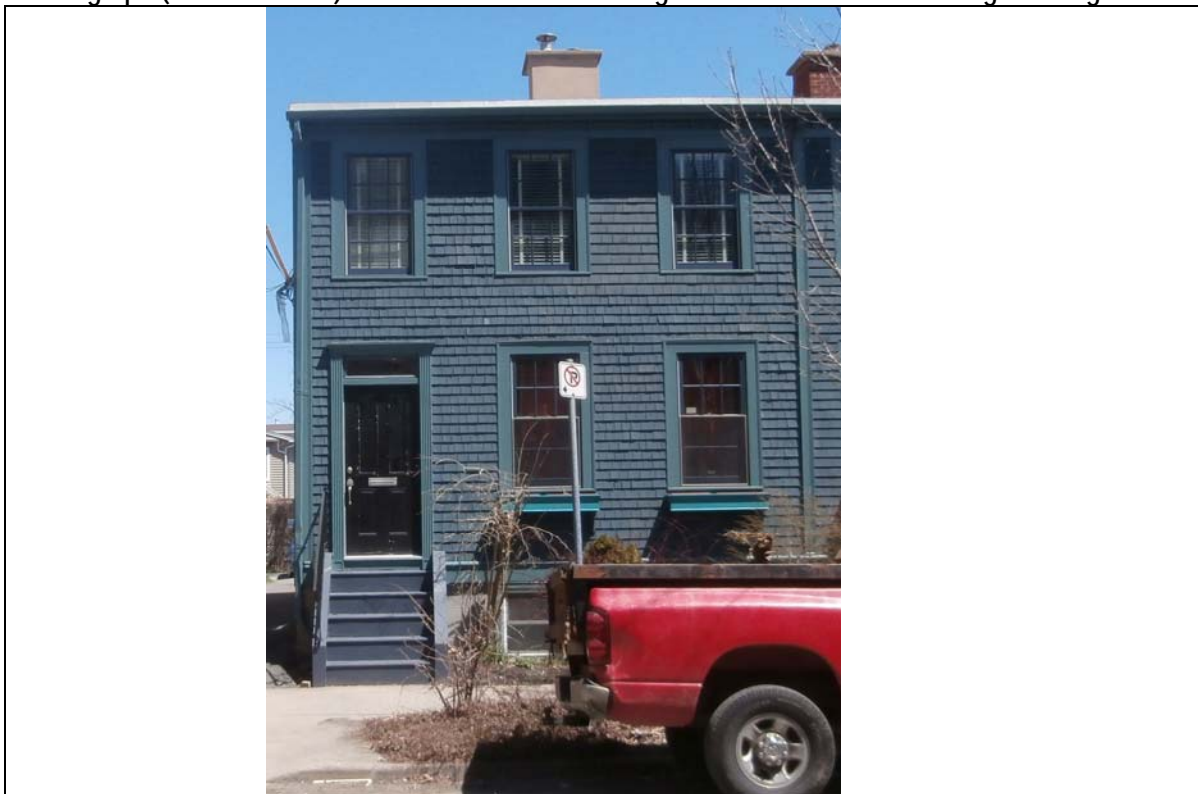
Builder and/or Architect:	Peter Grant
Biographic Description:	Peter Grant was of carpenter who immigrated to Canada from Banffshire, Scotland. He died on Dec 9 th , 1870 at the age of 82 while residing at 13 Birmingham Street in Halifax. A significant number of dwellings constructed by himself and his two Nova Scotian born sons, George and Duncan, can be found within the Schmidtville neighbourhood.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
James A Surette and Lee EE Cameron Surette	2005	2014	--	Deed # 81993355
Frank LeTourneau	1992	2005		Bk 5246 Pg 259
Dorothy G Pate	1988	1992	Widow	Will Bk 4636 Pg 475
Gerald L and Dorothy G Pate	1966	1988	--	Bk 2125 Pg 151
Pat King Ltd	1966	1966	Company	Bk 2124 Pg 209
Harold J Askew	1960	1966	Clerk, Micmac Agencies Ltd	Bk 1675 Pg 41
Thelma M Askew	1952	1960	Married Woman	Bk 1180 Page 129
Mary E Syberg	1949	1952	Widow	Bk 990 Pg 1237
Albert P Syberg	1933	1949	Clerk, Post Office	Bk 692 Pg 1185
Beatrice M and Gavin Naismith	1928	1933	Married Woman	Bk 629 Pg 725
Jessie Bland	1917	1928	Widow	Death Certificate
Eastern Trust Co for John L Bland	1908	1917	Clerk and Military Navigator	Bk 449 Pg 562
Frances Bland	1886	1908	Widow	Will Bk 257 Pg 80
Lancelot J and Frances Bland	1871	1886	Gentleman	Bk 171 Pg 380
Peter Grant	1834	1871	Carpenter	Bk 60 Pg 31
Elizabeth Schmidt	--	1834	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077636	Date:	19 December 2014
Civic Address:	1327 Birmingham	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1834-1843		

Architectural Comments:

This dwelling is a renovated mirror image Georgian cottage that was converted to two stories sometime after 1914. Today it is a mirror image townhouse in a transitional vernacular style with Victorian Plain influences. It is a two storey, three bay wide side hall plan dwelling with a largely symmetrical façade, flat roof with a centered parged and painted chimney and deep bracketed eave that is underscored by a cornice and wide frieze board complete with dentils. Wood framed and clad in wood shingles, the house is adorned with understated wood moulding including water table and corner board. As evident from the attached dwelling this house rests on a stone foundation, although it has been covered by a cementitious parging and paint. The second and first floor windows are single hung with six over six sashes and are surrounded by a simple wood moulding. Decorative flower boxes have been added to the base of the first floor windows.

Wood steps complete with cast iron handrail on one side lead to the main entrance. The insulated metal door with mail slot is capped with a fixed single pane transom. The entry is accented by understated scribed wood casing that visually supports a small cornice moulding above the transom.

The townhouse is in excellent condition, largely intact and has been maintained using traditional materials. When compared to images from 2009 Google Streetview, this home has been recently painted and the decorative mouldings and windows have been replaced with units more in keeping with the heritage nature of the building.

Historical Comments:

This dwelling was constructed sometime during the ownership of Peter Grant. He purchased Lot 13 in Block B of the Schmidville subdivision from Elizabeth Schmidt in 1834. According to historic fire insurance plans this dwelling was originally one and a half stories high. It is assumed that Grant constructed the mirror image cottages prior to purchasing the adjoining Lot 14 in 1943 from the Schmidt estate. Grant constructed and retained both sets of cottages on Lots 13 and 14 until his death in 1870.

The half house at 13 Birmingham Street, now 1327 Birmingham Street, was occupied by Grant at the time of his death in 1870. It was sold by the Grant estate to Catherine Keefe, a widow. Keefe and successive generations of Keefe women resided at this address for ninety-five years.

Contextual Building Comments:

This cottage is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. According to historic fire insurance plans the dwelling was originally one and a half storeys high. The conversion to a two storey residence with flat roof happened sometime between 1914 and 1951. In light of the purchase of Lot 13 pre-dating the purchase of Lot 14 and the representation of the dwelling on the earliest fire insurance maps as one and a half storeys, it can be concluded that the original dwellings were mirror image Georgian cottages similar to the neighbouring Grant cottages located at 1329-1333 Birmingham Street that remain intact today.

Even in its current form, this townhouse contributes to the heritage character of the neighbourhood. The two storey conversion of smaller scale structures was common in the historic Schmidville subdivision and elsewhere in Halifax. The low slope “paton” roofs can be seen in historic neighbourhoods all over the city today. Its scale, form and setback are consistent with the remainder of the street. At two storeys it is the average height for the residences on this street. The stone foundation is original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, named Birmingham Street after her father’s birthplace in Warwickshire, England. Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831 derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830’s Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	James A Surette and Lee EE Cameron Surette	Original Owner (s):	Peter Grant
Address:	1323 Birmingham Street	Occupation:	Builder
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1834 -1843
Factual/Estimate?	Estimate

Source(s):	<p>“Metropolitan Halifax.” <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p>
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	<p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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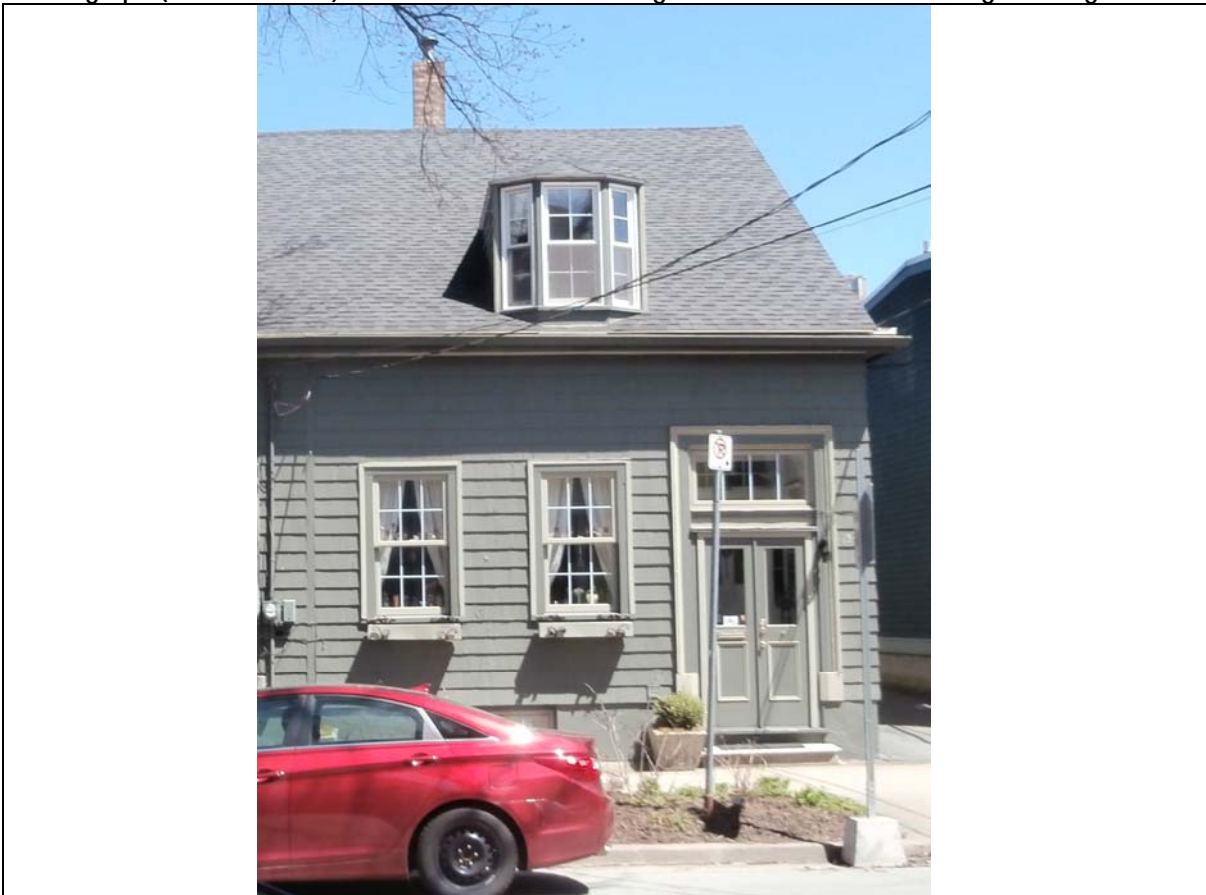
Builder and/or Architect:	Peter Grant
Biographic Description:	Peter Grant was of carpenter who immigrated to Canada from Banffshire, Scotland. He died on Dec 9 th , 1870 at the age of 82 while residing at 13 Birmingham Street in Halifax. A significant number of dwellings constructed by himself and his two Nova Scotian born sons, George and Duncan, can be found within the Schmidtville neighbourhood.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lee EE Cameron Surrette	2005	2014	--	Deed # 81993413
Frank M LeTourneau	1978	2005	--	Bk 3239 Pg 22
JB Enterprises Ltd	1977	1978	Company	Bk 3096 Pg 504
Kathleen P and John Stevens	1967	1977	Married Woman	Bk 2200 Pg 819
Daisy Edwards	1966	1967	Married Woman	Will Bk 2149 Pg 414
Johanna R O'Keefe	1916	1966	--	Will Bk 453Pg 589
Margaret O'Keefe	1904	1916	Spinster	Will Bk 451 Pg 786
Catherine Keefe	1871	1904	Widow	Bk 172 Pg 359
Peter Grant	1834	1871	Carpenter	Bk 60 Pg 31
Elizabeth Schmidt	--	1834	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077644	Date:	19 December 2014
Civic Address:	1329 Birmingham Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1843-1864		

Architectural Comments:

This dwelling is a mirror image Georgian Cottage. It is a one and a half storey, three bay wide side hall residence with an unsymmetrical façade and gable roof. Wood framed and shingled, the house rests on a stone foundation that has been parged and painted on the front elevation. The shallow eave returns at the gable end of the residence. A centrally located five sided Scottish dormer has a middle single hung window with four over four vinyl sashes. This window is flanked by identical two over two single hung vinyl side lites. The large first floor windows are single hung with six over six vinyl sashes and is surrounded by simple trim boards. Decorative wood planters adorn the underside of the first floor windows

The main entry is surrounded by wide scribed mouldings that terminate at plinth blocks at the bottom. A fixed transom with four panes spans the top of the opening. The double wood entrance door has glazed upper panels and a mail slot.

The cottage is in excellent condition, largely intact and has been maintained using predominantly traditional materials. More recent modifications include vinyl windows and a small replacement red brick chimney with metal liner

Historical Comments:

This dwelling was constructed sometime during the ownership of Peter Grant. He purchased Lot 14 in Block B of the Schmidville subdivision from Elizabeth Schmidt in 1843. Grant constructed and retained the cottages on Lots 13 and 14 as income properties until his death in 1870.

The half house at 15 Birmingham Street, now 1329 Birmingham Street, was sold by the Grant estate in 1872 to James DeCoursey, an assistant in the Appraisers Office Customs Department.

Contextual Building Comments:

This cottage is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. Its scale, form and setback are historic and consistent with the remainder of the street. At one and a half storeys it is below the average height for the residences on this street. The stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, named Birmingham Street after her father's birthplace in Warwickshire, England. Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831 derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Alfred A Saulnier	Original Owner (s):	Peter Grant
Address:	1329 Birmingham Street	Occupation:	Builder
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1843-1864
Factual/Estimate?	Estimate

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia <i>Library O/S G 1129 H3 H67 1878</i></p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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	Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.
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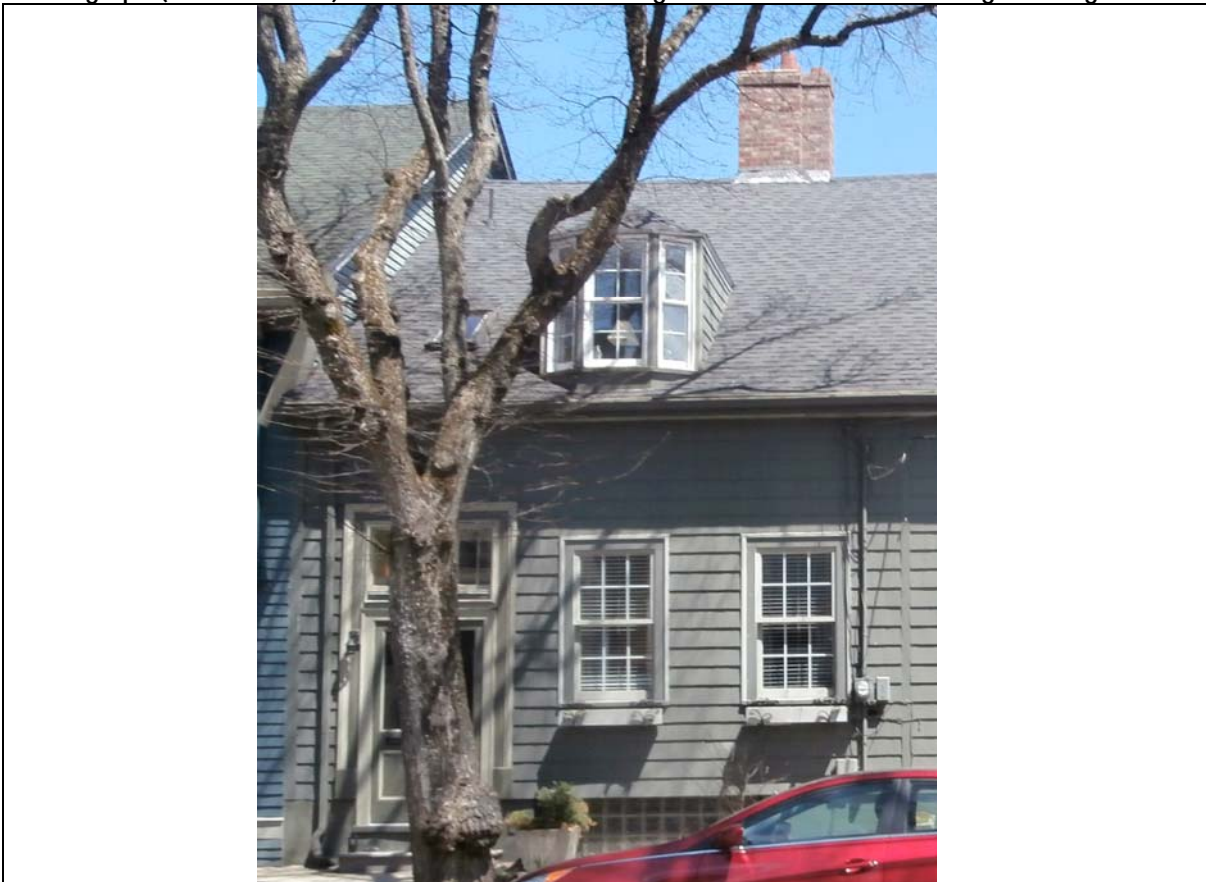
Builder and/or Architect:	Peter Grant
Biographic Description:	Peter Grant was of carpenter who immigrated to Canada from Banffshire, Scotland. He died on Dec 9 th , 1870 at the age of 82 while residing at 13 Birmingham Street in Halifax. A significant number of dwellings constructed by himself and his two Nova Scotian born sons, George and Duncan, can be found within the Schmidtville neighbourhood.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Alfred J Saulnier	2001	2014	--	Bk 6821 Pg 1205
Claude Galipeau	1998	2001	--	Bk 6246 Pg 1133
John F Bennett	1998	1998	--	Bk 6175 Pg 981
Margaret G Bennett	1969	1998	Widow	Will Bk 2326 Pg 579
John A Bennett	1954	1969	--	Will Bk 1285 Pg 631
Mary A Bennett	1949	1954	Widow	Bk 1024 Pg 1073
Eastern Trust Company	1947	1949	Company	Bk 813 Pg 765
City of Halifax	1947	1947	Municipality	Bk 969 Pg 4
John A and Sarah Bennett	1896	1947	Manufacturer	Bk 310 Pg 396
Mary Gillen	1896	1896	Spinster	Bk 310 Pg 398
John A and Sarah (Gillen Manning) Bennett	1896	1896	Manufacturer	Marriage Certificate
Sarah (Gillen) Manning	1891	1896	Widow	--
Dennis and Sarah (Gillen) Manning	1886	1891	Blacksmith	Bk 255 Pg 153 Death Certificate
Ellen DeCourcey	1885	1886	Widow	Will Bk 227 Pg 471
James and Ellen DeCourcey	1872	1885	Assistant in the Appraisers Office Customs Department	Bk 181 Pg 103
Peter Grant	1843	1872	Carpenter	Bk 73 Pg 403
Charles Schmidt	--	1843		--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077651	Date:	19 December 2014
Civic Address:	1329 Birmingham Street	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1843-1864		

Architectural Comments:

This dwelling is a mirror image Georgian Cottage. It is a one and a half storey, three bay wide side hall residence with an unsymmetrical façade, off centered multi-flue red brick masonry chimney with clay pots and a steep gable roof. Wood framed and shingled, the house rests on a stone foundation that has been parged and painted on the front elevation.. A centrally located five sided Scottish dormer has a middle single hung window with four over four vinyl sashes. This window is flanked by identical two over two single hung vinyl side lites. The large first floor windows are single hung with six over six vinyl sashes and is surrounded by simple trim boards. Decorative wood planters adorn the underside of the first floor windows

The main entry is surrounded by wide scribed mouldings that terminate at plinth blocks at the bottom. A fixed transom with four panes spans the top of the opening. The double wood entrance door has glazed upper panels and a mail slot.

The cottage is in excellent condition, largely intact and has been maintained using predominantly traditional materials. More recent modifications include vinyl windows and a large opening in the foundation filled with glass block.

Historical Comments:

This dwelling was constructed sometime during the ownership of Peter Grant. He purchased Lot 14 in Block B of the Schmidville subdivision from Elizabeth Schmidt in 1843. Grant constructed and retained the cottages on Lots 13 and 14 as income properties until his death in 1870.

The half house at 15 Birmingham Street, now 1329 Birmingham Street, was sold by the Grant estate in 1871 to Dennis Murphy a cordwainer, a historic occupation of fine leather shoemaking.

Contextual Building Comments:

This cottage is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. Its scale, form and setback are historic and consistent with the remainder of the street. At one and a half stories it is below the average height for the residences on this street. The stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, named Birmingham Street after her father's birthplace in Warwickshire, England. Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831 derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Alfred A Saulnier	Original Owner (s):	Peter Grant
Address:	1329 Birmingham Street	Occupation:	Builder
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1843-1864
Factual/Estimate?	Estimate

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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	Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.
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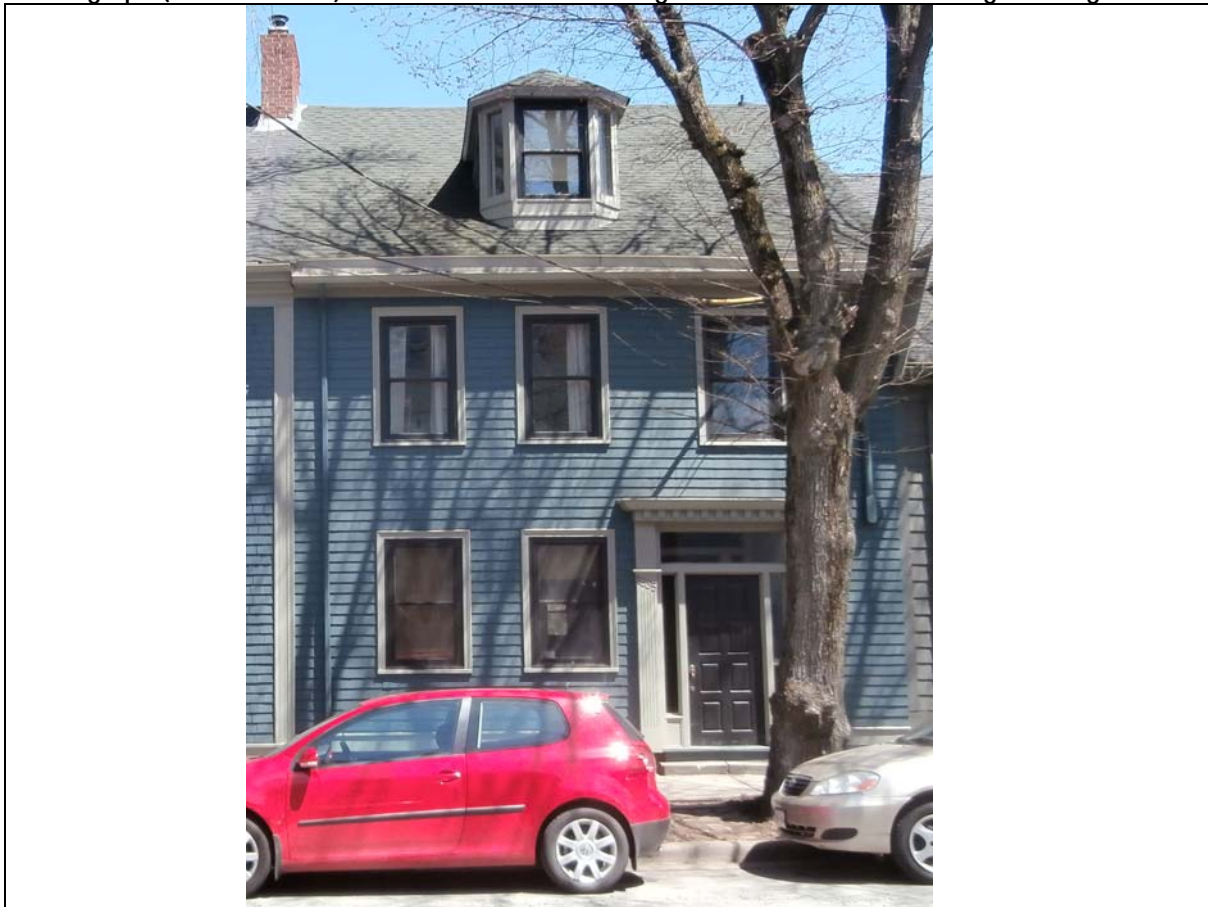
Builder and/or Architect:	Peter Grant
Biographic Description:	Peter Grant was of carpenter who immigrated to Canada from Banffshire, Scotland. He died on Dec 9 th , 1870 at the age of 82 while residing at 13 Birmingham Street in Halifax. A significant number of dwellings constructed by himself and his two Nova Scotian born sons, George and Duncan, can be found within the Schmidtville neighbourhood.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Barney J Dobbins and Elizabeth A Greene	1994	2014	--	Bk 5539 Pg 849
Bernard J Dobbins	1979	1994	Unmarried	Bk 3350 Pg 686
Donato and Amy Cianfaglione	1974	1979	Brewery Worker	Bk2820 Pg 59
John E and Celeste Burns	1962	1974	Retired	Bk 1866 Pg 511
Executors for David F Saxton	--	1962	--	--
David F Saxton	1917	--	Clerk	Bk 472 Pg 353
Heirs of Barry	--	1917	--	--
Mary Ann Barry	1908	--	Widow	Will Bk 381 Pg 366
Thomas Barry	1882	1908	Painter	Bk 239 Pg 70
Fletcher A and Abbie Hennigar	1974	1882	Gentleman	Bk 194 Pg 695
William O and Elizabeth Roy	1873	1874	Staff Sargeant	Bk 185 Pg 246
Dennis Murphy	1871	1873	Cordwainer	Bk 171 Pg 436
Peter Grant	1843	1871	Carpenter	Bk 73 Pg 403
Charles Schmidt	--	1843		--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077669	Date:	19 December 2014
Civic Address:	1335 Birmingham Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	--		

Architectural Comments:

This building is a mirror image townhouse from the Victorian era in the "Halifax House" style. It is a two and a half storey, three bay wide side hall plan dwelling with an unsymmetrical façade, steeply pitched gable roof with a deep eave that is underscored by a frieze board. Wood framed and shingled, the house rests on a parged and painted masonry and stone foundation and contains many Georgian elements such as corniced eave returns and a Scottish five sided dormer. The center window in the dormer is single hung with one over one wood sashes and is flanked by identical fixed single pane side lites. The first and second floor windows are single hung with one over one wood sashes and are surrounded by a simple wood moulding.

The ornate main entry enframing system is composed of a fixed transom and flanking sidelights. The internal pair of pilasters are structural framing members and aid in supporting the transom above while the outermost pair are decorative and visually support the dentiled entablature.

The townhouse is in excellent condition and largely intact with predominantly traditional materials. More recent modifications include an insulated metal entry door and modern wood windows.

Historical Comments:

John Strachan and William Murdoch acquired Lots 15 and 16 in Block B of the historic Schmidville subdivision from the estate of Elizabeth Schmidt between 1844 and 1848. They then sold both lots to John Cummin(g)s in 1849.

Murdoch was an influential merchant from Scotland who began a wholesale trading company in Halifax in the early 1830s. He was a supporter of the formation of the Bank of Nova Scotia, a successful businessman and was engaged in many efforts to improve and develop the community of Halifax.

Property investment and mortgage holding as a means to increase material wealth was a popular method among the higher ranks of society in Halifax in this time period.

Contextual Building Comments:

This cottage is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. According to historic fire insurance plans this wood dwelling was originally, and remains today, two and a half storeys high.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, named Birmingham Street after her father's birthplace in Warwickshire, England. Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831 derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Peter C Clive and Julie J Kells	Original Owner (s):	John Strachan and William Murdoch
Address:	1341 Birmingham Street	Occupation:	Merchant, Merchant
Present Use:	Multi-Unit Residential	Historic Use:	Multi-Unit Residence

Construction Date:	--
Factual/Estimate?	--

Source(s):	<p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia <i>Library O/S G 1129 H3 H67 1878</i></p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company</p>
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	<p>Limited and the Nova Scotia Museum, 1989. Pryke, K.G. "Murdoch, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/murdoch_william_9E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Pater C Clive and Julie J Kells	2011	2014	Real Estate Agent, Massage Therapist	Deed
Johanna K Eliot	2001	2011	--	Bk 6902 Pg 1015
Johanna K Eliot and Michael R MacDonald	1998	2001	--	Bk 6233 Pg 796
Keith Lardner and Penelope J Hannaby	1993	1998	--	Bk 5353 Pg 246
John D Greenough	1984	1993	--	Bk 3824 Pg 1179
Amy Cianfaglione	1982	1984	Widow	Will Bk 3617 Pg 1185
Donato and Amy Cianfaglione	1959	1982	Brewery Employee	Bk 1641 Pg 540
Heirs Ellen McGrath	1951	1959	--	Bk 1137 Pg 109
Ellen McGrath	1950	1951	Widow	Death Certificate
John F and Ellen McGrath	1918	1950		Bk 483 Pg 649
James E and Bessie Power	1905	1918	Merchant	Bk 370 Pg 45
John and Barbara Daly	1884	1905	Truckman	Bk 250 Pg 325
Heirs Timothy Cummings	--	1884	--	--
--	--	--	--	--
John Cummings	1849	--	Yeoman	Bk 94 Pg 282
John Strachan and William Murdoch	--	1949	Merchant, Merchant	Bk 90 Pg 346
John Strachan	1844	--	Merchant	Bk 80 Pg 516 Bk 82 Pg 55
Edward G Greenwood	1844	1844	Merchant	Bk 80 Pg 422
Charles E M Schmidt	--	1844	Esquire	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077677	Date:	19 December 2014
Civic Address:	1341 Birmingham Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	--		

Architectural Comments:

This building is a mirror image townhouse from the Victorian era in the "Halifax House" style. It is a two and a half storey, three bay wide side hall plan dwelling with an unsymmetrical façade, steeply pitched gable roof with a deep eave that is underscored by a deep frieze board. Wood framed and shingled, the house rests on a parged and painted masonry and stone foundation and contains many Georgian elements such as corniced eave returns and a Scottish five sided dormer. The center window in the dormer is single hung with two over two wood sashes and is flanked by identical single hung side lites. The first and second floor windows are single hung with two over two wood sashes and are surrounded on three sides by a simple wood moulding. The top of the second floor windows are tight to the underside of the frieze board. The first floor windows are capped with an ornamental cornice.

The main entry is flanked by ornamental pilasters that support a bracketed entablature. There is a three pane fixed transom above the entry door which is a three quarter glazed insulated metal panel door.

The townhouse is in excellent condition and largely intact with predominantly traditional materials, although the architectural ornamentation is not original. The residence underwent renovations within the last five years wherein the windows, door and decorative mouldings were removed and replaced with those now present.

Historical Comments:

John Strachan and William Murdoch acquired Lots 15 and 16 in Block B of the historic Schmidville subdivision from the estate of Elizabeth Schmidt between 1844 and 1848. They then sold both lots to John Cummin(g)s in 1849.

Murdoch was an influential merchant from Scotland who began a wholesale trading company in Halifax in the early 1830s. He was a supporter of the formation of the Bank of Nova Scotia, a successful businessman and was engaged in many efforts to improve and develop the community of Halifax.

Property investment and mortgage holding as a means to increase material wealth was a popular method among the higher ranks of society in Halifax in this time period.

Contextual Building Comments:

This cottage is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. According to historic fire insurance plans this wood dwelling was originally, and remains today, two and a half storeys high.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, named Birmingham Street after her father's birthplace in Warwickshire, England. Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831 derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Peter C Clive and Julie J Kells	Original Owner (s):	John Strachan and William Murdoch
Address:	1341 Birmingham Street	Occupation:	Merchant, Merchant
Present Use:	Multi-Unit Residential	Historic Use:	Multi-Unit Residence

Construction Date:	--
Factual/Estimate?	--

Source(s):	<p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia <i>Library O/S G 1129 H3 H67 1878</i></p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company</p>
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	<p>Limited and the Nova Scotia Museum, 1989. Pryke, K.G. "Murdoch, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/murdoch_william_9E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Peter C Clive and Julie J Kells	2005	2014	Real Estate Agent, MassageTherapist	Deed # 83633033
Michael R MacDonald and Johanna K Eliot	1998	2005	--	Bk 6176 Pg 400
Alice M Mansell and Arthur R Meads	1994	1998	--	Bk 5658 Pg 850
Susan C Maylin and Jaques H Nazaretian	1989	1994	--	Bk 4734 Pg 578
Carol MEM Bonin	1986	1989	--	Bk 4235 Pg 81
Sabine Bonin	1955	1986	Married Woman	Bk 1299 Pg 505
J Frank Dalahunt and Sabine Bonin	1948	1955	Barber, Married Woman	Bk 988 Page 1037
Gertrude Daly and Agnes Daly	1947	1948	Nurse, Secretary	--
Mary Daly	1921	1947	Stenographer	Bk 526 Pg 781 Death Certificate
Gertrude, Agnes, Annie and Mary Daly	1914	1921	Nurse, Secretary, Stenographer, Stenographer	--
Barbara Daly	1912	1914	Widow	Death Certificate
John and Barbara Daly	1884	1912	Truckman	Bk 250 Pg 325 Death Certificate
Heirs Timothy Cummings	--	1884	--	--
--	--	--	--	--
John Cummings	1849	--	Yeoman	Bk 94 Pg 282
John Strachan	1844	1849	Merchant	Bk 80 Pg 516 Bk 82 Pg 55
Edward G Greenwood	1844	1844	Merchant	Bk 80 Pg 422
Charles E M Schmidt	--	1844	Esquire	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077685	Date:	19 December 2014
Civic Address:	1345 Birmingham Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1885-1886		

Architectural Comments:

This dwelling is a mirror image Second Empire Cottage from the Victorian era and is an excellent example of the architectural style. It is a one and a half storey, two bay wide side hall residence with an unsymmetrical façade and mansard roof with a cornice along the top edge and bellcast eave. Three dormers with curved roofs project out from the mansard roof. Each dormer boasts two windows with an inlaid spandrel arch in the top sash of each single hung unit. Wood framed and clad in clapboard, the front elevation is framed by a deep frieze, water line and corner boards. The deep bracketed eave boasts fascia returns at the gable ends of the residence, which are plain in comparison to the elaborate street facing elevation.

Three steps lead to the separate entrances of both halves of the mirror image cottage. The entrances are centrally located to so give an appearance of one large singular porch. The eave of the porch projection is bracketed and bellcast in two directions. A cornice line below the frieze board is visually supported by three pilasters and three brackets. The cornice caps two identical entry enframement systems that are each comprised of three individual fixed transom lights and flanking side lights. The side lights and entry doors are panelized wood with three quarter glazing.

A single storey three sided bay with hipped roof adorns the front elevation of each half of the mirror image cottage. The architectural details of the bay are similar to the porch, complete with cornice, brackets, pilaster and panelization. The windows center window of each bay is a single hung unit with two over two wood sashes. The side windows are single hung with one over one wood sashes.

The mirror image cottage is in excellent condition and has been maintained with traditional materials. It appears to have retained high architectural integrity. More recent modifications include the three ply asphalt shingles and vinyl window inserts in the basement windows.

Historical Comments:

John Strachan and William Murdoch acquired Lots 15 and 16 in Block B of the historic Schmidville subdivision from the estate of Elizabeth Schmidt between 1844 and 1848. They then sold both lots to John Cummin(g)s in 1849. Murdoch was an influential merchant from Scotland who began a wholesale trading company in Halifax in the early 1830s. He was a supporter of the formation of the Bank of Nova Scotia, a successful businessman and was engaged in many efforts to improve and develop the community of Halifax. Property investment and mortgage holding as a means to increase material wealth was a popular method among the higher ranks of society in Halifax in this time period.

The residence was constructed in 1885-1886 under the ownership of John Daly, truckman, who built it as an income property as evident by multiple occupants during the length of his possession. Daly retained both sides of the dwelling up until 1909, when he sold 1345 Birmingham Street to Clarence A Isnor. Daly died three years later while residing at 1347 Birmingham Street.

Contextual Building Comments:

This ornate cottage is compatible with adjacent building in terms of scale, setback and materials. The Second Empire styles shows an affinity for French Revival styles that succeed the neoclassical and Scottish influenced Georgian styles that are prevalent in this neighbourhood. While this style is different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, named Birmingham Street after her father's birthplace in Warwickshire, England. Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831 derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Steven Lumb and Joanne E Corbett	Original Owner (s):	--
Address:	1345 Birmingham Street	Occupation:	--
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1885-1886
Factual/Estimate?	Factual – McAlpine's City Directory

Source(s):	<p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmid Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Steven G Lumb and Joanne E Corbett	2006	2014	--	Deed # 84086538
Halifax Inland Property ULC	2002	2006	--	Bk 7240 Page 395
Richard D Leggat	1997	2002	--	Bk 6108 Page 1217
David and Martha Granatstein	1990	1997	--	Bk 4865 Page 217
Germaine YGMP Wong and Jean-Francois A Fay	1987	1990	--	Bk 4442 Pg 123
Francis J and Mildred Sampson	1980	1987	--	Will Bk 3441 Pg 929
Maimie D Tanner	1952	1980	Married Woman	Bk 1154 Pg 957
Mary E Isnor	1944	1952	Widow	Will Bk 879 Pg 54
Clarence A and Mary E Isnor	1909	1944	Hotel Porter	Bk 395 Pg 687
John and Barbara Dal(e)y	1884	1909	Truckman	Bk 250 Pg 325
Heirs Timothy Cummin(g)s	--	1884	--	--
--	--	--	--	--
John Cummin(g)s	1849	--	Yeoman	Bk 94 Pg 282
John Strachan and William Murdoch	--	1949	Merchant, Merchant	Bk 90 Pg 346
William Murdoch	1848	1849	Merchant	Bk 90 Pg 346
John Strachan	--	1848	Merchant	--
--	--	--	--	--
Edward G Greenwood	1844	--	Merchant	Bk 80 Pg 422
Charles E M Schmidt	--	1844	Esquire	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077693	Date:	19 December 2014
Civic Address:	1347 Birmingham Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1885-1886		

Architectural Comments:

This dwelling is a mirror image Second Empire Cottage from the Victorian era and is an excellent example of the architectural style. It is a one and a half storey, two bay wide side hall residence with an unsymmetrical façade and mansard roof with a cornice along the top edge and bellcast eave. Three dormers with curved roofs project out from the mansard roof. Each dormer boasts two windows with an inlaid spandrel arch in the top sash of each single hung unit. Wood framed and clad in clapboard, the front elevation is framed by a deep frieze, water line and corner boards. The deep bracketed eave boasts fascia returns at the gable ends of the residence, which are plain in comparison to the elaborate street facing elevation.

Three steps lead to the separate entrances of both halves of the mirror image cottage. The entrances are centrally located to so give an appearance of one large singular porch. The eave of the porch projection is bracketed and bellcast in two directions. A cornice line below the frieze board is visually supported by three pilasters and three brackets. The cornice caps two identical entry enframing systems that are each comprised of three individual fixed transom lights and flanking side lights. The side lights and entry doors are panelized wood with three quarter glazing.

A single storey three sided bay with hipped roof adorns the front elevation of each half of the mirror image cottage. The architectural details of the bay are similar to the porch, complete with cornice, brackets, pilaster and panelization. The windows center window of each bay is a single hung unit with two over two wood sashes. The side windows are single hung with one over one wood sashes.

The mirror image cottage is in excellent condition and has been maintained with traditional materials. It appears to have retained high architectural integrity. More recent modifications include the three ply asphalt shingles and vinyl window inserts in the basement windows.

Historical Comments:

John Strachan and William Murdoch acquired Lots 15 and 16 in Block B of the historic Schmidville subdivision from the estate of Elizabeth Schmidt between 1844 and 1848. They then sold both lots to John Cummin(g)s in 1849. Murdoch was an influential merchant from Scotland who began a wholesale trading company in Halifax in the early 1830s. He was a supporter of the formation of the Bank of Nova Scotia, a successful businessman and was engaged in many efforts to improve and develop the community of Halifax. Property investment and mortgage holding as a means to increase material wealth was a popular method among the higher ranks of society in Halifax in this time period.

The residence was constructed in 1885-1886 under the ownership of John Daly, truckman, who built it as an income property as evident by multiple occupants during the length of his possession. Daly retained both sides of the dwelling up until 1909, when he sold 1345 Birmingham Street to Clarence A Isnor. Daly died three years later while residing at 1347 Birmingham Street.

Contextual Building Comments:

This ornate cottage is compatible with adjacent building in terms of scale, setback and materials. The Second Empire styles shows an affinity for French Revival styles that succeed the neoclassical and Scottish influenced Georgian styles that are prevalent in this neighbourhood. While this style is different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, named Birmingham Street after her father's birthplace in Warwickshire, England. Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831 derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Steven Lumb and Joanne E Corbett	Original Owner (s):	--
Address:	1345 Birmingham Street	Occupation:	--
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1885-1886
Factual/Estimate?	Factual – McAlpine's City Directory

Source(s):	<p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmid Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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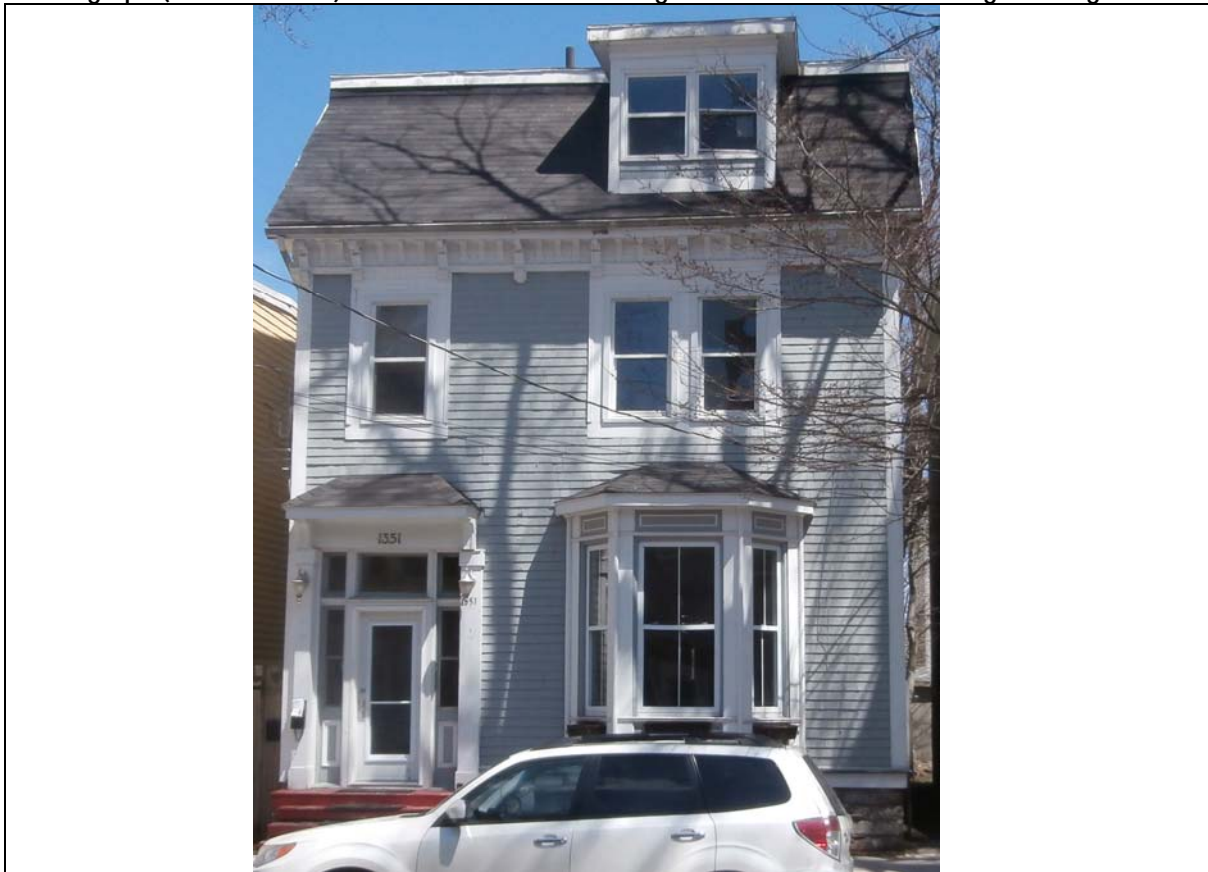
Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Steven G and Joanne E Corbett	2008	2014	--	Deed
David F and Betty W Wetton	2003	2008	--	Bk 7306 Pg 272
Gene F and Evalyn J Duplessis	2001	2003	--	Bk 6797 Pg 307
1725 West 3rd Holdings Ltd	1997	2001	Company	Bk 6107 Pg 12
William Townsend	1987	1997	--	Bk 4448 Pg 283
Francis J and Mildred Sampson	1980	1987	--	Will Bk 3441 Pg 929 Bk 3513 Pg 706
Maimie D Tanner	1974	1980	Widow	Bk 3513 Pg 703 Bk 2771 Pg 751
Jessen C and Maimie D Tanner	1930	1974	Engineer	Bk 654 Pg 749
Catherine M Miller	1924	1930	Married Woman	Bk 570 Pg 517
Gertrude M Daly	1921	1924	Nurse	Bk 526 Pg 77
Gertrude, Agnes, Annie and Mary Daly	1914	1921	Nurse, Secretary, Stenographer, Stenographer	--
Barbara Daly	1912	1914	Widow	Death Certificate
John and Barbara Daly	1884	1912	Truckman	Bk 250 Pg 325 Death Certificate
Heirs Timothy Cummings	--	1884	--	--
--	--	--	--	--
John Cummings	1849	--	Yeoman	Bk 94 Pg 282
William Murdock	1848	1849		Bk 90 Pg 346
John Strachan	--	1848	Merchant	--
Edward G Greenwood	1844	--	Merchant	Bk 80 Pg 422
Charles E M Schmidt	--	1844	Esquire	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077701	Date:	19 December 2014
Civic Address:	1351/1353 Birmingham Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1875		

Architectural Comments:

This building is a stand-alone townhouse from the Victorian era. The familiar form of the “Halifax House” is adorned with Late Victorian Plain ornamentation and exhibits a transition in style at the end of the 19th Century. It is a two and a half storey, two bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a mansard roof. Wood framed and shingled the front elevation is framed by a deep frieze, water line and corner boards and rests on a stone foundation. The house contains many Georgian elements, such as a shed roof dormer and corniced eave returns. The deep eave is underscored by a wide frieze board complete with large and small ornamental brackets. The second floor windows are vinyl units that are single hung with single pane sashes. The top of the windows are surrounded by a wide simple moulding that extends upwards to the underside of the frieze board.

Four steps lead to the main entrance door which is inset in a wood enframing system that is comprised of three individual fixed transom lights and flanking side lights. The side lights boast panelized wood with three quarter glazing, while the entry door has been replaced with a modern insulated metal unit complete with full glazing. There are ornamental pilasters on either side of the entry system and a small bracketed hipped roof with frieze board above.

A single storey three sided bay with hipped roof adorns the front elevation of the first floor. The architectural details of the bay are understated. The windows in the bay are single hung units with two over two vinyl sashes. There are also vinyl windows inserts in all three sides of the bay at the basement level that are not visible in the image above.

The townhouse is in excellent condition and has been maintained using largely traditional materials.

Historical Comments:

Bridget T Devens bought Lot four in Block B of the historic Schmidville subdivision from John D Cummins in 1871. It was during Deven's ownership and prior to her marriage to Thomas Lynch that the home was constructed. McAlpine City Directory for Halifax in 1874 lists all of lot four as vacant, with the exception of the North West corner of the lot fronting on Birmingham and Rottenburg Streets. In 1875, the directory lists George Rent residing at 29, now 1351 Birmingham Street.

Contextual Building Comments:

This Victorian embellished townhouse is compatible with adjacent building in terms of scale, setback and materials. The Late Victorian Plain style succeeds the neoclassical and Scottish influenced Georgian styles prevalent in this neighbourhood. While this style is different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, named Birmingham Street after her father's birthplace in Warwickshire, England. Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831 derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Brian W Johnson and Johanna M Verhagen	Original Owner (s):	Bridget Devens
Address:	7532 St Margaret's Bay Rd, Boutlier's Point, NS	Occupation:	Widow
Present Use:	Residence	Historic Use:	Residence

Construction Date:	--
Factual/Estimate?	--

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p>
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	<p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Brian W Johnson and Johanna M Verhagen	2003	2014	--	Bk 7363 Pg 1240
Arnold Forsythe	1976	2003	--	Bk 2979 Pg 136
John Laba	1931	1976	Merchant	Bk 670 Pg 1207
Agnes Daly	1931	1931	Secretary	Bk 661 Pg 1085
Agnes, Gertrude and Mary Daly	1930	1931	Secretary, Nurse, Stenographer	Bk 661 Pg 1085
Agnes and Annie Daly	1921	1930	Secretary, Stenographer	Bk 526 Pg 789
Gertrude and Mary Daly	--	1921	Nurse, Stenographer	--
--	--	--	--	--
Thomas and Bridget T (Devens) Lynch	1878	--	Grocer	Marriage Certificate
Bridget T Devens	1871	1878	Widow	Bk 172 Pg 649
John D Cummins	1871	1871	Merchant	Bk 172 Pg 648
Edward C Kelly	1854	1871	Yeoman	Bk 107 Pg 205
Owen Kelly	1837	1854	Yeoman	Bk 64 Pg 468
Andrew Uniacke	1833	1837	Esquire	Bk 58 Pg 66
Elizabeth Schmidt	--	1833	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077719	Date:	19 December 2014
Civic Address:	1355 Birmingham Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1876		

Architectural Comments:

This building is a stand-alone townhouse from the Victorian era. The familiar form of the “Halifax House” is minimally accented with Late Victorian Plain ornamentation and exhibits a transition in style at the end of the 19th Century. It is a two storey, three bay wide side hall plan dwelling with an unsymmetrical façade with ground level entry and raised first floor. Resting on a red brick masonry foundation, this residence has a flat roof. Wood framed and shingled the front elevation is framed by a deep frieze, water line and corner boards. The deep eave is underscored by the frieze board and paired brackets. The cornice returns on both ends of the front façade are each visually supported by two larger brackets. The second floor windows are single hung with three over one wood sashes and are protected with aluminum storm windows. The first floor windows are also single hung with two over two wood sashes. These windows are capped with an understated cornice moulding similar to the moulding above the main entry door.

The main entry door is lowered and at one step above ground level. The head of the fixed transom above the double swung wood panel door is not aligned with the head of the first floor windows.

The townhouse is in good condition and has been maintained using largely traditional materials.

Historical Comments:

Bridget T Devens bought Lot four in Block B of the historic Schmidville subdivision from John D Cummins. It was during Deven's ownership and prior to her marriage to Thomas Lynch that the home was constructed. No dwelling is represented on the William Gossip plans containing data from 1858 to 1864. The residence appears on the 1878 Hopkins Atlas. McAlpine City Directory for Halifax in 1875 lists civic address 31, now 1355 Birmingham Street with George Rent Jr residing next door at 29 Birmingham. In 1876 Rent has moved to 31 Birmingham Street, presumably into a newly constructed dwelling.

Contextual Building Comments:

This townhouse is compatible with adjacent building in terms of form, scale, setback and materials. The Late Victorian Plain style succeeds the neoclassical and Scottish influenced Georgian styles prevalent in this neighbourhood. While this style is different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, named Birmingham Street after her father's birthplace in Warwickshire, England. Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831 derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Peter Selinger and Sara Faridi	Original Owner (s):	--
Address:	1326 Birmingham Street, Halifax, NS	Occupation:	--
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1876
Factual/Estimate?	Estimate – McAlpine's City Directories

Source(s):	<p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia <i>Library O/S G 1129 H3 H67 1878</i></p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmid Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Peter Selinger and Sara Faridi	2006	2014	--	Deed # 3041805
3041805 Nova Scotia Limited	2002	2006	Company	Bk 7216 Pg 142
Timothy Cross and Daniel Chase	1993	2002	--	Bk 5511 Pg 86
John M Hurlbert , Timothy Cross and Daniel Chase	1988	1993	--	Bk 4626 Pg 1014 Bk 5459 Pg 731
John M Hurlbert	1982	1988	--	Bk 3621 Pg 937
Arnold S Forsythe	1970	1982	Accountant	Bk 2397 Pg 783
Dorothy M McCarron	1967	1970	--	Bk 2200 Pg 95
Donalda Gibbs	1963	1967	Short Order Cook	Bk 1946 Pg 775
Jack D Stone	1963	1963	Investor	Bk 1933 Pg 93
Fabian Briand	1946	1963	Stevedore	Bk 930 Pg 857
Letitia P and Fraser Wells	1945	1946	Retired Farmer	Bk 885 Pg 897
Willem Betts	1945	1945	Widower	Bk 908 Pg 429
Grace and Willem Betts	1942	1945	Married Woman, Rigger	Bk 844 Pg 549
Gordon Blanchard and Gordon Gillis	--	1942	Clerk, Newspaperman	--
Gordon H Blanchard	1941	--	Clerk	Bk 836 Pg 380
John M Blanchard	--	1941	Clerk	--
--	--	--	--	--
Thomas and Bridget T (Devens) Lynch	1878	--	Grocer	Marriage Certificate
Bridget T Devens	1871	1878	Widow	Bk 172 Pg 649
John D Cummins	1871	1871	Merchant	Bk 172 Pg 648
Edward C Kelly	1854	1871	Yeoman	Bk 107 Pg 205
Owen Kelly	1837	1854	Yeoman	Bk 64 Pg 468
Andrew Uniacke	1833	1837	Esquire	Bk 58 Pg 66
Elizabeth Schmidt	--	1833	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077727	Date:	19 December 2014
Civic Address:	1357 Birmingham Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1895 & 1899		

Architectural Comments:

This large three storey property is comprised of two adjoining buildings.

The dwelling at the corner of Clyde and Birmingham Streets appears to be Late Victorian Plain. The Birmingham elevation is three bays wide with unsymmetrical opening locations and a low slope or flat roof. The deep eave is underscored by a wide frieze board and a painted corner board defines the North West corner of the building. The low slope of the roof is visible from the Clyde Street elevation. Asbestos-Cement clapboard extends to the ground and conceals the foundation. The windows on the upper floors are double ganged wooden units with single pane sashes. Small modern vinyl windows haphazardly punch the first floor Birmingham and Clyde Street elevations. The single street facing door is on the Birmingham Street façade. The door is a modern half glazed insulated metal unit and it is capped by an entablature and fixed transom window. The entablature is visually supported by decorative pilasters. A photograph from 2009 Google Streetview indicates that the entry door and ornamentation are new and not historic.

The adjoining dwelling on Rottenburg Street, now three storeys, was originally a one storey shop and presumably it is the eave of the original roof that is visible along the underside of the second storey. The asbestos-cement siding is continuous from the Birmingham dwelling. Identical small modern vinyl windows haphazardly punch the first floor of this building as well. The upper floor windows are horizontal aluminum sliders.

The building is in fair condition. Evidence of the historic commercial use of these building is not immediately discernable. Upon closer visual analysis, the original storefronts have been removed and/or infilled. The cement siding, vinyl windows, aluminum windows and insulated metal door are non-traditional materials.

Historical Comments:

Bridget T Devens bought Lot four in Block B of the historic Schmidville subdivision from John D Cummins in 1871. Before her marriage to Thomas Lynch, a grocer, in 1878, Devens resided at 33, now 1357 Birmingham Street. A dwelling in this location at the corner of Birmingham and Rottenburg Streets is represented on a plan by William Gossip containing data from 1858 to 1864. Thirty years later on a fire insurance plan from 1895, an inscription indicates that a three story dwelling was "Under Construction May '95". It is possible that the dwelling in which Devens resided prior to her marriage was demolished and replaced with the three storey building that stands today. The adjoining building at 8 ½ Rottenburg Street, now Clyde Street, is not yet constructed in 1895. In the 1899 revision of the 1895 the three storey building is listed as a grocery and the adjoining one storey Rottenburg building is represented for the first time. A building permit application for a new one storey wooden store on Rottenburg with Mrs. Lynch listed as the owner dates this construction as 1898. The 1911 fire insurance plan, has "Sal" inscribed on the Rottenburg building, indicating that it was perhaps used as a saloon. Moving forward in time to the 1951 revision of the 1914 fire insurance plan, both buildings were listed as stores and their original heights of three storeys for 33 Birmingham and one storey for 8 ½ Rottenburg Streets were retained. The conversion of both buildings to multi-unit residential and a two storey addition to 8 ½ Rottenburg happened in the latter half of the 20th Century.

Contextual Building Comments:

The setback of both buildings and the form of 33 Birmingham Street appear to be historic. The multi-unit residential building as it stands today was renovated in the second half of the 20th Century and made to look like one large building which has resulted in a building that is out of scale with most of the neighbouring dwellings in the Schmidville neighbourhood. While the historic forms of the turn of the century one and three storey buildings can be discerned by visual inspection, any potential original ornamentation has been removed or obscured by the continuous Asbestos-Cement siding. The fenestration pattern of the upper floors of 33 Birmingham appear to be original, while the lower floor and the adjoining first floor of 8 ½ Rottenburg presumably have had their store fronts infilled. Small modern vinyl windows haphazardly punch through the first floor Birmingham and Clyde Street elevations.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, named Birmingham Street after her father's birthplace in Warwickshire, England. Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831 derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Birmingham Investments Ltd	Original Owner (s):	Thomas and Bridget T (Devens) Lynch
Address:	2123 Creighton St, Halifax, NS	Occupation:	Grocer
Present Use:	Multi-Unit Residential	Historic Use:	Grocery Store and Residence

Construction Date:	1895 (33 Birmingham Stree) & 1899 (8 ½ Rottenburg Street)
Factual/Estimate?	Estimate – Fire Insurance Plan & Factual – Building Permit Application

Source(s):	Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i> . Heritage Trust of Nova Scotia. Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1895.
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	<p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1914 revised 1951.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building: 33 Birmingham Street and 8.5 Clyde Street

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Birmingham Investments Ltd	1988	2014	Company	Bk 4574 Pg 109
Atef and Daad Khoury	1987	1988	--	Bk 4438 Pg 1030
Moufeed and Mona Khoury	1983	1987	--	Bk 3785 Pg 604
Wayne and Maria Rockwell	1976	1983	--	Bk 3004 Pg 755
Leslie and Gertrude Rafael and F.D.C. and Elizabeth B Burton	--	1976	--	--
--	--	--	--	--
Samuel Goodman	1963	--	Real Estate Owner	Bk 1909 Pg 33
Harry Bernstein	1951	1963	Merchant	Bk 1125 Pg 721

History of Building: 33 Birmingham Street

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Harry Bernstein	1951	1963	Merchant	Bk 1125 Pg 721
Joseph Jacobson	1946	1951	Proprietor Atlantic Garage	Bk 922 Pg 1161
Home Realty Co Ltd	1924	1946	Company	Bk 576 Pg 441
Heirs Thomas and Bridget T Lynch	1920	1924	--	Death Certificate

Thomas Lynch	1904	1920	Grocer	Death Certificate
Thomas and Bridget T (Devens) Lynch	1878	1904	Grocer	Marriage Certificate
Bridget T Devens	1871	1878	Widow	Bk 172 Pg 649
John D Cummins	1871	1871	Merchant	Bk 172 Pg 648
Edward C Kelly	1854	1871	Yeoman	Bk 107 Pg 205
Owen Kelly	1837	1854	Yeoman	Bk 64 Pg 468
Andrew Uniacke	1833	1837	Esquire	Bk 58 Pg 66
Elizabeth Schmidt	--	1833	Widow	--

History of Building: 8.5 Clyde Street

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Harry Bernstein	1951	1963	Merchant	Bk 1125 Pg 721
Joseph Jacobson	1945	1951	Proprietor Atlantic Garage	Bk 916 Pg 1221
James and Cynthia Rule	1921	1945	Merchant	Bk 533 Pg 387
Heirs Thomas and Bridget T Lynch	1920	1921	--	Death Certificate
Thomas Lynch	1904	1920	Grocer	Death Certificate
Thomas and Bridget T (Devens) Lynch	1878	1904	Grocer	Marriage Certificate
Bridget T Devens	1871	1878	Widow	Bk 172 Pg 649
John D Cummins	1871	1871	Merchant	Bk 172 Pg 648
Edward C Kelly	1854	1871	Yeoman	Bk 107 Pg 205
Owen Kelly	1837	1854	Yeoman	Bk 64 Pg 468
Andrew Uniacke	1833	1837	Esquire	Bk 58 Pg 66
Elizabeth Schmidt	--	1833	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	41259656	Date:	19 December 2014
Civic Address:	5484 & 5486 Clyde Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	Pre-1866		

Architectural Comments:

This pair of mirror image townhouses are of a transitional vernacular style with Victorian Plain influences. Each residence is a three story, three bay wide side hall plan dwelling with a largely symmetrical façade and flat roof. Wood framed and clad in vinyl siding, the house rests on a painted concrete foundation. The windows on the first through third floors are identical single hung vinyl units and are adorned with understated wood trim and cornice mouldings.

Three concrete steps lead to the mirrored main entrances. Each entry door is insulated metal with glazing. The entries are accented by understated scribed wood casing that visually supports a small cornice moulding above the fixed single pane transom.

The townhouse is in fair condition and is largely intact but has not been maintained using traditional materials.

Historical Comments:

This set of mirror image townhouses appear to be represented on a plan from 1866 of Metropolitan Halifax. They are shown in Hopkin's City Atlas from 1878 and an 1895 fire insurance plan lists the townhouses as three stories with a "patent" roof.

Thomas J Wallace was a well known Barrister in Halifax who, during the time when there was no Supreme Court of Canada, personally took a complaint following a ruling by a Nova Scotia Supreme Court Judge to the Judicial Committee of the Privy Council, one of the highest court in the British Empire. This was a first and it resulted in the disbaring of the Nova Scotia Supreme Court Judge. Other contemporaries include JG Tobin and M J Griffin.

Contextual Building Comments:

Although the materials are not compatible with the heritage character of the neighbourhood, the age, form and setback are consistent with neighbouring properties. At three stories, these townhouses are among the tallest in the historic Schmitdville suburb.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, inherited a large field in the South End of Halifax in the early part of the 19th Century. Following the death of her husband Christian Schmidt in 1828, Elizabeth had the field surveyed for a subdivision that would later become known as Schmitdville. Rottenburg Street, the central East-West axis, can be seen on the 1831 survey plan as commencing at the Road to Fort Massey (now Queen Street) and terminating at Dresden Row. A couple hypotheses have been presented for the origin of the Rottenburg Street name; perhaps the most likely is the naming of the street after the birthplace of Elizabeth's husband, the city of Rottenburg in Germany. Rottenburg Street was renamed to Clyde Street in 1947 at public request following World War Two.

Clyde Street was extended to Brenton Street in 1963 as part of the municipally propelled "Spring Garden South Redevelopment Scheme" that was approved by City Council in the mid-1960s.

Present Owner(s):	Condo Corp No. 64	Original Owner (s):	Charles and Elizabeth Williams
Address:		Occupation:	Assistant Commissary Guard
Present Use:		Historic Use:	Residence

Construction Date:	Pre-1866
Factual/Estimate?	Estimate based on historic mapping

Source(s):	<p>"Committee of the Privy Council." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Judicial_Committee_of_the_Privy_Council</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>"St. Andrews Obituaries #202 –Thomas J Wallace." <i>CanadaGenWeb</i>. http://www.rootsweb.ancestry.com/~nbstandr/vitals/stanobits03.htm</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p>
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	<p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6j240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Buildings:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Condo Corp No. 64 - Clyde St Properties Ltd	1983	2014	Corporation	Bk CR04 Page 329
Clyde Street Properties Ltd	1892	1983	Company	Bk 3610 Pg 1032
Heirs Rachel Shofer	1965	1982	--	Bk 1868 Pge 271
Rachel Shofer	1962	1965	Widow	Bk 1868 Pge 271
Estate Max L Zifkin	1961	1962	--	
Max L Zifkin	1953	1961	Salesman	Bk 1215 Pg 449
Montreal Trust Company - Trustee for John J Handley	1953	1953	Tailor	--
John J and George G Handley	1911	1953	Tailors	Bk 402 Pg 1117
Eastern Trust Company, Trustees of Emma Hill	1884	1911	Widow	Bk 245 Pg 488
Thomas J Wallace	1862	1884	Barrister at Law	Bk 136 Pg 416
Patrick Kelly	1858	1862	Carpenter	Bk 122 Pg 461
Edmund C Kelly	1851	1858	Yeoman	Bk 97 Pg 483
Charles and Elizabeth Williams	1844	1851	Assistant Commissary Guard	Bk 77 Pg 228
Charles EW Schmidt	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077594	Date:	19 December 2014
Civic Address:	5567 Morris Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1832		

Architectural Comments:

The Western half of this Georgian Mansion is a two and a half storey dwelling with a hipped roof and chamfered corners. It is three bays wide with a side hall plan, an unsymmetrical façade and large brick masonry chimney complete with cast iron pots. A small dormer with a single hung window and hipped roof dots the main roof. Two similar dormers also adorn the Western face of the main roof. Clad in vinyl siding this dwelling rests on a large block stone foundation that has been patched and painted in some locations. The first and second floor windows are single hung single pane wood units protected with aluminum storm windows.

Two low and wide concrete steps lead to the main entry. The insulated metal door is flanked by glass block sidelights and capped by a curved tri-pane fanlight.

The mansion is in fair condition and while the form appears to be largely intact, the majority of materials are not traditional and incompatible with the heritage character of the dwelling and the neighbourhood.

Historical Comments:

A pamphlet published by the Heritage Trust of Nova Scotia with an excerpt on the historic Georgian Mansion at the corner of Queen and Morris mentions this home was under construction in 1830, predating James Thomson's 1831 "Schmidt Ville" survey plan. Although it has been indicated that the mansion was being built for James Thomson in 1830 he only became the tile holder for lots 9 and 10 in Block B after he purchased the land from Elizabeth Schmidt in March of 1832. Thomson was a carpenter, cabinet maker and Deputy Surveyor under Charles Morris III. He executed a will in June 1832 and the two lots were sold by his estate via public

auction to the Honorable Enos Collins in September of the same year. The deed description in the transfer of title from Thomson to Collins indicates that the mansion was under construction at the time and it was the wish of Thomson that the exterior be completed prior to sale as the construction materials had already been prepared.

The Honorable Enos Collins is an important figure in the history of Halifax and Nova Scotia. With a gamut of marine business occupations in his lifetime Collins began his working life out of the seaports in Liverpool. He was a schooner captain by age 20 and owned shares in many trading vessels. In his late thirties he moved to Halifax and established a large trading and shipping company with wharves and warehouses overlooking the Halifax Harbour. Collins benefited from privateering contracts in the War of 1812 and other succeeding mercantile ventures in Nova Scotia and the United States. He was enticed to remain in Halifax by an offering of a seat in Legislative Council. In 1825 he founded and was dominant partner in the Halifax Banking Company with seven other prominent merchants, including William Pryor and Henry H Cogswell, who also invested in property in the historic Schmitdville neighbourhood.

The Western half of the mansion later became the residence of Collins' daughter Frances R Laurie and her husband Lieutenant General John W Laurie.

Hopkin's City Atlas of Halifax shows a breezeway connecting a larger stable to the rear of the mansion. Both the 1895 Fire Insurance Plan and a 1899 revision of the same plan describe the breezeway as one storey and the stable as two stories in height. The 1914 Fire Insurance Plan, shows the breezeway has been removed and there is a new two storey rear addition to the dwelling. The stable remains at least until 1951 but is no longer connected to the residence.

Contextual Building Comments:

The scale, form, setbacks, and design are traditional and compatible with the heritage character of the neighbourhood. The materials are not traditional and are incompatible with the heritage character of the neighbourhood.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, inherited a large field in the South End of Halifax in the early part of the 19th Century. Following the death of her husband Christian Schmidt in 1828, Elizabeth had the field surveyed for a subdivision that would later become known as Schmitdville.

Queen Street was also once known by a different name. Not quite 30 years after the founding of Halifax, a fort in the South suburbs was constructed to protect the Citadel from attack via the Freshwater Brook river ravine. Constructed at the highest point on the south peninsula in 1877, Fort Massey was at the intersection of what is now known as Queen and South Streets. Queen Street was known as the Road to Fort Massey up until the late 1850s at which time it was changed to honour Queen Victoria.

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmitdville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmitdville, there are a number of townhouses and detached single family homes along both sides of Morris Street.

Present Owner(s):	Halifax Condominium Corporation 77	Original Owner (s):	James Thomson
Address:	1300 Queen Street, Hlalifax, NS	Occupation:	Surveyor
Present Use:	Condominium	Historic Use:	Residence

Construction Date:	1832
Factual/Estimate?	Factual - Deed

Source(s):	<p>Barker, Diane M and David A Sutherland. "Collins, Enos." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/collins_enos_10E.html.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidtville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia <i>Library O/S G 1129 H3 H67 1878</i></p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6j240-1831 Neg No N-674.</p>
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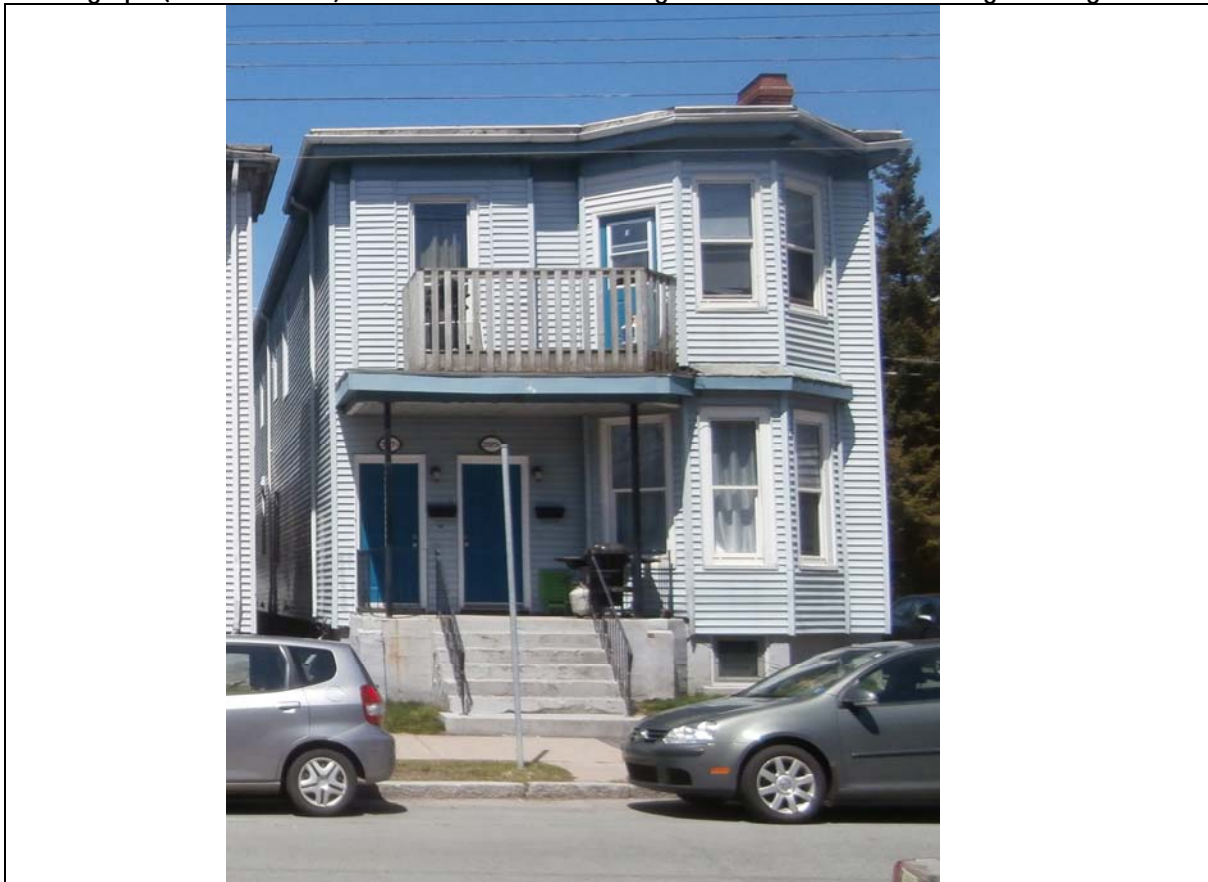
Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Helen Mandros	1992	2014	Widow	Will Bk 228 Pg 1082
Gus and Helen Mandros	1954	1992	Merchant	Bk 1275 Pg 65
Peter and Marie Jessen	1950	1954	Retired	Bk 1096 Pg 517
Margaret Rogers	1947	1950	Widow	Bk 985 Pg 869
Albert Perry	1946	1947	X-ray Technician	Bk 930 Pg 17
W Graham and Jean A Fraser	1946	1946	Hotel Proprietor	Bk 920 Pg 877
Executor Frances CS Keator	1945	1946	--	--
Frances CL and John G Keator	1909	1945	Insurance Adjustor	Bk 392 Page 231
A Milne and Jessie Fraser	1908	1909	Merchant	Bk 392 Pg 100
Frances and J Winburne Laurie	--	1908	Lieutenant General	--
Honorable Enos Collins	1833	--	Esquire, Merchant, Privateer, Banker	Bk 57 Pg 406
James Thomson	1832	1833	Surveyor	Bk 55 Pg 308
Elizabeth Schmidt	--	1832	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	41260977	Date:	19 December 2014
Civic Address:	5575-5577 Morris Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1905		

Architectural Comments:

This building is a set of purpose built over-under flats from the Victorian Era in the Late Victorian Plain style. It is a two storey, two bay wide side hall plan house with an asymmetrical façade and red brick chimney with a flat roof. Wood framed and clad in vinyl siding and resting on a concrete foundation this home boasts a two storey bay and a raised and covered porch with two entry doors. The first and second floor windows are single hung vinyl units and are surrounded by a simple aluminum flashing. An insulated metal door with half glazing opens onto a second floor roof top balcony with plain wood railing. The wide concrete steps complete with metal handrail lead to the large open porch below. The main entry doors for the over under flats are insulated metal.

A two storey three sided bay with roof form at the second floor line adorns the front elevation this dwelling. The architectural details of the bay are understated.

This set of flats from the Victorian Era has been renovated over time and while the form and setback appears to have been largely maintained the materials and architectural detailing have been replaced, removed or obscured with modern materials.

Historical Comments:

In 1834 the Honorable Enos Collins purchased Lots 11 and 12 in Block B of the historic Schmitdville subdivision from Elizabeth Schmidt. Collins is an important figure in the history of Halifax and Nova Scotia. With a gamut of marine business occupations in his lifetime Collins began his working life out of the seaports in Liverpool. He was a schooner captain by age 20 and owned shares in many trading vessels. In his late thirties he moved to Halifax and established a large trading and shipping company with wharves and warehouses overlooking the Halifax Harbour. Collins benefited from privateering contracts in the War of 1812 and other succeeding mercantile ventures in Nova Scotia and the United States. He was enticed to remain in Halifax by an offering of a seat in Legislative Council. In 1825 he founded and was dominant partner in the Halifax Banking Company with seven other prominent merchants, including William Pryor and Henry H Cogswell, who also invested in property in the historic Schmitdville neighbourhood.

Collins died in 1871 and his estate was divided among his children. As the sole surviving executor of his father's will, Brenton Halliburton Collins had the undeveloped land of lots 11 and 12 surveyed and subdivided into five smaller lots in 1903. Four of the five lots front on Morris Street while the fifth lot has frontage on Birmingham Street. The Eastern half of lot 11, or rather lot 4 as described in the new plan of subdivision by Deputy Surveyor James H Austen, was sold to Obed E Smith in 1905.

Contextual Building Comments:

This Late Victorian Plain dwelling is compatible with adjacent building in terms of scale and setback. The architectural style succeeds the neoclassical and Scottish influenced Georgian styles prevalent in this neighbourhood. While this style is different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century.

Contextual District Comments:

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmitdville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmitdville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area

Present Owner(s):	Halifax Condominium Corporation 205	Original Owner (s):	Obed E Smith
Address:	--	Occupation:	Merchant
Present Use:	Condominium	Historic Use:	Income property - Over-under flats

Construction Date:	1905
Factual/Estimate?	Estimate based on building permit for new building on Morris Street with Smith listed as owner in conjunction with McAlpine City Directories and Deeds showing transfer of title from BH Collins to Smith.

Source(s):	Barker, Diane M and David A Sutherland. "Collins, Enos." <i>Dictionary of Canadian Biography</i> . http://www.biographi.ca/en/bio/collins_enos_10E.html . Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1895. Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works –
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	<p>Gravitational Supply, 1885 revised 1911. MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1901 to 1999. Archives of Nova Scotia <i>Library</i>.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	E.J. Horne
Biographic Description:	Edward J Horne died a widower at age 75 in 1919. Born in Halifax, his parents were of Irish decent. His occupation is listed as contractor on his death certificate.
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Halifax Condo Corporation 205	1994	2014	Corporation	Bk CR17 Pg 197
Veena Jha and Umesh Jha	1984	1994	Psychiatrist	Bk 3797 Pg 565
Umesh Jha	1980	1984	Psychiatrist	Bk 3456 Pg 965
Bigras Realty Mgt. Ltd	1978	1980	Company	Bk 3223 Page 663
Marnat Properties	1977	1978	Company	Bk 3223 Pg 663
Hearthstone Real Estate	1974	1977	Company	Bk 2797 Pg 882
John A Renouf	1968	1974	Insurance Broker	Bk 2258 Pg 871
Centennial Realities Ltd	1968	1968	Company	Bk 2255 Pg 477
Margaret and William P Buckley	1930	1968	Coal Merchant	Bk 657 Pg 209
Ada B and Obed E Smith	1905	1930	Merchant	Bk 369 Pg 69
Brenton H Collins	--	1905	Esquire	--
Enos Collins	1834	1871	Esquire, Merchant Privateer, Banker	Bk 59 Pg 143
Elizabeth Schmidt	--	1834	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	41260977	Date:	19 December 2014
Civic Address:	5579-5587 Morris Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1905		

Architectural Comments:

This building is a set of purpose built mirror image over-under flats from the Victorian Era in the Late Victorian Plain style. It is a two storey, four bay wide side hall plan house with an asymmetrical façade, with a centered firewall and a low slope roof with the gable end fronting on Morris Street. Wood framed, clad in vinyl siding and resting on a concrete foundation each half of this dwelling boasts a two storey bay. The first and second floor windows are single hung vinyl units and are surrounded by a simple aluminum flashing. Two insulated metal doors with half glazing open onto separate second floor roof top balconies with plain wood railings. The wide concrete steps complete with metal handrail lead to the large open porch below. The main entry doors for the over under flats are insulated metal.

This set of flats from the Victorian Era has been renovated over time and while the form and setback appears to have been largely maintained the materials and architectural detailing have been replaced, removed or obscured with modern materials.

Historical Comments:

In 1834 the Honorable Enos Collins purchased Lots 11 and 12 in Block B of the historic Schmitdville subdivision from Elizabeth Schmidt. Collins is an important figure in the history of Halifax and Nova Scotia. With a gamut of marine business occupations in his lifetime Collins began his working life out of the seaports in Liverpool. He was a schooner captain by age 20 and owned shares in many trading vessels. In his late thirties he moved to Halifax and established a large trading and shipping company with wharves and warehouses overlooking the Halifax Harbour. Collins benefited from privateering contracts in the War of 1812 and other succeeding mercantile ventures in Nova Scotia and the United States. He was enticed to remain in Halifax by an offering of a seat in Legislative Council. In 1825 he founded and was dominant partner in the Halifax Banking Company with seven other prominent merchants, including William Pryor and Henry H Cogswell, who also invested in property in the historic Schmitdville neighbourhood.

Collins died in 1871 and his estate was divided among his children. As the sole surviving executor of his father's will, Brenton Halliburton Collins had the undeveloped land of lots 11 and 12 surveyed and subdivided into five smaller lots in 1903. Four of the five lots front on Morris Street while the fifth lot has frontage on Birmingham Street. The Western half of lot 11 and the Eastern half of lot 12, or rather lots 3 and 2 as described in the new plan of subdivision by Deputy Surveyor James H Austen, was sold to Obed E Smith in 1903.

Contextual Building Comments:

This Late Victorian Plain dwelling is compatible with adjacent building in terms of scale and setback. The architectural style succeeds the neoclassical and Scottish influenced Georgian styles prevalent in this neighbourhood. While this style is different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century.

Contextual District Comments:

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmitdville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmitdville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area

Present Owner(s):	Halifax Condominium Corporation 205	Original Owner (s):	Obed E Smith
Address:	--	Occupation:	Merchant
Present Use:	Condominium	Historic Use:	Income property - Over-under flats

Construction Date:	1905
Factual/Estimate?	Estimate based on building permit for new building on Morris Street with Smith listed as owner in conjunction with McAlpine City Directories and Deeds showing transfer of title from BH Collins to Smith.

Source(s):	Barker, Diane M and David A Sutherland. "Collins, Enos." <i>Dictionary of Canadian Biography</i> . http://www.biographi.ca/en/bio/collins_enos_10E.html . Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1895. Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works –
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	<p>Gravitational Supply, 1885 revised 1911. MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1901 to 1999. Archives of Nova Scotia <i>Library</i>.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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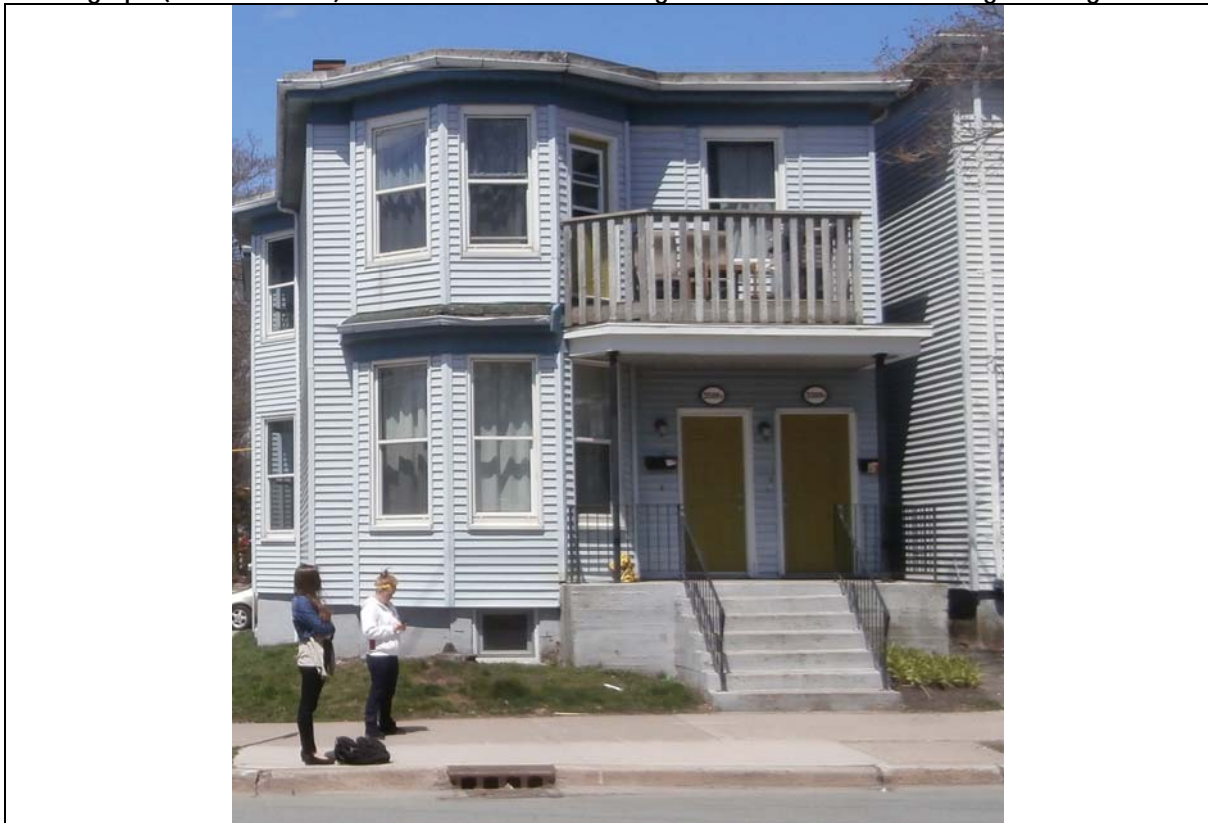
Builder and/or Architect:	E.J. Horne
Biographic Description:	Edward J Horne died a widower at age 75 in 1919. Born in Halifax, his parents were of Irish decent. His occupation is listed as contractor on his death certificate.
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Halifax Condo Corporation 205	1994	2014	Corporation	Bk CR17 Pg 197
Veena Jha	1989	1994	Married Woman	Bk 4703 Page 778
Veena Jha and Umesh Jha	1984	1989	Psychiatrist	Bk 3797 Pg 565
Umesh Jha	1980	1984	Psychiatrist	Bk 3456 Pg 965
Bigras Realty Mgt. Ltd	1978	1980	Company	Bk 3223 Page 663
Marnat Properties	1977	1978	Company	Bk 3223 Pg 663
Hearthstone Real Estate	1974	1977	Company	Bk 2797 Pg 882
John A Renouf	1968	1974	Insurance Broker	Bk 2258 Pg 871
Centennial Realities Ltd	1968	1968	Company	Bk 2255 Pg 477
Margaret and William P Buckley	1930	1968	Coal Merchant	Bk 657 Pg 209
Ada B and Obed E Smith	1903	1930	Merchant	Bk 352 Pg 769
Brenton H Collins	--	1903	Esquire	--
Enos Collins	1834	1871	Esquire, Merchant Privateer, Banker	Bk 59 Pg 143
Elizabeth Schmidt	--	1834	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	41259649	Date:	19 December 2014
Civic Address:	5589 Morris Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1904		

Architectural Comments:

This building is a set of purpose built over-under flats from the Victorian Era in the Late Victorian Plain style. It is a two storey, two bay wide side hall plan house with an asymmetrical façade and red brick chimney with a flat roof. Wood framed and clad in vinyl siding and resting on a concrete foundation this home boasts a two storey bay and a raised and covered porch with two entry doors. The first and second floor windows are single hung vinyl units and are surrounded by a simple aluminum flashing. An insulated metal door with half glazing opens onto a second floor roof top balcony with plain wood railing. The wide concrete steps complete with metal handrail lead to the large open porch below. The main entry doors for the over under flats are insulated metal.

A two storey three sided bay with roof form at the second floor line adorns the front elevation this dwelling. The architectural details of the bay are understated.

This set of flats from the Victorian Era has been renovated over time and while the form and setback appears to have been largely maintained the materials and architectural detailing have been replaced, removed or obscured with modern materials.

Historical Comments:

In 1834 the Honorable Enos Collins purchased Lots 11 and 12 in Block B of the historic Schmitdville subdivision from Elizabeth Schmidt. Collins is an important figure in the history of Halifax and Nova Scotia. With a gamut of marine business occupations in his lifetime Collins began his working life out of the seaports in Liverpool. He was a schooner captain by age 20 and owned shares in many trading vessels. In his late thirties he moved to Halifax and established a large trading and shipping company with wharves and warehouses overlooking the Halifax Harbour. Collins benefited from privateering contracts in the War of 1812 and other succeeding mercantile ventures in Nova Scotia and the United States. He was enticed to remain in Halifax by an offering of a seat in Legislative Council. In 1825 he founded and was dominant partner in the Halifax Banking Company with seven other prominent merchants, including William Pryor and Henry H Cogswell, who also invested in property in the historic Schmitdville neighbourhood.

Collins died in 1871 and his estate was divided among his children. As the sole surviving executor of his father's will, Brenton Halliburton Collins had the undeveloped land of lots 11 and 12 surveyed and subdivided into five smaller lots in 1903. Four of the five lots front on Morris Street while the fifth lot has frontage on Birmingham Street. The Western half of lot 12, or rather lot 1 as described in the new plan of subdivision by Deputy Surveyor James H Austen, was sold to Frederick P Ronnan in 1903. A few years later in 1905 Ronnan sold the property to John B Douglas who had the residence built.

Contextual Building Comments:

This Late Victorian Plain dwelling is compatible with adjacent building in terms of scale and setback. The architectural style succeeds the neoclassical and Scottish influenced Georgian styles prevalent in this neighbourhood. While this style is different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century.

Contextual District Comments:

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmitdville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmitdville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area

Present Owner(s):	Halifax Condominium Corporation 63	Original Owner (s):	John B Douglas
Address:	--	Occupation:	Merchant
Present Use:	Condominium	Historic Use:	Owner occupied income property

Construction Date:	1904
Factual/Estimate?	Factual based on building permit for new building on Morris Street with J.B. Douglas as owner in conjunction with historic mapping and McAlpine City Directories.

Source(s):	Barker, Diane M and David A Sutherland. "Collins, Enos." <i>Dictionary of Canadian Biography</i> . http://www.biographi.ca/en/bio/collins_enos_10E.html .
	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1895.
	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works –

	<p>Gravitational Supply, 1885 revised 1911.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1901 to 1999. Archives of Nova Scotia <i>Library</i>.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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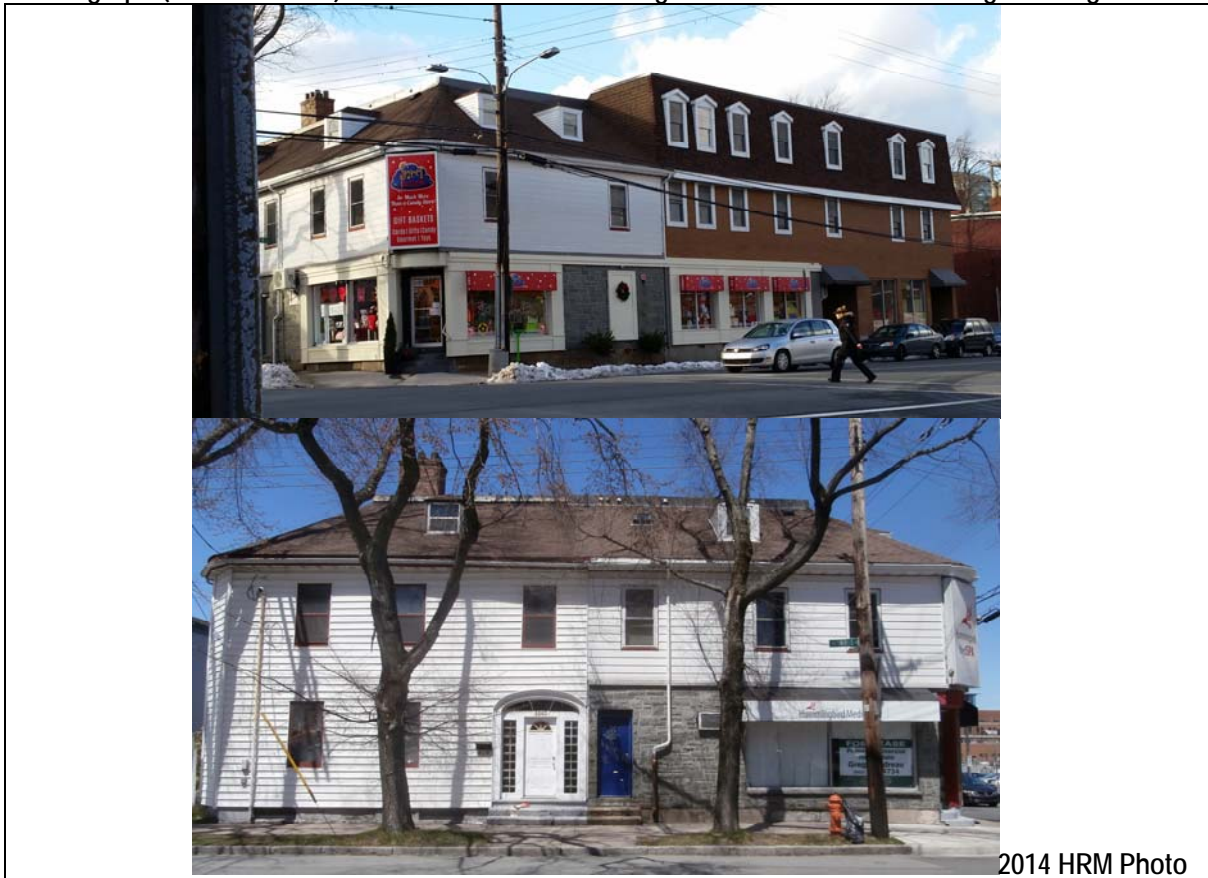
Builder and/or Architect:	Freeman Bros. (Harold S and Karl)
Biographic Description:	Carpenters and builders with an office located at 15 & 17 Carleton Street
Significance:	Locally significant; seemly established and enough in demand to have a telephone and paid advertisements in McAlpine City Directories

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Halifax Condo Corporation 63	1986	2014	Corporation	Bk CR07 Pg 224
Umesh and Veena Jha	1984	1986	Psychiatrist, Married Woman	Bk 3797 Pg 565
Umesh Jha	1980	1984	Psychiatrist	Bk 3456 Pg 965
Bigras Realty Mgt. Ltd	1978	1980	Company	Bk 3223 Pg 663
Marnat Properties	1977	1978	Company	Bk 3173 Pg 334
Hearthstone Real Estate	1974	1977	Company	Bk 2797 Pg 882
John A Renouf	1971	1974	Executive	Bk 2467 Pg 814
Jaques B Gaudet	1969	1971	Employee Hughes-Owens Company Limited	Bk 2356 Pg 667
Heirs Gregoire Gaudet	1969	1969	--	Bk 2356 Pg 667
Gregoire and Annie Gaudet	1955	1969	--	Bk 1328 Pg 595
Margaret Sim	9152	1955	--	Will Bk 1110 Pg 622
Mary Willis	1917	1952	Spinster	Bk 473 Pg 577
Margaret Willis	1913	1917	Widow	Bk 426 Pg 770
John B and Julia Douglas	1904	1913	Merchant	Bk 365 Pg 158
Frederick P Ronnan	1903	1904	Journalist	Bk 365 Pg 155
Brenton H Collins	--	1903	Esquire	--
Enos Collins	1834	1871	Esquire, Merchant Privateer, Banker	Bk 59 Pg 143
Elizabeth Schmidt	--	1834	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



2014 HRM Photo

PID:	41259813	Date:	19 December 2014
Civic Address:	1296-1312 Queen Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1832		

Architectural Comments:

The Eastern half of this Georgian Mansion has been heavily modified along the ground level and at the rear. The original building is a two and a half storey dwelling with a hipped roof and chamfered corners resting on a large block stone foundation. The ground floor has been modified to allow for light commercial use. The Morris Street elevation is three bays wide with an unsymmetrical placement of windows and doors. The asphalt shingles have been recently replaced and a skylight and small hip roof dormer adorn the slope of the roof. The second floor windows are single hung single pane wood units protected with aluminum storm windows. A steel slab door appears to provide access to the upper levels while the main commercial door is located at the corner of the dwelling below an illuminated sign box. A large aluminum storefront widow with awning dominates the first floor façade. The second floor is clad in metal siding made to look like clapboard while the lower level is a contemporary stone veneer.

The Queen Street elevation of the original building is detailed in much the same way, with the exception of two dormers and a punched opening on the lower level infilled with glass block and an air conditioning unit. The rear hip of the roof has been gabled so to adjoin the side of the mansard roof of the 1988 rear addition also with commercial use on the ground floor and residential above. The addition is a three storey brick masonry

building, with the effective height of the top floor hidden within Mansard roof form with bellcast eave. Seven identical and randomly placed gabled window projections with single hung vinyl units adorn the face of the Queen Street elevation. The second floor windows align with the gabled windows above and are single hung vinyl units surrounded by a wide aluminum flashing. The first floor has five identical aluminum store front windows and two recessed entry ways with awnings and fully glazed aluminum entry systems.

The original dwelling and the 1988 addition are in good condition. The architectural integrity of the original has not been maintained at the street level and many modern materials have been used.

Historical Comments:

A pamphlet published by the Heritage Trust of Nova Scotia with an excerpt on the Historic Georgian Mansion at the corner of Queen and Morris mentions this home was under construction in 1830, predating James Thomson's 1831 "Schmidt Ville" survey plan. Although it has been indicated that the mansion was being built for James Thomson in 1830 he only became the tile holder for lots 9 and 10 in Block B after he purchased the land from Elizabeth Schmidt in March of 1832. Thomson was a carpenter, cabinet maker and Deputy Surveyor under Charles Morris III. He executed a will in June 1832 and the two lots were sold by his estate via public auction to the Honorable Enos Collins in September of the same year. The deed description in the transfer of title from Thomson to Collins indicates that the mansion was under construction at the time and it was the wish of Thomson that the exterior be completed prior to sale as the construction materials had already been prepared.

The Honorable Enos Collins is an important figure in the history of Halifax and Nova Scotia. With a gamut of marine business occupations in his lifetime Collins began his working life out of the seaports in Liverpool. He was a schooner captain by age 20 and owned shares in many trading vessels. In his late thirties he moved to Halifax and established a large trading and shipping company with wharves and warehouses overlooking the Halifax Harbour. Collins benefited from privateering contracts in the War of 1812 and other succeeding mercantile ventures in Nova Scotia and the United States. He was enticed to remain in Halifax by an offering of a seat in Legislative Council. In 1825 he founded and was dominant partner in the Halifax Banking Company with seven other prominent merchants, including William Pryor and Henry H Cogswell, who also invested in property in the historic Schmitdville neighbourhood.

In 1852, Collins conveyed the Eastern half of the mansion to his daughter Margaretta R Hill and her husband Philip C Hill who was the Halifax Mayor from 1861 to 1864 and Premier of Nova Scotia from 1875 to 1878.

Hopkin's City Atlas of Halifax shows a breezeway connecting a larger stable to the rear of the mansion. Both the 1895 Fire Insurance Plan and a 1899 revision of the same plan describe the breezeway as one storey and the stable as two stories in height. The 1914 Fire Insurance Plan, shows the breezeway has been removed and there is a new two storey rear addition to the dwelling. The stable remains at least until 1951 but is no longer connected to the residence.

Contextual Building Comments:

The Eastern half of this Georgian Mansion has been heavily modified and while the scale, form and setback of the original mansion are historic and compatible with the heritage character of the neighbourhood, the design and materials used on the ground level are not. The rear addition dating from 1988 unsuccessfully takes cues from multiple architectural styles. The materials are predominantly modern. It can be argued that brick masonry is a traditional material, however, the two storey solid bond coursing is indicative of a contemporary veneered wall assembly. The use of masonry in a neighbourhood with a long history of wood construction is not compatible with the neighbouring dwellings. The rear yard with frontage on Queen Street is used as parking and visually interrupts the rhythm of the predominantly residential block.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, inherited a large field in the South End of Halifax in the early part of the 19th Century. Following the death of her husband Christian Schmidt in 1828, Elizabeth had the field surveyed for a subdivision that would later become known as Schmidville.

Queen Street was also once known by a different name. Not quite 30 years after the founding of Halifax, a fort in the South suburbs was constructed to protect the Citadel from attack via the Freshwater Brook river ravine. Constructed at the highest point on the south peninsula in 1877, Fort Massey was at the intersection of what is now known as Queen and South Streets. Queen Street was known as the Road to Fort Massey up until the late 1850s at which time it was changed to honour Queen Victoria.

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of townhouses and detached single family homes along both sides of Morris Street.

Present Owner(s):	Halifax Condominium Corporation 77	Original Owner (s):	James Thomson
Address:	1300 Queen Street, Halifax, NS	Occupation:	Surveyor
Present Use:	Condominium	Historic Use:	Residence

Construction Date:	1832
Factual/Estimate?	Factual - Deed

Source(s):	<p>Barker, Diane M and David A Sutherland. "Collins, Enos." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/collins_enos_10E.html.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia <i>Library O/S G 1129 H3 H67 1878</i></p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Halifax Condominium Corporation 77	1988	2014	Corporation	Bk CR11 Pg 650
1300 Queen Street Development Limited	1987	1988	Company	Bk 4508 Pg 357
Asset Management Ltd	1985	1987	Company	Bk 3944 Pg 834
Mercator Real Estate Limited	1975	1985	Company	Bk 2865 Pg 374
Hartz Standard Ltd	1974	1975	Company	Bk 2865 Pg 370
JF Hartz Co Ltd	1949	1974	Company	Bk 1056 Pg 25
Stella and William H Silver	1943	1949	Retired Banker	Bk 849 Pg 1021
Evelyn B and Laurence A Lovett	1929	1943	Barrister	Bk 651 Pg 217
A Milne Fraser	1901	1929	Manufacturers Agent	Bk 348 Pg 524
Estate Rose G Fraser	1901	1901	--	Bk 348 Pg 524
Rose G and A Milne Fraser	1897	1901	Manufacturers Agent	Bk 313 Pg 255
Margaretta R and Philip Hill	1952	1897	Barrister at Law	Bk 101 Pg 417
Honorable Enos Collins	1832	1852	Esquire, Merchant Privateer, Banker	Bk 57 Pg 406
James Thomson	1832	1832	Cabinet Maker, Deputy Surveyor	Bk 55 Pg 308
Elizabeth Schmidt	--	1832	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40177958	Date:	19 December 2014
Civic Address:	1320 Queen Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	Pre-1864		

Architectural Comments:

This dwelling is a mirror image Second Empire Cottage from the Victorian era and is an understated example of the architectural style. It is a one and a half storey, three bay wide residence with central hall, symmetrical façade, mansard roof with a bellcast eave and two chimneys complete with clay pots. Three dormers with bracketed curved roofs project out from the mansard roof. The side dormers are larger and boast two single hung windows, while the central dormer is narrower and has one single hung window with two over two sashes. Wood framed and shingled, the front elevation is framed by a deep frieze, water line and corner boards. The bracketed eave boasts a cornice and mitered returns at the gable ends of the residence, which are plain in comparison to the elaborate street facing elevation. The first floor windows are single hung wood units with two over two sashes. Aluminum storm windows have been added to protect the first floor windows.

Three concrete steps with an ornamental metal railing lead to the main entrance in the side wall of a wood framed and shingled storm porch built upon a wood skirted foundation. The building setback from the street and historical mapping from 1858-64 indicate that the porch is historic. The detailing of the mansard eave wraps around the eave of the flat roofed porch. The corners of the porch are highlighted with ornamental pilasters a contrasting colour. The entry door is paneled wood with a two pane fixed transom above and protected by an aluminum storm door. The three ganged windows in the front East elevation are fixed with an intermediate horizontal mullion. The window in the North façade of the porch is also fixed with one vertical and one horizontal mullion.

The mirror image cottage is in fair condition and has been maintained with traditional materials. It appears to have retained its architectural integrity. More recent modifications include a metal chimney liner and aluminum storm door and windows on the first floor.

Historical Comments:

This residence is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. A Fire Insurance Plan from 1895 describes it as one and a half stories with mansard roof and central porch.

A notable resident was George Fraser, who in his early years was an accountant for Alexander Keith and Son's. He later became Alderman for Ward One from 1872 to 1881 and then Mayor of Halifax from 1881 to 1884. Matthew Scanlon Sr. purchased the cottage from Fraser in 1880 and the widow of Scanlon's grandson, Peter Michael Mahoney Sr., still resides at the address.

Contextual Building Comments:

The scale, form, setbacks, and design are traditional and compatible with the heritage character of the neighbourhood. The cladding is traditional and the architectural mouldings appear to be original. This standalone cottage house is located on its lot such that it appears separated from neighboring buildings, the parking lot to the South contributes to this effect.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, inherited a large field in the South End of Halifax in the early part of the 19th Century. Following the death of her husband Christian Schmidt in 1828, Elizabeth had the field surveyed for a subdivision that would later become known as Schmidtville. Rottenburg Street, the central East-West axis, can be seen on the 1831 survey plan as commencing at the Road to Fort Massey (now Queen Street) and terminating at Dresden Row. A couple hypotheses have been presented for the origin of the Rottenburg Street name; perhaps the most likely is the naming of the street after the birthplace of Elizabeth's husband, the city of Rottenburg in Germany. Rottenburg Street was renamed to Clyde Street in 1947 at public request following World War Two.

Queen Street was also once known by a different name. Not quite 30 years after the founding of Halifax, a fort in the South suburbs was constructed to protect the Citadel from attack via the Freshwater Brook river ravine. Constructed at the highest point on the south peninsula in 1877, Fort Massey was at the intersection of what is now known as Queen and South Streets. Queen Street was known as the Road to Fort Massey up until the late 1850s at which time it was changed to honour Queen Victoria.

Present Owner(s):	Moira A Mahoney and Marie E Mahoney	Original Owner (s):	WB Wellner
Address:	1320 Queen Street, Halifax, NS	Occupation:	Merchant
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre-1864
Factual/Estimate?	Estimate based on historical mapping

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidtville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia <i>Library O/S</i></p>
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	<p><i>G 1129 H3 H67 1878</i></p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Marie E Mahoney	2011	2014	--	Deed
Peter M Mahoney Jr	2009	2011	--	Will # 95406956
Moira A Mahoney, Peter M Mahoney	1971	2009	--	Will Bk 2505 Pg 864
Bridget and Joseph Mahoney	1921	1971	--	Will Bk 60 Page 3
Mary Scanlan	1905	1921	Married Woman	Bk 365 Page 658
Matthew Scanlon	1880	1905	Merchant	Bk 224 Page 476
George Fraser	1872	1880	Esquire	Bk 180 Page 133
Annie and Samuel L Shannon	1862	1872	Esquire	Bk 137 Page 142
Joseph B Bennett and John Doull	1861	1862	Merchant, Merchant	Bk 130 Page 241
Jane and Thomas J Jost	1858	1861	Merchant	Bk 122 Page 612
Lydia and Peter Ross	1848	1858	Merchant	Bk 92 Page 176
Jane and William MacKay	1848	1848	Lumber Merchant	Bk 91 Page 414
Mary MacKay	1840	1848	Spinster	Bk 69 Page 177
WB Wellner	1833	1840	Merchant	Bk 57 Page 399
Elizabeth Schmidt	--	1833	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077560	Date:	19 December 2014
Civic Address:	1330 Queen Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	Pre-1864		

Architectural Comments:

This dwelling is a mirror image townhouse in a transitional vernacular style with Victorian Plain influences. It is a two storey, three bay wide side hall plan dwelling with a largely symmetrical façade, flat roof and an eave that is underscored by a wide frieze board. Wood framed and shingled, the house is adorned with understated wood moulding including water table and corner board. The house rests on a patched, parged and painted stone foundation. The windows are single hung vinyl units with single pane sashes. The second floor windows are surrounded by a simple wood moulding and the first floor windows are capped with ornamental cornice mouldings.

The main entrance is only slight elevated from street level. The insulated metal door is capped with a fixed three paned transom. The entry is accented by pilasters that visually support a small entablature above the transom.

The townhouse is in fair condition, largely intact and has been maintained using a mix of traditional and modern materials. More recent modifications include windows, entry door and vinyl siding on the South elevation.

Historical Comments:

Lot 7 in Block B of the historic Schmidtville subdivision was purchased from Elizabeth Schmidt in 1836 by William McKay, esquire. He sold the property to Jane Cormack, widow, in 1857. From the entries in the earliest available McAlpine City Directories, it appears that this dwelling was constructed as an investment property, as Jane Cormack is not listed as the person residing at the address.

This residence is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. A Fire Insurance Plan from 1895 describes it as two stories with flat roof.

Contextual Building Comments:

The scale, form, setbacks, and design are traditional and compatible with the heritage character of the neighbourhood. A mix of modern and traditional materials has been used in the maintenance of this dwelling.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, inherited a large field in the South End of Halifax in the early part of the 19th Century. Following the death of her husband Christian Schmidt in 1828, Elizabeth had the field surveyed for a subdivision that would later become known as Schmidtville. Rottenburg Street, the central East-West axis, can be seen on the 1831 survey plan as commencing at the Road to Fort Massey (now Queen Street) and terminating at Dresden Row. A couple hypotheses have been presented for the origin of the Rottenburg Street name; perhaps the most likely is the naming of the street after the birthplace of Elizabeth's husband, the city of Rottenburg in Germany. Rottenburg Street was renamed to Clyde Street in 1947 at public request following World War Two.

Queen Street was also once known by a different name. Not quite 30 years after the founding of Halifax, a fort in the South suburbs was constructed to protect the Citadel from attack via the Freshwater Brook river ravine. Constructed at the highest point on the south peninsula in 1877, Fort Massey was at the intersection of what is now known as Queen and South Streets. Queen Street was known as the Road to Fort Massey up until the late 1850s at which time it was changed to honour Queen Victoria.

Present Owner(s):	3003550 Nova Scotia Limited	Original Owner (s):	--
Address:	287 Starboard Drive	Occupation:	--
Present Use:	Rental Property	Historic Use:	Rental Property

Construction Date:	Pre-1864
Factual/Estimate?	Estimate based on William Gossip Survey Plans

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidtville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p>
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	<p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths.</i> https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831.</i> Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
3003550 Nova Scotia Ltd	2008	2014	--	Deed
Derek McGowan and Kristin Kagerer	2006	2008	--	Deed # 84056382
Stephen G Patterson	2001	2006	--	Bk 6768 Page 245
Michael and Donna Susnick	1995	2001	--	Bk 5706 Page 474
David F Scallion	1985	1995	--	Bk 4103 Page 152
Margaret Scallion	1976	1985	--	Bk 2977 Page 595
Josephine Rolfe		1976	Widow	Bk
Josephine and Frederick Rolfe	1956		--	Bk 1372 Pg 445
Vincent M and Eileen F Coy	1919	1956	Blacksmith	Bk 493 Page 529 Bk 493 Page 533
George EE Nichols, Mary EL Lynch	1907	1919	Barrister at Law, Married Woman	Bk 498 Page 87 Bk 498 Page 89
Executors Rev EEB Nichols	1896	1907	--	Bk 310 Page 543
Executor Jane Cormack	--	1896	--	Bk
Jane Cormack	1857	--	Widow	Bk 117 Page 320
William and Jane McKay	1836	1857	Eqsuire	Bk 64 Pg 40
Elizabeth Schmidt	--	1836	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077560	Date:	19 December 2014
Civic Address:	1334 Queen Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	Pre-1864		

Architectural Comments:

This dwelling is a mirror image townhouse in a transitional vernacular style with Victorian Plain influences. It is a two storey, three bay wide side hall plan dwelling with a largely symmetrical façade, flat roof and an eave that is underscored by a wide frieze board. Wood framed and shingled, the house is adorned with understated wood moulding including water table and corner board. The house rests on a patched, parged and painted stone foundation. The windows are single hung vinyl units with single pane sashes. The second floor windows are surrounded by a simple wood moulding and the first floor windows are capped with ornamental cornice mouldings.

The main entrance is only slight elevated from street level. The insulated metal door is capped with a fixed three paned transom. The entry is accented by pilasters that visually support a small entablature above the transom.

The townhouse is in fair condition, largely intact and has been maintained using largely traditional materials. More recent modifications include windows and the entry door.

Historical Comments:

Lot 7 in Block B of the historic Schmidville subdivision was purchased from Elizabeth Schmidt in 1836 by William McKay, esquire. He sold the property to Jane Cormack, widow, in 1857. From the entries in the earliest available McAlpine City Directories, it appears that this dwelling was constructed as an investment property, as Jane Cormack is not listed as the person residing at the address.

This residence is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. A Fire Insurance Plan from 1895 describes it as two stories with flat roof.

Contextual Building Comments:

The scale, form, setbacks, and design are traditional and compatible with the heritage character of the neighbourhood. The cladding is traditional.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, inherited a large field in the South End of Halifax in the early part of the 19th Century. Following the death of her husband Christian Schmidt in 1828, Elizabeth had the field surveyed for a subdivision that would later become known as Schmidville. Rottenburg Street, the central East-West axis, can be seen on the 1831 survey plan as commencing at the Road to Fort Massey (now Queen Street) and terminating at Dresden Row. A couple hypotheses have been presented for the origin of the Rottenburg Street name; perhaps the most likely is the naming of the street after the birthplace of Elizabeth's husband, the city of Rottenburg in Germany. Rottenburg Street was renamed to Clyde Street in 1947 at public request following World War Two.

Queen Street was also once known by a different name. Not quite 30 years after the founding of Halifax, a fort in the South suburbs was constructed to protect the Citadel from attack via the Freshwater Brook river ravine. Constructed at the highest point on the south peninsula in 1877, Fort Massey was at the intersection of what is now known as Queen and South Streets. Queen Street was known as the Road to Fort Massey up until the late 1850s at which time it was changed to honour Queen Victoria.

Present Owner(s):	3003550 Nova Scotia Limited	Original Owner (s):	--
Address:	287 Starboard Drive	Occupation:	--
Present Use:	Rental Property	Historic Use:	Rental Property

Construction Date:	Pre-1864
Factual/Estimate?	Estimate based on William Gossip Survey Plans

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>.</p>
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	<p>Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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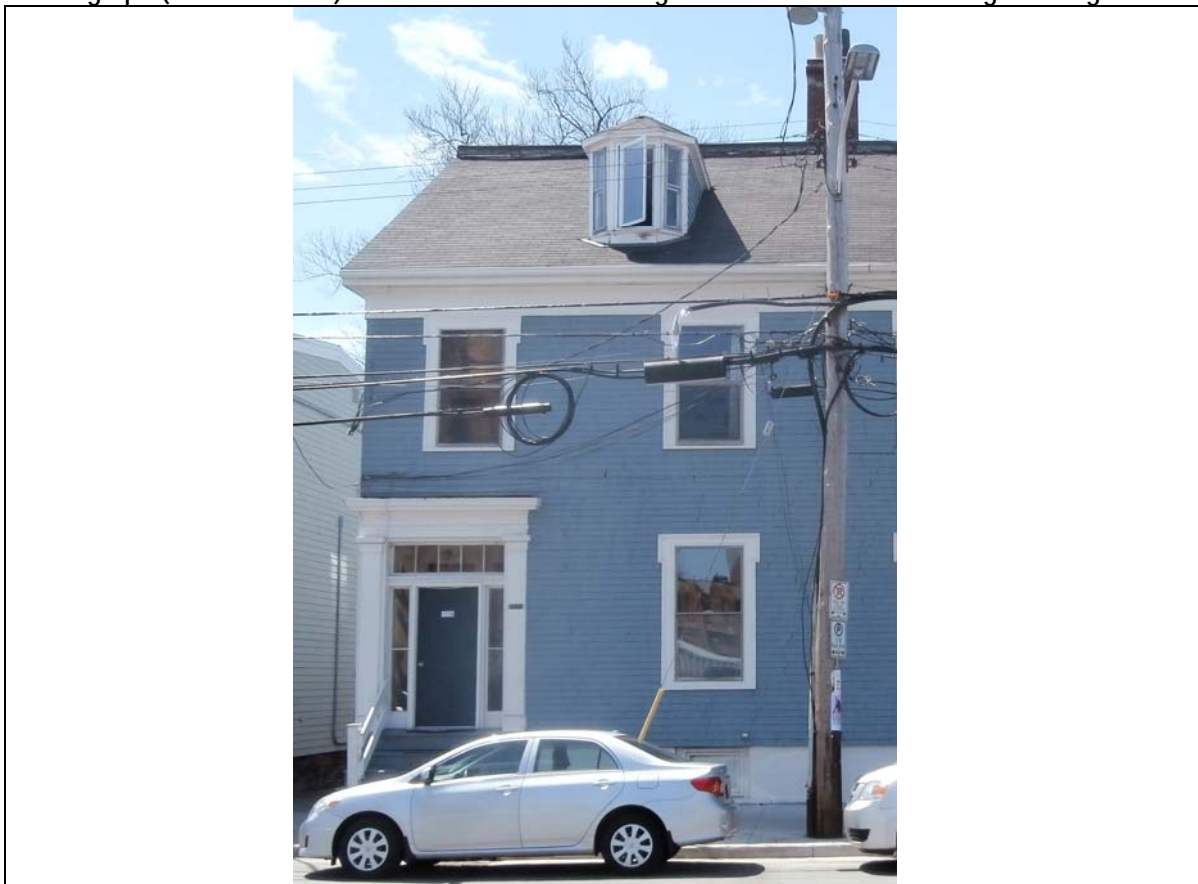
Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
3003550 Nova Scotia Ltd	2007	2014	Company	Deed
Wendy Brookhouse	2005	2007	--	Deed # 83422718
Stephen G Patterson	2001	2005	--	Bk 3768 Page 274
Michael and Donna Susnick	1995	2001	--	Bk 5777 Page 660
Margaret T Scallion	1965	1995	Married Woman	Bk 2093 Page 533
Frederick P and Margaret T Scallion	1957	1965	Carman's Helper CNR	Bk 1510 Page 64
Richard J Keefe		1957	Widower	
Katherine M and Richard J Keefe	1951			Bk 1123 Page 1013
Helen and A Gordon Cooper	1950	1951	Barrister at Law	Bk 1069 Page 693
Provincial Realty Co Ltd	1950	1950	Company	Bk 1064 Page 501
Mary EL Lynch	1930	1950	--	Will Bk 669 Page 31
George EE Nichols, Mary EL Lynch	1907	1930	Barrister at Law, Married Woman	Bk 498 Page 87 Bk 498 Page 89
Executors Rev EEB Nichols	1896	1907	--	Bk 310 Page 543
Executor Jane Cormack	--	1896	--	Bk
Jane Cormack	1857	--	Widow	Bk 117 Page 320
William and Jane McKay	1836	1857	Esquire	Bk 64 Pg 40
Elizabeth Schmidt	--	1836	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077545	Date:	19 December 2014
Civic Address:	1336 Queen Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1866-1869		

Architectural Comments:

This building is a mirror image townhouse from the Victorian era in the "Halifax House" style. It is a two and a half storey, two bay wide side hall plan dwelling with an unsymmetrical façade, central chimney and truncated gable roof with a deep eave that is underscored by a wide frieze board. Wood framed and shingled, the house rests on a parged and painted stone foundation and contains many Georgian elements such as corniced eave returns and a Scottish five sided dormer. The center window in the dormer is a casement unit and is flanked by identical single hung side lites. The first and second floor windows are single hung with one over one wood sashes complete with aluminum storm windows. The hood moulding above the windows reference Gothic Revival ornamentation.

Simple wood step lead to an ornate main entry. The enframement system is composed of a fixed five pane transom and flanking five pane sidelights. Ornamental pilasters visually support a corniced entablature above the entry.

The townhouse is in excellent condition and largely intact with predominantly traditional materials. More recent modifications include an insulated metal entry door and the aluminum storm windows

Historical Comments:

Lot 6 in Block B of the historic Schmidville subdivision was purchased from the Estate of Elizabeth Schmidt in 1844 by John Strachan. He sold the property to Arthur Murphy in 1850. Murphy then sold the South half of lot 6 to Elizabeth Murphy, widow.

This residence is not represented on a survey plan produced by William Gossip which contains data from 1858 to 1864 and the lot also appears to be vacant in a plan of Metropolitan Halifax from 1866. A Fire Insurance Plan from 1895 describes it as two and a half stories with mansard roof. McAlpine City Directory for 1869-70 show Elizabeth Cleary residing at this address.

Contextual Building Comments:

The scale, form, setbacks, and design are traditional and compatible with the heritage character of the neighbourhood. The cladding is traditional and the architectural mouldings may be original.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, inherited a large field in the South End of Halifax in the early part of the 19th Century. Following the death of her husband Christian Schmidt in 1828, Elizabeth had the field surveyed for a subdivision that would later become known as Schmidville. Rottenburg Street, the central East-West axis, can be seen on the 1831 survey plan as commencing at the Road to Fort Massey (now Queen Street) and terminating at Dresden Row. A couple hypotheses have been presented for the origin of the Rottenburg Street name; perhaps the most likely is the naming of the street after the birthplace of Elizabeth's husband, the city of Rottenburg in Germany. Rottenburg Street was renamed to Clyde Street in 1947 at public request following World War Two.

Queen Street was also once known by a different name. Not quite 30 years after the founding of Halifax, a fort in the South suburbs was constructed to protect the Citadel from attack via the Freshwater Brook river ravine. Constructed at the highest point on the south peninsula in 1877, Fort Massey was at the intersection of what is now known as Queen and South Streets. Queen Street was known as the Road to Fort Massey up until the late 1850s at which time it was changed to honour Queen Victoria.

Present Owner(s):	Canadian Realty Investments Ltd	Original Owner (s):	Arthur Murphy
Address:	1597 Oxford St, Halifax, NS	Occupation:	Mason
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1866-1869
Factual/Estimate?	Estimate based on historical mapping and city directories

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax:</p>
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	<p>Formac Publishing Company Limited, 2002. McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Canadian Realty Investments Ltd	1983	2014	Company	Bk 3767 Page 326
Executors Margaret M Remillard	1983	1983	--	Bk 3767 Page 326
Margaret M Remillard	1964	1983	Stenographer	Bk 1967 Page 318
Ernest L Batty	1963	1964	--	Bk 1904 Page 872
Margaret M Remillard	1963	1963	Stenographer	Bk 1903 Page 464
Heirs Emily Whitehouse	1963	1963	--	Bk 1891 Page 665
The Royal Trust Company for Emily Whitehouse	1936	1963	Company	Bk 752 Book 113
Heirs Levi Batty	1936	1936	--	Death Certificate
Margaret J Batty	1919	1936	Widow	Bk 559 Book 300 Death Certificate
Levi Batty	1907	1919	Carpenter	Bk 386 Page 377
William J and Mary E Power	1894	1907	Merchant	Bk 297 Page 567
Heirs George F Cleary	1893	1894	--	Death Certificate
George F Cleary	1876	1883	Clerk	Bk 201 Page 536
Elizabeth A Cleary	1861	1876	Widow	Bk 131 Page 582
Arthur Murphy	1850	1861	Mason	Bk 95 Page 491
John Strachan	1844	1850	Merchant	Bk 77 Page 546
Executors Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077537	Date:	19 December 2014
Civic Address:	1340 Queen Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1866-1871		

Architectural Comments:

This building is a mirror image townhouse from the Victorian era in the "Halifax House" style. It is a two and a half storey, two bay wide side hall plan dwelling with an unsymmetrical façade and truncated gable roof with a deep eave that is underscored by a wide frieze board. Wood framed and shingled, the house rests on a parged and painted stone foundation and contains many Georgian elements such as corniced eave returns and a Scottish five sided dormer. The center window in the dormer is fixed and is flanked by identical fixed single pane side lites. The first and second floor windows are single hung with one over one wood sashes complete with aluminum storm windows. The hood moulding above the windows reference Gothic Revival ornamentation.

Simple wood step lead to an ornate main entry. The enframement system is composed of a fixed five pane transom and flanking five pane sidelights. Ornamental pilasters visually support a corniced entablature above the entry.

The townhouse is in excellent condition and largely intact with predominantly traditional materials. More recent modifications include an insulated metal entry door and the aluminum storm windows

Historical Comments:

Lot 6 in Block B of the historic Schmidtville subdivision was purchased from the Estate of Elizabeth Schmidt in 1844 by John Strachan. He sold the property to Arthur Murphy in 1850 and it was during Murphy's ownership that the house was constructed. The Murphy family retained ownership of this dwelling until 1905.

This residence is not represented on a survey plan produced by William Gossip which contains data from 1858 to 1864 and the lot also appears to be vacant in a plan of Metropolitan Halifax from 1866. A Fire Insurance Plan from 1895 describes it as two and a half stories with mansard roof.

Contextual Building Comments:

The scale, form, setbacks, and design are traditional and compatible with the heritage character of the neighbourhood. The cladding is traditional and the architectural mouldings may be original.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, inherited a large field in the South End of Halifax in the early part of the 19th Century. Following the death of her husband Christian Schmidt in 1828, Elizabeth had the field surveyed for a subdivision that would later become known as Schmidtville. Rottenburg Street, the central East-West axis, can be seen on the 1831 survey plan as commencing at the Road to Fort Massey (now Queen Street) and terminating at Dresden Row. A couple hypotheses have been presented for the origin of the Rottenburg Street name; perhaps the most likely is the naming of the street after the birthplace of Elizabeth's husband, the city of Rottenburg in Germany. Rottenburg Street was renamed to Clyde Street in 1947 at public request following World War Two.

Queen Street was also once known by a different name. Not quite 30 years after the founding of Halifax, a fort in the South suburbs was constructed to protect the Citadel from attack via the Freshwater Brook river ravine. Constructed at the highest point on the south peninsula in 1877, Fort Massey was at the intersection of what is now known as Queen and South Streets. Queen Street was known as the Road to Fort Massey up until the late 1850s at which time it was changed to honour Queen Victoria.

Present Owner(s):	Canadian Realty Investments Ltd	Original Owner (s):	Arthur Murphy
Address:	1597 Oxford St, Halifax, NS	Occupation:	Mason
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1866-1871
Factual/Estimate?	Estimate based on historical mapping and city directories

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidtville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p>
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	<p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Canadian Realty Investments Ltd	1983	2014	Company	Bk 3767 Page 330
Executors Margaret M Remillard	1983	1983	--	Will Bk 3734 Pg 497
Margaret Remillard	1948	1983	Stenographer	Bk 1024 Pg 45
Heirs Ethel Remillard	1948	1948	--	--
Ethel Remillard	1936	1948	Widow	Bk 739 Page 312
Levi Batty	1907	1936	Carpenter	Bk 374 Page 517
Ruby A McNutt	1905	1907	Widow	Bk 373 Page 198
Mary Murphy	1884	1905	Spinster	Bk 248 Page 375
Mary, Rebecca and William Murphy	1880	1884	Spinster, Spinster, Yeoman	Bk 231 Page 300
Michael, Mary, Rebecca and William Murphy	1880	1880	--, Spinster, Spinster, Yeoman	Bk 229 Page 275
Executors Arthur Murphy	--	1880	--	--
Arthur Murphy	1850	--	Mason	Bk 95 Page 491
John Strachan	1844	1850	Merchant	Bk 77 Page 546
Executors Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077529	Date:	12 December 2014
Civic Address:	1346 Queen Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1866-1869		

Architectural Comments:

This building is a stand-alone townhouse from the Victorian era. It is a three storey, three bay wide side hall plan dwelling with an unsymmetrical façade and raised entry. Wood framed, this dwelling is clad in modern cementboard siding on the East and North facades. The South façade is clad with an Exterior Insulation and Finish Systems (EIFS) with a smooth stucco finish. This flat roofed residence rests on a parged and painted foundation. The front elevation is framed by a deep frieze with dentils, water line and corner boards. An intermediate horizontal trim board at the floor line of the second floor, visually separated the main floor from the upper floors. The second and third floor windows are single hung vinyl units with two over two sashes and are surrounded by a simple wood moulding. Two insulated metal doors with full glazing open onto a second floor shared roof top balcony with an ornamental metal railing, as formed by the portico over the main entrances below. The first floor windows are single hung vinyl units with an arched head and two over two sashes.

Wood steps, complete with decorative metal railing, lead to the main entry doors which are insulated metal with full glazing and accented by fixed arched transoms.

This three storey townhouse from the Victorian Era has been recently renovated and while the form and setback appears to have been maintained the materials and architectural detailing have been removed and replaced with modern materials and fixtures.

Historical Comments:

This residence is not represented on a survey plan produced by William Gossip which contains data from 1858 to 1864 and the lot also appears to be vacant in a plan of Metropolitan Halifax from 1866. McAlpine's City Directory for 1869-70 lists "Henry Yeomans, sec. NS Marine Insurance Co" as the resident at this address, indicating the recent construction of a dwelling. A Fire Insurance Plan from 1895 describes it as three stories with basement and a masonry firewall along the South façade.

Reverend Edwin Gilpin and his family resided at 1346 Queen Street from 1880 to 1909. A Doctor of Divinity and Archdeacon of the Anglican Church, Gilpin married the Amelia McKay Haliburton daughter of Thomas Chandler Haliburton, well known judge, politician and author. Reverend Gilpin was also headmaster at the Halifax Grammar School for a time and his son Edwin Gilpin Jr became a mining engineer and eventually the inspector of mines for the province.

Contextual Building Comments:

The scale, form, and setbacks are traditional and compatible with the heritage character of the neighbourhood. The cladding and architectural ornamentation are more recent modifications and are not compatible with, nor do they contribute to, the heritage character of the neighbourhood.

Contextual District Comments:

Queen Street was once known by a different name. Not quite 30 years after the founding of Halifax, a fort in the South suburbs was constructed to protect the Citadel from attack via the Freshwater Brook ravine. Constructed at the highest point on the South peninsula in 1877, Fort Massey was at the intersection of what is now known as Queen and South Streets. The Road to Fort Massey was renamed to Queen Street in the late 1850s in honour of Queen Victoria.

Present Owner(s):	Joanne Lawen – Paramount Mgmt	Original Owner (s):	--
Address:	1245 Barrington Street	Occupation:	--
Present Use:	Multi Unit Residence	Historic Use:	Residence

Construction Date:	1866-1869
Factual/Estimate?	Estimate, based on historical mapping and city directories.

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Cogswell, Fred. "Haliburton, Thomas Chandler." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/haliburton_thomas_chandler_9E.html</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>MacLeod, Donald. "Gilpin Edward." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/gilpin_edwin_13E.html</p>
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Builder and/or Architect:	Possibly constructed by Arthur Murphy, or commissioned by Henry Yeomans. This is an assumption based on historical mapping and city directories.
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Joanne Lawen	2004	2014	--	Bk 7828 Page 205
S.Paul Zive	2004	2004	--	Will Bk 7692 Pg 982
Dorothy Zive	1989	2004	--	Will Bk 4756 Pg 299
David Zive	1948	1989	Merchant	Bk 1020 Page 37
Mary H and Hector J Pothier	1932	1948	--	Bk 689 Page 125
Frederick Mombourquette and Mary H and Hector J Pothier	1919	1932	--	Bk 482 Page 929
Fred Mombourquette	1916	1919	Employee Dominion Coal Co	Bk 452 Page 698
Heirs Edwin Gilpin	1909	1916	--	Will Bk 381 Pg 382
Rev. Edwin Gilpin	1880	1909	Doctor of Divinity and Archdeacon	Bk 223 Page 442 Bk 223 Page 444
Ann and Sarah Yeomans	1868	1880	Spinster, Spinster	Bk 161 Page 262
Arthur Murphy	1850	1868	Mason	Bk 95 Page 491
John Strachan	1844	1850	Merchant	Bk 77 Page 546
Executors Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00077487	Date:	19 December 2014
Civic Address:	1362 Queen Street	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	--		

Architectural Comments:

This building is a stand-alone townhouse from the Victorian era. It is a two storey, three bay wide side hall plan dwelling with an symmetrical façade and raised entry. Wood framed and shingled this flat roofed residence rests on a painted stone foundation. On the street facing elevations the deep eave is underscored by a frieze board and large and small brackets. The windows are single hung vinyl units with single pane sashes and are surrounded by a simple wood moulding

Wood steps, complete with metal railing and pickets, lead to the main entry door which is insulated metal and accented by wood framed sidelights and a transom. A depressed cellar entrance is visible on the side facing Clyde Street. Similarly detailed, it has a shed roof and insulated metal door

The townhouse is in good condition. More recent modifications include the front step, railing system, windows, and doors.

Historical Comments:

James Malcom purchased Lot 1 in Block B of the historic Schmitdville neighbourhood from Elizabeth Schmidt in 1833. He later would later subdivide his lot and sell smaller portions to various landowners. He resided at a residence at the corner of Queen and Clyde Streets 1833 to 1877. Malcom was a Cabinet Maker, and therefore would have been equipped with the knowledge and expertise to build a home. It is presumed that he was the builder of the home at 1362 Queen Street. Historical mapping from 1866 show a dwelling in this location and 1895 Fire Insurance Plan describes the home as two stories with a flat roof.

Contextual Building Comments:

The scale, form, setbacks, and design are traditional and compatible with the heritage character of the neighbourhood. The cladding and architectural detailing is traditional, while some modern materials have replaced traditional materials or have introduced over time.

Contextual District Comments:

Elizabeth Schmidt, daughter of James Pedley, inherited a large field in the South End of Halifax in the early part of the 19th Century. Following the death of her husband Christian Schmidt in 1828, Elizabeth had the field surveyed for a subdivision that would later become known as Schmidtville. Rottenburg Street, the central East-West axis, can be seen on the 1831 survey plan as commencing at the Road to Fort Massey (now Queen Street) and terminating at Dresden Row. A couple hypotheses have been presented for the origin of the Rottenburg Street name; perhaps the most likely is the naming of the street after the birthplace of Elizabeth's husband, the city of Rottenburg in Germany. Rottenburg Street was renamed to Clyde Street in 1947 at public request following World War Two.

Queen Street was also once known by a different name. Not quite 30 years after the founding of Halifax, a fort in the South suburbs was constructed to protect the Citadel from attack via the Freshwater Brook river ravine. Constructed at the highest point on the south peninsula in 1877, Fort Massey was at the intersection of what is now known as Queen and South Streets. Queen Street was known as the Road to Fort Massey up until the late 1850s at which time it was changed to honour Queen Victoria.

Present Owner(s):	Dr Maria J Patriquin Inc.	Original Owner (s):	James Malcolm
Address:	861 Bridges St, Halifax	Occupation:	Cabinet Maker
Present Use:	Multi Unit Residence	Historic Use:	Residence

Construction Date:	Pre-1866
Factual/Estimate?	Estimate based on historical mapping

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidtville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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	Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.
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Builder and/or Architect:	James Malcom
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Dr. Maria J Patriquin Inc	2011	2014	--	Deed
Kevin E and Teresa M Doran	2001	2011	--	Bk 6857 Page 672
Hugh B Vincent and Miriam V Englehart	1987	2001	--	Bk 4404 Page 1098
Spencer Bevan-John	1984	1987	--	Bk 3836 Page 581
Spencer and Suzanne Bevan-John	1980	1984	--	Bk 3403 Page 853
Bong Seup Song	1976	1980	--	Bk 3052 Page 879
Mildred and Herbert H White	1965	1976	--	Bk 2092 Page 117
Mary K and Maurice J Flemming	1963	1965	--	Bk 1873 Pg 155
Mary E and William Fougere	1951	1963	Freight Handler	Bk 1124 Pg 1089
Jean M and John I Orr	1946	1951	Manager, Dominion Stores	Bk 896 Page 777
Frances L Johnson	1946	1946	Married Woman	Bk 896 Page 773
Mary Anne and William B Moriarty	1943	1946	Shipping Broker	Bk 863 Page 453
Mary C (Mitchell) and Harris Congdon	1915	1943	Officer Royal Canadian Air Force	Bk 452 Page 252
Catherine Farrell	1904	1915	Married Woman	Bk 363 Pg 708
Mary B Power	--		Spinster	--
Catherine Farrell and Bridget Power	1896	--	Married Woman, Spinster	Will Bk 287 Pg 254
Michael Power	1889	1896	Liquor Merchant	Bk 270 Page 544
John M Sullivan	1877	1889	Butcher, Victualler	Bk 211 Page 311
James Malcom	1833	1877	Cabinet Maker	Bk 57 Page 408
Elizabeth Schmidt	--	1833	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092478	Date:	16 October 2014
Civic Address:	1319 Brenton Street, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1875-1878 (estimate)		

Architectural Comments:

This building is a mirror image townhouse from the Victorian era in the "Halifax House" style. It is a two and a half story, two bay wide side hall plan dwelling with an unsymmetrical façade and a mansard roof. Wood framed and shingled with a fieldstone foundation the house contains many Georgian elements such as a Scottish five-sided dormer, cornice return at the South end of the eave, central chimney, and wood entablatures over the first floor window and entrance are supported by ornamental brackets. An eight panel door with small transom light is similar to the entrance door of the adjoining cottage, indicating it is potentially original. There is simple wood trim around the door and the single hung wooden sash windows which are protected by aluminum storm windows. The number of mullion divisions in the sashes of the windows is inconsistent indicating some replacement over time.

The townhouse is in fair condition and largely intact with traditional materials. A more recent modification is the parging of the central chimney.

Historical Comments:

Valued for its contribution to the development of the historic South Suburb of Halifax out of large land grants and fields owned by the upper classes, this mirror image town house is representative of middle class housing built for the growing populace following the War of 1812.

Brenton Street does not yet exist on the 1831 Plan of Schmidt Ville as laid by James Thomson. The lands were owned by Sir Brenton Halliburton a puisne judge and later a chief justice of the Supreme Court of the province of Nova Scotia. The land would later come under the ownership of George Grassie, businessman and partner in the firm of Foreman and Grassie, a dominant company in the import trade in Halifax who in turn sold the land to George P. Mitchell of G.P. Mitchell and Sons Limited. In addition to the field he purchased from Grassie, Mitchell also owned wharves and warehouses along the waterfront. His ironstone residence and warehouse located at 1684 Lower Water Street stands today as a municipally registered heritage property.

Duncan Grant, a prolific contractor and carpenter, mortgaged a lot in the location of 1319 and 1323 Brenton Street from George P Mitchell in 1875. In the Halifax City Atlas of 1878 a double house spanning these two addresses is shown. Grant's occupation is listed as builder and a pattern of buying large vacant lots and later subdividing and selling smaller lots with a dwelling is exhibited by Grant in the deed descriptions for the majority of the residential buildings on the East side of Brenton Street within the study area.

Grant sells both sides of the mirror image townhouse to Alexander McPhee in 1892. Another long term resident of 1319 Brenton Street was William J Richards, an engineer on the cable ship Lord Kelvin which was built for The Anglo American Telegraph Company in 1916.

Contextual Building Comments:

This mirror image townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the East side of Brenton Street. At two and a half stories, it is the average height for the residences on this street. The "Halifax House" design is compatible with neighbouring dwellings. The field stone foundation is original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Brenton Street is located in the historic South Suburb of the City of Halifax. Although it is popularly believed to be a part of Schmidville, it was not part of said planned development dating from 1831. A subdivision plan for "Schmidt Ville" shows the Brenton Street area as a large field with the inscription "Judge Halliburton's Land". The street was constructed at some point before the land was sold to George Grassie in 1860 and assumedly named after its previous owner Sir Brenton Halliburton.

Present Owner(s):	Moisson Investments Limited	Original Owner (s):	Duncan Grant
Address:	Barss Corner, Lunenburg County, NS	Occupation:	Builder
Present Use:	Rental property	Historic Use:	Residence

Construction Date:	1875-1878
Factual/Estimate?	Estimate

Source(s):	<p>Blakeley, Phyllis R. "Halliburton, Sir Brenton." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/halliburton_brenton_8E.html.</p> <p>Burns, Bill. "CS Lord Kelvin." <i>History of the Atlantic Cable & Undersea Communications</i>. http://atlantic-cable.com/Cableships/LordKelvin/</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax, Duncan Grant died at age 83 on May 5 th in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can also be found within the Schmidtville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish decent, who passed away one year prior at age 84.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Moisson Investments Limited	1976	2014	Business	Bk 3036 Pg 738
Agnes U Power	1961	1976	Widow	Bk 1788 Pg 575
William J Richards	1944	1961	Engineer on the Lord Kelvin	Bk 847 Pg 1213
Martha J Meikle	1931	1944	Widow	Bk 684 Pg 53
Charles G LaRose	1928	1931	Foreman carpenter	Bk 626 Pg 153
Charles J Penny	1919	1928	Real Estate Agent	Bk 512 Pg 1173
Sherlock, Thomas A	1917	1919	Yeoman	Bk 469 Pg 993
Alexander G McPhee	1892	1917	Farmer	Bk 283 Pg 547
Duncan Grant	1875	1892	Builder	Bk 203 Pg 98
George P Mitchell	1860	1875	West Indies Merchant	Bk 129 Pg 546
George Grassie	--	1860	Esquire, Merchant	
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Bk 36 Page 390

Photograph (front elevation)

Building Classification: Contributing Building



PID:	0092486	Date:	16 October 2014
Civic Address:	1323 Brenton Street, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1875-1878 (estimate)		

Architectural Comments:

This building is a mirror image townhouse from the Victorian era in the “Halifax House” style. It is a two and a half story, two bay wide side hall plan dwelling with an unsymmetrical façade and a mansard roof. Wood framed and shingled with a fieldstone foundation the house contains many Georgian elements such as a Scottish five-sided dormer, cornice return at the South end of the eave, central chimney, and wood entablatures over the first floor window and entrance are supported by ornamental brackets. An eight panel door with small transom light is similar to the entrance door of the adjoining cottage, indicating it is potentially original. There is simple wood trim around the door and the single hung wooden sash windows which are protected by aluminum storm windows. The number of mullion divisions in the sashes of the windows is inconsistent indicating some replacement over time.

The townhouse is in good condition and largely intact with traditional materials. More recent modifications include an external brick masonry chimney on the North side of the building and a cementitious coating applied to the face of the central chimney.

Historical Comments:

Valued for its contribution to the development of the historic South Suburb of Halifax out of large land grants and fields owned by the upper classes, this mirror image town house is representative of middle class housing built for the growing populace following the War of 1812.

Brenton Street does not yet exist on the 1831 Plan of Schmidt Ville as laid by James Thomson. The lands were owned by Sir Brenton Halliburton a puisne judge and later a chief justice of the Supreme Court of the province of Nova Scotia. The land would later come under the ownership of George Grassie, businessman and partner in the firm of Foreman and Grassie, a dominant company in the import trade in Halifax who in turn sold the land to George P. Mitchell of G.P. Mitchell and Sons Limited. In addition to the field he purchased from Grassie, Mitchell also owned wharves and warehouses along the waterfront. His ironstone residence and warehouse located at 1684 Lower Water Street stands today as a municipally registered heritage property.

Duncan Grant, a prolific contractor and carpenter, mortgaged a lot in the location of 1319 and 1323 Brenton Street from George P Mitchell in 1875. In the Halifax City Atlas of 1878 a double house spanning these two addresses is shown. Grant's occupation is listed as builder and a pattern of buying large vacant lots and later subdividing and selling smaller lots with a dwelling is exhibited by Grant in the deed descriptions for the majority of the residential buildings on the East side of Brenton Street within the study area.

Grant sells both sides of the mirror image townhouse to Alexander McPhee in 1892. Other long term residents of 1323 Brenton Street were John and Martha Meikle. On his 1941 death certificate John's occupation was listed as Ship's Blacksmith.

Contextual Building Comments:

This mirror image townhouse contributes to the heritage character of the neighbourhood. Its scale form and setback are consistent with the remainder of the East side of Brenton Street. At two and a half stories, it is the average height for the residences on this street. The "Halifax House" design is compatible with neighbouring dwellings. The field stone foundation is original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Brenton Street is located in the historic South Suburb of the City of Halifax. Although it is popularly believed to be a part of Schmidville, it was not part of said planned development dating from 1831. A subdivision plan for "Schmidt Ville" shows the Brenton Street area as a large field with the inscription "Judge Halliburton's Land". The street was constructed at some point before the land was sold to George Grassie in 1860 and assumedly named after its previous owner Sir Brenton Halliburton.

Present Owner(s):	Moisson Investments Limited	Original Owner (s):	Duncan Grant
Address:	Barss Corner, Lunenburg County, NS	Occupation:	Builder
Present Use:	Rental property	Historic Use:	Residence

Construction Date:	1875-1878
Factual/Estimate?	Estimate

Source(s):	Blakeley, Phyllis R. "Halliburton, Sir Brenton." <i>Dictionary of Canadian Biography</i> .
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	<p>http://www.biographi.ca/en/bio/halliburton_brenton_8E.html.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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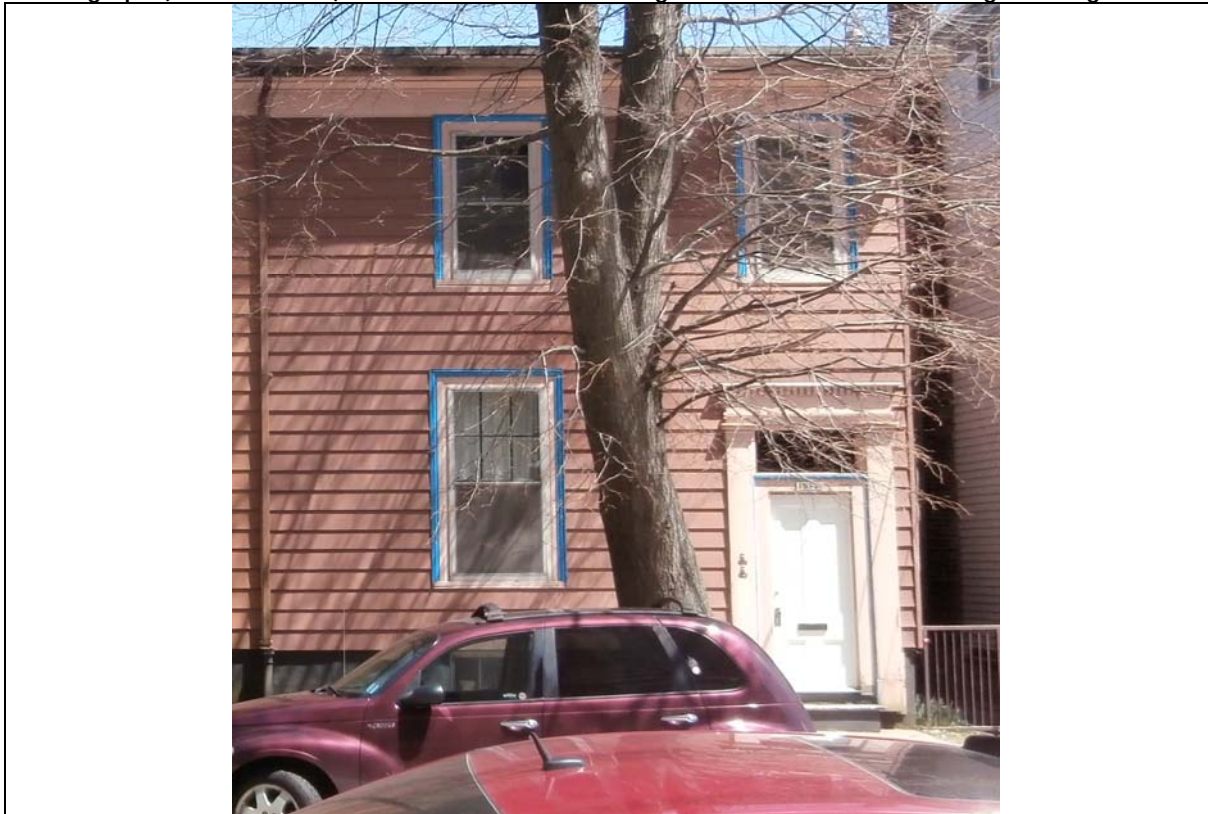
Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax, Duncan Grant died at age 83 on May 5 th in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can also be found within the Schmidville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish decent, who passed away one year prior at age 84.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Moisson Investments Limited	2000	2014	Business	Bk 5238 Pg 267
Haliburton Habitation Company Limited	1991	2000	Business	Bk 6596 Pg 528
Normand Bernier	1981	1991	Moisson Investments	Bk 3527 Pg 54
Avard Stewart MacDonald	1964	1981		Bk 7980 Pg 75
Vera Gladys MacDonald Nowe	1954	1964	Widow	Bk 1249 Pg 771
Robert Stevenson Toombs	1954	1954	Bachelor	Bk1247 Pg 512
Patrick E, Edward, Margaret and Charles Pottie	1950	1954	Merchant, Shipper, Clerk, Clerk	Bk 1111 Pg 257
Patrick E, Isadore and Sophie Pottie	1949	1950	--	Bk 1050 Pg 21
Paul and Bernadette Deveau	1945	1949	CNR employee	Bk 906 Pg 617
Winifred Galbraith (Cowan D)	1944	1945	Widow (Engineer)	Bk 847 Pg 1001
Martha Meikle (John)	1920	1944	Widow (Ship's blacksmith)	Bk 514 Pg 997
Charles J Penny	1920	1921	Real Estate Broker	Bk 512 Pg 1173
Thomas A Sherlock	1917	1920	Yeoman	Bk 469 Pg 993
Alexander McPhee	1892	1917	Farmer	Bk 283 Pg 547
Duncan Grant	1863	1892	Builder	Bk 142 Pg 467
George P Mitchell	1860	1863	West Indies Merchant	Bk 129 Pg 546
George Grassie	--	1860	Esquire, Merchant	
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Bk 36 Page 390

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092494	Date:	16 October 2014
Civic Address:	1325 Brenton Street, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1863-1867 (estimate)		

Architectural Comments:

This building is a mirror image townhouse from the Victorian era in a transitional vernacular style with Neoclassical influences. It is a two story, two bay, side hall plan dwelling with an unsymmetrical façade and low pitch roof with a simplified corniced eave and wide frieze board. Wood framed with metal clapboard siding, the building sits on a painted concrete or parged foundation.

The wood entablature over the entrance is supported by ornamental pilasters. The decorative moulding, including dentils, of the entablature and capitals illustrate a revival in the popularity of classical styles. The mullion divisions of the wood window sashes create a familiar six over six pattern. There is a five pane fixed transom window above the door.

The building is in good condition and this style of architecture is a common sight in Halifax. The insulated metal panel door with mail slot is a more recent installation and is an. The wood trim around the windows is moulded and the windows are vertical sliding wooden sash and protected by aluminum storm windows.

Historical Comments:

Like other residences that survive today on Brenton Street, this mirror image townhouse is valued for its contribution to the development of the historic South Suburb of Halifax from large land grants and fields owned by the upper classes.

Brenton Street does not yet exist on the 1831 Plan of Schmidt Ville as laid by James Thomson. The lands were owned by Sir Brenton Halliburton a puisne judge and later a chief justice of the Supreme Court of the province of Nova Scotia. The land would later come under the ownership of George Grassie businessman and partner in the firm of Foreman and Grassie, a dominant company in the import trade in Halifax who in turn sold the land to George P. Mitchell of G.P. Mitchell and Sons Limited. In addition to the field he purchased from Grassie, George P. Mitchell also owned wharves and warehouses along the waterfront and his ironstone residence and warehouse located at 1684 Lower Water Street stands today as a municipally registered heritage property.

Mitchell sold the property to Duncan Grant in 1863 as part of a larger 100 foot wide parcel that extends from and includes civic numbers 1325, 1329 and 1331 Brenton Street. Grant's occupation is listed as builder and a pattern of buying large vacant lots and later subdividing and selling smaller lots with a dwelling is exhibited by Grant in the deed descriptions for the majority of the buildings on the East side of Brenton Street within the study area.

Grant sells a newly constructed mirror image townhouse to William Doat in 1867. Doat is described as a master mariner and the residence remains in the ownership of the Doat family for over 80 years. The residence is purchased in 1950 by Joseph and Josephine Orr who remain at the address for 30 years.

Contextual Building Comments:

The style, scale, form, and setback are consistent with the remainder of the East side of Brenton Street and contributes to the heritage character of the neighbourhood. The non-traditional metal cladding is not compatible with the traditional wood shingle and clapboard used on the majority of the remaining residences on the block.

Contextual District Comments:

Brenton Street is located in the historic South Suburb of the City of Halifax. Although it is popularly believed to be a part of Schmitville, it was not part of said planned development dating from 1831. A subdivision plan for "Schmidt Ville" shows the Brenton Street area as a large field with the inscription "Judge Halliburton's Land". The street was constructed at some point before the land was sold to George Grassie in 1860 and assumedly named after its previous owner Sir Brenton Halliburton.

Present Owner(s):	Michael and Margaret Grice	Original Owner (s):	Duncan Grant
Address:	1329 Brenton Street	Occupation:	Builder
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1863-1867
Factual/Estimate?	Estimate based on deed description indicating a demising wall between said property and the adjoining dwelling.

Source(s):	<p>"Built Heritage Resource Guide." <i>Nova Scotia Archives</i>. http://novascotia.ca/archives/virtual/builtheritage/default.asp</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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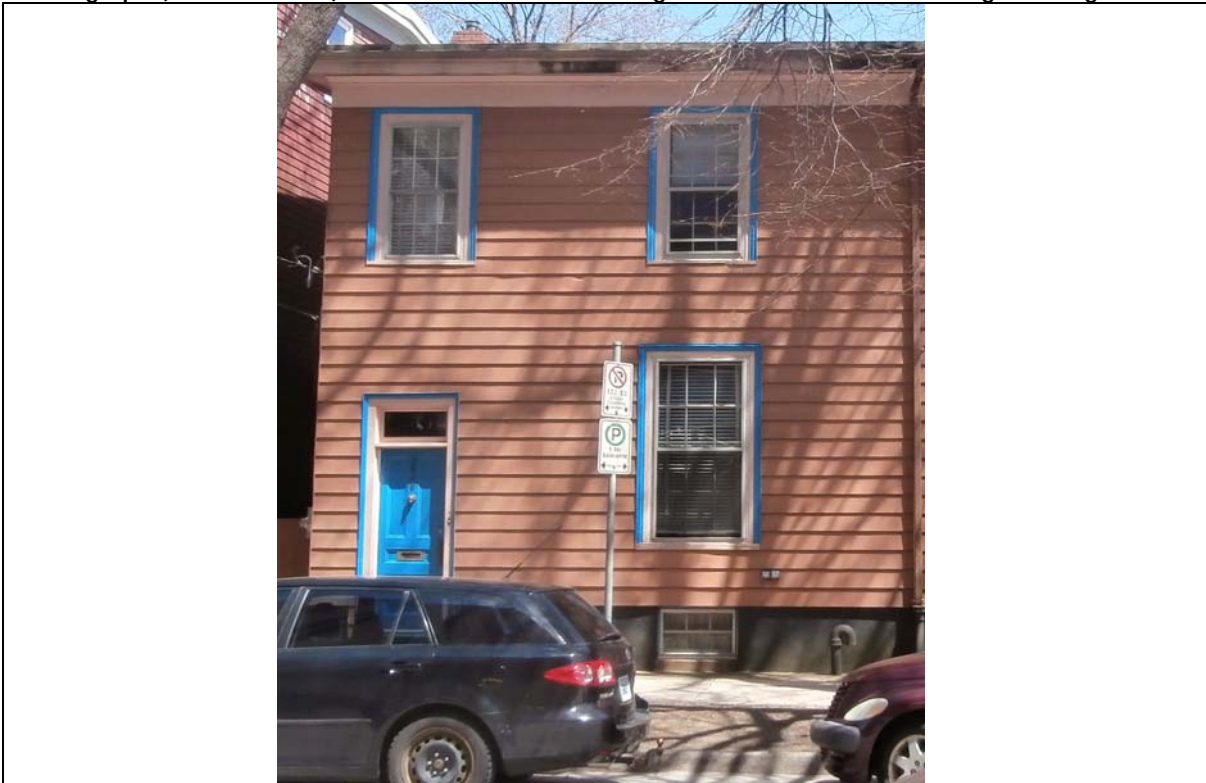
Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax Duncan Grant died at age 83 on May 5 th in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can also be found within the Schmitville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish decent, who passed away one year prior at age 84. No reference was found to children.
Significance:	Locally significant due to his numerous contributions to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Michael and Margaret Grice	1980	2014	--	Bk 3457 Pg 488
Joseph Reid Orr (Josephine)	1950	1980	--	Bk 1111 Pg 357
Heirs of Margaret Doat	1944	1950	--	
Margaret Doat	1937	1944	Widow	Bk 759 Pg 1145
George Doat (Margaret)	1890	1937	Porter	Bk 257 Page 557
William Doat	1867	1890	Master Mariner	Bk 159 Pg 203
Duncan Grant	1863	1867	Builder	Bk 142 Pg 467
George P Mitchell	1863	1860	West Indies Merchant	Bk 129 Pg 546
George Grassie	--	1860	Esquire, Merchant	
Sir Brenton Halliburton	1805	..	Knight, Esquire, Judge	Bk 36 Page 390

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092502	Date:	16 October 2014
Civic Address:	1329 Brenton Street, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1863-1867 (estimate)		

Architectural Comments:

This building is a mirror image townhouse from the Victorian era in a transitional vernacular style. It is a two story, two bay, side hall plan dwelling with an unsymmetrical façade and low pitch roof with a simplified corniced eave and wide frieze board. Wood framed with metal clapboard siding, the building sits on a painted concrete or parged foundation.

The wood entablature over the entrance is supported by ornamental pilasters. The decorative moulding, including dentils, of the entablature and capitals illustrate a revival in the popularity of classical styles. The mullion divisions of the wood window sashes create a familiar six over six pattern. There is a five pane fixed transom window above the door. The attached dwelling to the South boasts a classically inspired wood entablature over the main entrance. The lack of such detailing at the entrance to this dwelling is an indication that it has been removed.

The building is in good condition and this style of architecture is a common sight in Halifax. The insulated metal panel door with mail slot is a more recent installation. The wood trim around the windows is moulded and the windows are vertical sliding wooden sash and protected by aluminum storm windows.

Historical Comments:

Like other residences that survive today on Brenton Street, this mirror image townhouse is valued for its contribution to the development of the historic South Suburb of Halifax from large land grants and fields owned by the upper classes.

Brenton Street does not yet exist on the 1831 Plan of Schmidt Ville as laid by James Thomson. The lands were owned by Sir Brenton Halliburton a puisne judge and later a chief justice of the Supreme Court of the province of Nova Scotia. The land would later come under the ownership of George Grassie businessman and partner in the firm of Foreman and Grassie, a dominant company in the import trade in Halifax who in turn sold the land to George P. Mitchell of G.P. Mitchell and Sons Limited. In addition to the field he purchased from Grassie, Mitchell also owned wharves and warehouses along the waterfront. His ironstone residence and warehouse located at 1684 Lower Water Street stands today as a municipally registered heritage property.

Mitchell sold the property to Duncan Grant in 1863 as part of a larger 100 foot wide parcel that extends from and includes civic numbers 1325, 1329 and 1331 Brenton Street. Grant's occupation is listed as builder and a pattern of buying large vacant lots and later subdividing and selling smaller lots with a dwelling is exhibited by Grant in the deed descriptions for the majority of the buildings on the East side of Brenton Street within the study area.

Grant sells a newly constructed mirror image townhouse to John Egan in 1867. On the deed for the 1867 transfer, Egan is listed as a gun smith.

Contextual Building Comments:

The style, scale, form, and setback are consistent with the remainder of the East side of Brenton Street and contributes to the heritage character of the neighbourhood. The non-traditional metal cladding is not compatible with the traditional wood shingle and clapboard used on the majority of the remaining residences on the block.

Many residences on the street have decorative moulding around the entrance, most of which appear to be traditional and/or original. Because these dwellings are constructed by the same person over a period of approximately ten to fifteen year, the lack of decorative molding over the entrance to 1329 Brenton Street appears to be uncharacteristic.

Contextual District Comments:

Brenton Street is located in the historic South Suburb of the City of Halifax. Although it is popularly believed to be a part of Schmitville, it was not part of said planned development dating from 1831. A subdivision plan for "Schmidt Ville" shows the Brenton Street area as a large field with the inscription "Judge Halliburton's Land". The street was constructed at some point before the land was sold to George Grassie in 1860 and assumedly named after its highly regarded previous owner Sir Brenton Halliburton.

Present Owner(s):	Michael and Margaret Grice	Original Owner (s):	Duncan Grant
Address:	1329 Brenton Street	Occupation:	Builder
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1863-1867
Factual/Estimate?	Estimate based on deed description indicating a demising wall between said property and the adjoining dwelling.

Source(s):	"Built Heritage Resource Guide." Nova Scotia Archives. http://novascotia.ca/archives/virtual/builtheritage/default.asp Penney, Allan. Houses of Nova Scotia. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.
Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax Duncan Grant died at age 83 on May 5 th in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can also be found within the Schmidtville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish decent, who passed away one year prior at age 84. No reference was found to children.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Michael and Margaret Grice	2014	1977	--	Bk 3143 Pg 1098
Pierre Lacombe	--	1977	--	
Cordev Holdings Limited	1969		Business	Bk 2356 Pg 15
Jessie O Teal (Edwin)	1951	1969	Widow	Bk 1113 Pg 1217
Harry Hinde	1940	1951	Employee Halifax Shipyard	Bk 808 Pg 593
Aileen Kennedy (Guy)	1936	1940	Married Woman (Chauffeur)	Bk 723 Pg 905
Alfred W Sillett	1932	1936	Retired	Bk 681 Pg 1117
Samuel Butler (Mary)	1931	1932	Real Estate Broker	Bk 683 Pg 218
James M MacAvoy	1925	1931	Stevedore	Bk 596 Pg 38
Robert A Brenton	1919	1925	Real Estate Broker	Bk 497 Pg 761
Frederick W Jubien	1871	1919	Widower	Bk 178 Pg 295
John Egan	1867	1871	Gunsmith	Bk 156 Pg 174
Duncan Grant	1863	1867	Builder	Bk 142 Pg 467
George P Mitchell	1863	1860	West Indies Merchant	Bk 129 Pg 546
George Grassie	--	1860	Esquire, Merchant	
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Bk 36 Pg 390

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092510	Researcher:	Connor Architects & Planners
Civic Address:	1331 Brenton Street, Halifax, NS	Date:	17 October 2014
Building Name:	Carriage Works		
Construction Date:	1869 (estimate)		

Architectural Comments:

The Carriage Works building is a three story former factory dating from the Victorian era in a Neoclassical style with Palladian influences. The roof is low sloped, nearly flat and the symmetrical façade is clad in painted wood shingles which terminate at prominent corner boards. The elevation is punctuated by three rows of five windows creating a horizontal composition. A carriage way on the South end of the building is the only disruption to the highly ordered front elevation. It is accented with an entablature supported by pilasters and wrought iron gate providing security to the main entry which is recessed in the interior side wall of the carriage way. The single hung windows are eight over eight and each is capped with a bracketed entablature with dentil moulding. The windows in the uppermost row are close to the roof line, placing the uppermost entablatures in line with the frieze board under the eave.

The Carriage Works building is in excellent condition and it is apparent that efforts have been made to restore and conserve the heritage value of this building. The wood shingle cladding adjacent the ground level exhibits some discolouration due to weather, but is otherwise in good condition. The windows have been replaced with modern wood single hung units that are compatible with the character of the building.

Historical Comments:

Built between 1863 and 1865 by Duncan Grant, a second generation builder of Scottish decent, the original owner of the Carriage Works building was James Reardon, a painting contractor, who later sold the building to Michael J O'Brien. Reardon and O'Brien had a business relationship wherein Reardon decorated and painted carriages that O'Brien produced at the carriage factory. By 1871 Reardon had grown his painting company to employ "12 men and two boys" and within a few years he opened a shop on Barrington Street that specialized in interior décor items.

O'Brien bought the shop from Reardon in 1876 and continued on with his father's business of carriage manufacturing. His factory on Brenton Street built horse drawn carriages as well as street rail cars for the Halifax City Railroad Company. O'Brien foreclosed on his mortgage in 1886 and Sherriff's Deed shows the property was conveyed to Mr. C. Aylwin Creighton, a Halifax merchant and the highest bidder at public auction.

The following year, Creighton profited from his acquisition and sold the carriage factory to Adam J McNutt who ran a second carriage manufacturing operation in the same location, complete with show room and workshop, with partner Amos T Graves. It appears that by 1889 McNutt acquires Graves' interest in the company as he purchases the neighboring property from Graves. Further, Grave's name is removed in an 1895 revision of CE Goad's insurance plan of Halifax. The McNutt Carriage Factory remains in operation at the Brenton Street address until Adam McNutt sells the property in 1930.

Contextual Building Comments:

The Carriage Works building contributes to the heritage character of the neighbourhood. The average height of the residences on the East side of Brenton Street within the study area is two and half storeys, making the Carriage Works property one of the taller buildings at three stories. The portion of the building that remains today is the Show Room and despite its commercial nature its scale, form and alignment with the street are consistent with the residential streetscape due to it being constructed by Duncan Grant, the man responsible for the construction of the majority of the East side of Brenton Street between Morris Street and Clyde Street.

Contextual District Comments:

Brenton Street is located in the historic South Suburb of the City of Halifax. Although it is popularly believed to be a part of Schmidville, it was not part of said planned development dating from 1831. A subdivision plan for "Schmidt Ville" shows the Brenton Street area as a large field with the inscription "Judge Halliburton's Land". The street was constructed at some point before the land was sold to George Grassie in 1860 and assumedly named after its highly regarded previous owner Sir Brenton Halliburton.

Present Owner(s):	Carriage Court Investments Limited	Original Owner (s):	James Reardon
Address:	1331 Brenton Street	Occupation:	Painter
Present Use:	Office and personal service	Historic Use:	Workshop

Construction Date:	1869
Factual/Estimate?	Estimate

Source(s):	"Built Heritage Resource Guide." <i>Nova Scotia Archives</i> . http://novascotia.ca/archives/virtual/builtheritage/default.asp Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i> . Heritage Trust of Nova Scotia.
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	<p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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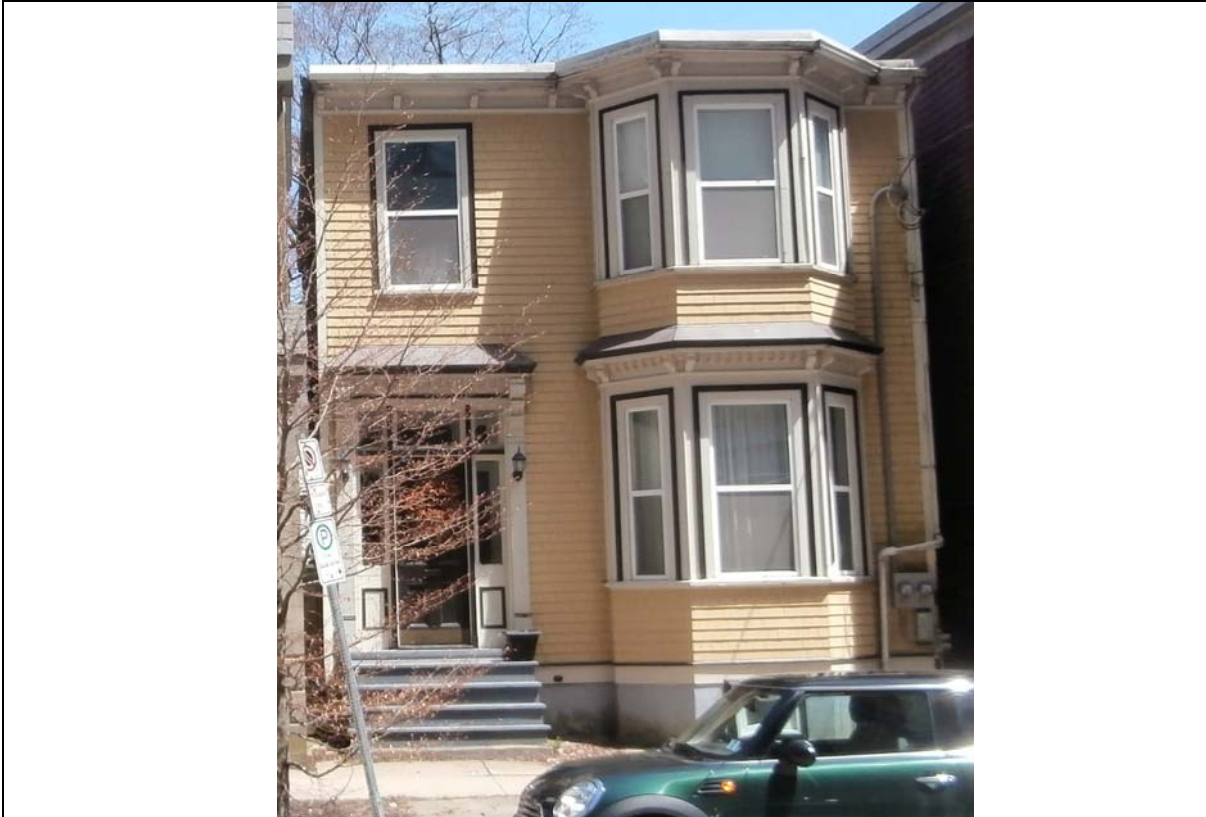
Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax, Duncan Grant died at age 83 on May 5 th in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can also be found within the Schmidtville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish decent, who passed away one year prior at age 84. No reference was found to children.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Carriage Court Investments Limited	1990	2014	Business	Bk 5015 Pg 766
Eastland Developments Limited	1984	1990	Business	Bk 4084 Pg 853
PM Robinson & Associates Ltd (1984 Change of name to Eastland Group Limited)	1975	1984	Business	Bk 2890 Pg 115
Colonial Agencies and Distributors Limited	1972	1975	Business	Bk 2545 Pg 265
Lottie Boudreau	1969	1972	Married Woman	Bk 2341 Pg 789
Daniel B O'Brien	1968	1969	Eye Physician & Surgeon	Bk 2247 Pg 931
Burton E Purdy	1954	1968	Captain	Bk 1287 Pg 268
Frank Purdy	1932	1954	Engineer	Bk 692 Pg 105
David C and Frank Purdy	1931	1932	Engineers	Bk 663 Pg 177
AC, David C and Frank Purdy	1930	1931	Engineers	Bk 654 Pg 1241
Adam McNutt	1886	1930	Carriage Builder	Bk 259 Pg 487
C Alywin Creighton	1886	1886	Merchant	Bk 255 Pg 429
Michael J O'Brien	1876	1886	Carriage Builder	Bk 205 Pg 47
James Reardon	1865	1876	Painter	Bk 149 Pg 434
Duncan Grant	1863	1865	Builder	Bk 142 Pg 467
George P Mitchell	1860	1863	West Indies Merchant	Bk 129 Pg 546
George Grassie	--	1860	Esquire, Merchant	--
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Bk 36 Pg 390

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092528	Researcher:	Connor Architects & Planners
Civic Address:	1339 Brenton Street, Halifax, NS	Date:	17 October 2014
Building Name:			
Construction Date:	1899		

Architectural Comments:

Built for carriage manufacturer Adam McNutt in 1899 this Late Victorian Plain residence is an excellent example of this architectural style. It is two storey, two bay wide side hall plan house with an asymmetrical façade and flat roof. Wood framed and shingled with a concrete foundation this home boasts a two storey bay and a raised entrance. The corner boards, water line and eave are of moulded wood. The eave projection is underscored by a friezeboard and ornamental brackets.

Sidelights and a transom encase the front door which is further highlighted by moulded pilasters and topped with ornamental brackets and entablature. The enframent system and the door appear to be original or traditional. The first floor three sided bay windows are hooded with a roof form which has many of the same moulded characteristics as the entablature and complete with ornamental brackets and dentils. There is simple casework around the single hung, single pane modern vinyl inserts.

The residence is in excellent condition and with the exception of the window replacements; it retains its historical integrity.

Historical Comments:

Brenton Street does not yet exist on the 1831 Plan of Schmidt Ville as laid by James Thomson. The lands were owned by Sir Brenton Halliburton a puisne judge and later a chief justice of the Supreme Court of the province of Nova Scotia. The land would later come under the ownership of George Grassie, businessman and partner in the firm of Foreman and Grassie, a dominant company in the import trade in Halifax who in turn sold the land to George P. Mitchell of G.P. Mitchell and Sons Limited. In addition to the field he purchased from Grassie, Mitchell also owned wharves and warehouses along the waterfront. His ironstone residence and warehouse located at 1684 Lower Water Street stands today as a municipally registered heritage property.

James Reardon bought a 50 foot wide lot from George P Mitchell in 1863 in this location. Reardon was a painting contractor who had a business relationship with the neighbouring O'Brien carriage factory. By 1871 Reardon had grown his painting company to employ "12 men and two boys" and within a few years he opened a shop on Barrington Street that specialized in interior décor items. Reardon later conveyed the land by way of mortgage to James G Creighton, a prominent merchant, who held the property in trust for Emily Cogwell, minor daughter of deceased Reverend William Cogwell. Emily sold a 25 foot wide portion to Amos T Graves in 1887. Graves appears to have been a business partner of Adam McNutt, the proprietor of the neighboring carriage manufacturing company. By 1889 McNutt seemingly acquires Graves' interest in the company which perhaps can be substantiated by McNutt's acquisition of the 25 foot lot from Graves in 1889 and the removal of Grave's name on the 1895 revision of CE Goad's insurance plan of Halifax.

An 1899 revision of CE Goad's insurance plan of Halifax show a dwelling on the lot for the first time and an 1899 building permit which lists Adam McNutt as the owner is believed to be associated with this property. The written description on the permit is for a new two storey wooden dwelling on the East side of Brenton Street. McNutt owns this dwelling and the carriage factory until 1930.

Contextual Building Comments:

Many of the buildings on this street have a fifty foot street frontage, while Mc Nutt's residence is 25 feet, a result of a later lot subdivision. The building height is consistent with other residences in the vicinity although it is shorter than the immediately adjacent buildings and set back from the street a few feet, giving it a diminutive street presence.

Built twenty to forty years after other adjacent properties, the architectural style of this Late Victorian Plain residence succeeds the Scottish influenced Georgian and Neoclassical styles of the residences on the East side of Brenton Street. Elements of the ornamentation, such as the pilasters, entablature and dentils remain classically inspired while the form and ornamental bracketing are decidedly Victorian. The cladding material is traditional wood shingle complete with moulded trim and is compatible with the neighbouring buildings. While the style of the residence is distinctly different, it is compatible with the neighbourhood as it shows the evolution of taste in Nova Scotia within the later part of the 19th Century.

Contextual District Comments:

Brenton Street is located in the historic South Suburb of the City of Halifax. Although it is popularly believed to be a part of Schmidville, it was not part of said planned development dating from 1831. A subdivision plan for "Schmidt Ville" shows the Brenton Street area as a large field with the inscription "Judge Halliburton's Land". The street was constructed at some point before the land was sold to George Grassie in 1860 and assumedly named after its previous owner Sir Brenton Halliburton. The majority of the buildings on the East side of Brenton Street between Morris Street and Clyde Street were built over the course of ten to fifteen years by Duncan Grant a carpenter of Scottish descent.

Present Owner(s):	Colin Wilson	Original Owner (s):	James Reardon / Adam McNutt
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Address:		Occupation:	Painter / Carriage Manufacturer
Present Use:	Residence	Historic Use:	Lot/ Residence

Construction Date:	1899
Factual/Estimate?	Factual (building permit)

Source(s):	<p>1899 Building Permit. Halifax Regional Municipality Archives, 102-391-5 to 23.</p> <p>Blakeley, Phyllis R. "Halliburton, Sir Brenton." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/halliburton_brenton_8E.html.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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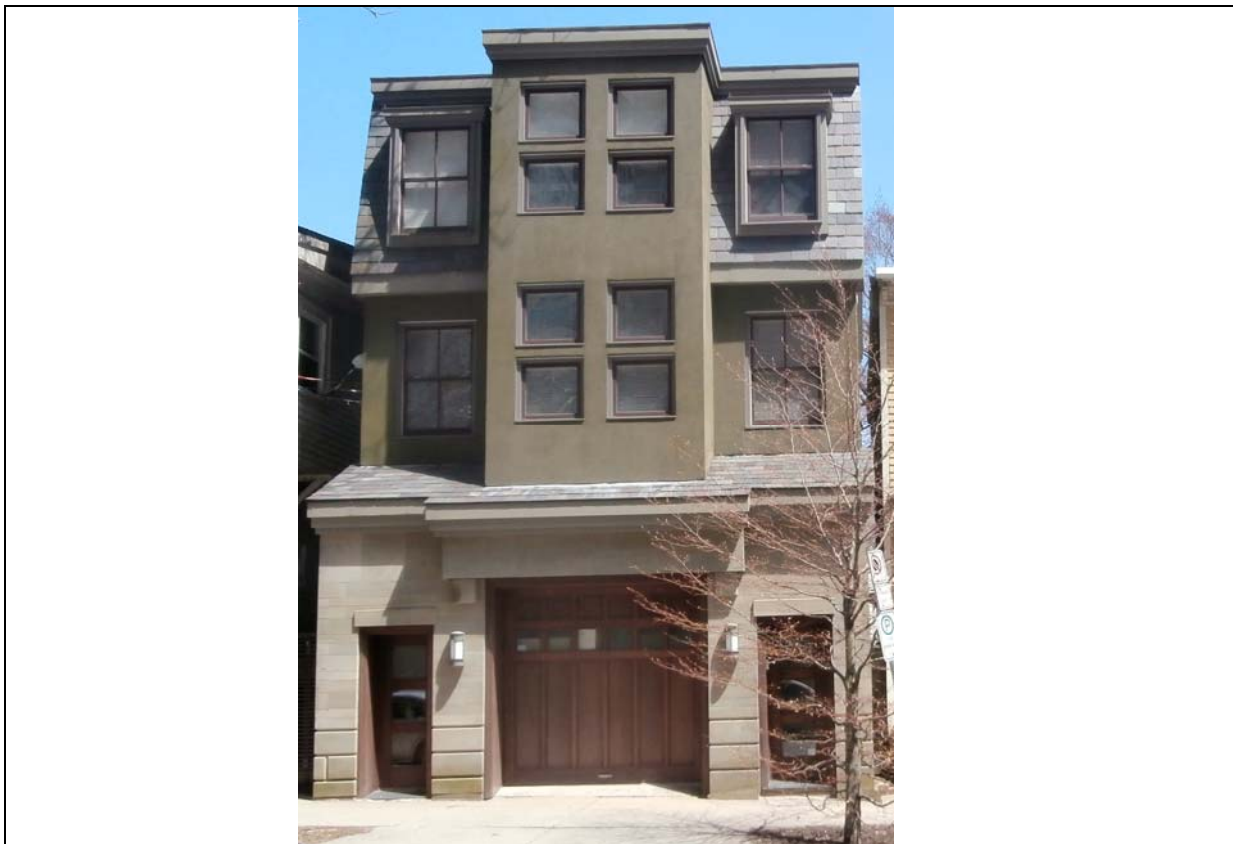
Builder and/or Architect:	Surname of applicant on building permit illegible.
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Colin Wilson	1982	2014	--	Bk 3599 Pg 931
Gertrude Ruth Konradson (Bertil)	1955	1982	Widow (Dealer)	Bk 1310 Pg 419
Burton E Purdy	1954	1955	Captain	Bk 1287 Pg 268
Frank Purdy	1932	1954	Engineer	Bk 692 Pg 105
David C and Frank Purdy	1931	1932	Engineers	Bk 663 Pg 177
AC, David C and Frank Purdy	1930	1931	Engineers	Bk 654 Pg 1241
Adam Mc Nutt	1889	1930	Carriage Manufacturer	Bk 266 Pg 416
Amos Graves	1887	1889	Carriage Manufacturer	Bk 258 Pg 510
Emily I Cogswell	1870	1887	Spinster	Bk 168 Pg 618
James G A Creighton	1870	--	Merchant	Bk 168 Pg 616
James Reardon	1863	1870	Painter	Bk 142 Pg 427
George P Mitchell	1860	1863	West Indies Merchant	Bk 129 Pg 546
George Grassie	--	1860	Esquire, Merchant	--
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Bk 36 Pg 390

Photograph (front elevation)

Building Classification: New Building



PID:	00092536	Researcher:	Connor Architects & Planners
Civic Address:	1341 Brenton Street, Halifax, NS	Date:	17 October 2014
Building Name:			
Construction Date:	1999		

Architectural Comments:

Originally one story, this contemporary building was renovated and expanded to three stories in 1999. The original brick masonry building, as visible from the interior of the ground floor woodshop, was incorporated into the new structure. The two stories above are new construction and contain the private residence of the owners. The windows are modern aluminum frames units. Some are fixed while others appear to be single hung. The roof is flat with a corniced mansard roof form and dormered windows along the front elevation of the building. There is also a first floor roof projection with a corniced eave.

There are Palladian references evident in the form and style of the front elevation of this building. It is three bays wide with a highly symmetrical composition that emphasizes the projecting center bay of the building. The ground floor entrances are recessed within the wall thickness and the rhythm of the pilasters mimic a columned portico complete with a bracketed entablature created by the roof form over the central garage bay door. The ground level is clad with a masonry veneer with accentuated grout lines on the bottom three courses, simulating rusticated stone.

A combination of traditional and modern materials are used in this contemporary mixed use building including aluminum framed window units, an exterior insulation and finish system, three ply laminated asphalt roof

shingles, wood panel doors complete with glazing and natural stone veneer.

Historical Comments:

William Robertson purchased the vacant lot from Adam McNutt in 1919. Individual occupants are listed at the address until 1936 when Wm Robertson & Sons Garage appears in the directory for the first time. Goad's fire insurance plan from 1951 shows a one story brick or masonry building with the word "Auto" inscribed on the plan.

Originally one story, this contemporary three story building was an auto mechanic garage from 1936 until 1991 when purchased by Cheryl Tissington and Faisal Forhart owners of Special Projects Limited. The building was expanded to three stories in 1999. The original brick masonry automotive garage was incorporated into the new structure and converted to a woodworking shop as visible from the interior of the shop. The rear addition at the ground level is office space and the two stories above contain the private residence of the owners.

Contextual Building Comments:

While similar in scale and setback, this contemporary building does not contribute to the heritage character of the neighbourhood. In contrast to the neighbouring properties, the front elevation is clad in a combination of modern and traditional building materials.

The architectural style of this residence with ground floor commercial use is contemporary with references and adaptations of traditional and classical styles, including Palladianism. It is important to note that a revival of Palladian architectural theories during the Georgian period in North America influenced many public and private buildings in Nova Scotia.

Present Owner(s):	Special Projects Limited	Original Owner (s):	William Robertson
Address:	1341 Brenton Street	Occupation:	Automotive mechanic
Present Use:	Woodshop and residence	Historic Use:	Automotive garage

Construction Date:	1999 (Renovation and expansion)
Factual/Estimate?	Factual (Oral interview with owner Cheryl Tissington)

Source(s):	<p>"Palladian architecture." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Palladian_architecture</p> <p>Blakeley, Phyllis R. "Halliburton, Sir Brenton." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/halliburton_brenton_8E.html.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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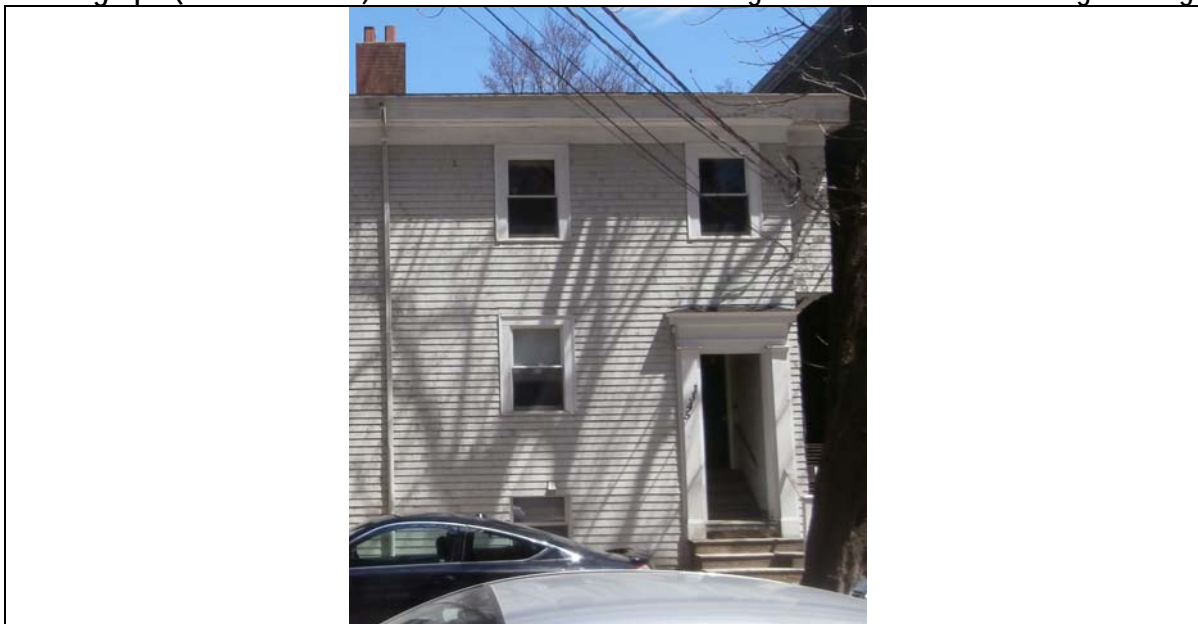
Builder and/or Architect:	David M Rickard
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Special Projects Limited	1991	2014	Architectural Renovation and Construction	Bk 5152 Pg 491
Wilson, Colin	1982	1991	Owner - Brenton Strweet Motors	Bk 3553 Pg 600
Melkert, Peter	1975	1982	Owner - Melkert Motors	Bk 2887 Pg 887
Hosiery Hut Limited	1971	1975	Business	Bk 2462 Pg 440
Wm Robertson & Son Limited	1919	1971	Business	Bk 503 Pg 413
Adam J McNutt	1909	1919	Carriage Builder	Bk 396 Pg 239
Thomas Ritchie	1906	1909	Barrister	Bk 373 Pg 623
City of Halifax	1906	1906	Municipality	Bk 373 Pg 623
Arthur Dixon	1897	1906	Dry Goods	Bk 313 Pg 318
Nicholas Power	1893	1897	Detective	Bk 299 Pg 259
John J Baker	1888	1893	Policeman	Bk 268 Pg 701
Emily I Cogswell	1870	1888	Spinster	Bk 168 Pg 618
James G A Creighton	1870	1870	Merchant	Bk 168 Pg 616
James Reardon	1863	1870	Painter	Bk 142 Pg 427
George P Mitchell	1860	1863	West Indies Merchant	Bk 129 Pg 546
George Grassie	--	1860	Esquire, Merchant	--
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Bk 36 Pg 390

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092544	Researcher:	Connor Architects & Planners
Civic Address:	1345 Brenton Street, Halifax, NS	Date:	17 October 2014
Building Name:			
Construction Date:	1863-1865 (factual)		

Architectural Comments:

This Scottish Vernacular mirror image townhouse from the Victorian Era is a two story, two bay wide side hall plan with an unsymmetrical façade, flat roof, central chimney and a raised recessed entry. There is a cantilevered rectangular bay supported by brackets on the South side of the second floor. The deep eave is underscored by a wide frieze board. The head of the second floor windows is in line with the underside of said frieze board.

An ornamental wood pilaster and entablature accents the recessed entry way. There are wooden stairs both inboard and outboard of the alcove entry.

The townhouse is in excellent condition with recently replaced wood shingles and moulding. The single hung, single pane wood sash windows are not original and while in good condition, they appear older than the recently replaced cladding.

Historical Comments:

This townhouse was built between 1863 and 1865 by Duncan Grant. Grant's occupation is listed as builder and a pattern of buying large vacant lots and later subdividing and selling smaller lots with a dwelling is exhibited by Grant in the deed descriptions for this dwelling as well as the majority of the other buildings on the East side of Brenton Street within the study area.

Grant sells one half of a newly constructed mirror image townhouse to Thomas Forbes, a military staff clerk in 1865. Forbes resides at this address until 1881, after which he and his wife move to 1351 Brenton Street. He sells the townhouse to Andrew Grant, clerk, and it appears that it is at this time that the dwelling is converted

to apartments. McAlpine City Directories for this time period show both Andrew Grant and Duncan Grant as occupants and within a couple years the property is sold again to James J Bremner. Duncan remains at this address until his passing in 1910. Other concurrent residents between 1881 and 1906 include Frank Smithers, bookkeeper, George W Gray, grocer, and later the widow Mrs Agnes M Callanan to whom Bremner sells the townhouse in 1906.

Contextual Building Comments:

This mirror image townhouse contributes to the heritage character of the neighbourhood. Its scale form and setback are consistent with the remainder of the East side of Brenton Street. At two and a half stories, it is the average height for the residences on this street. The "Scottish Vernacular" design is compatible with neighbouring dwellings.

Contextual District Comments:

Brenton Street is located in the historic South Suburb of the City of Halifax. Although it is popularly believed to be a part of Schmidtville, it was not part of said planned development dating from 1831. A subdivision plan for "Schmidt Ville" shows the Brenton Street area as a large field with the inscription "Judge Halliburton's Land". The street was constructed at some point before the land was sold to George Grassie in 1860 and assumedly named after its previous owner Sir Brenton Halliburton.

Present Owner(s):	Special Projects Limited	Original Owner (s):	Duncan Grant
Address:	1341 Brenton Street, Halifax, NS	Occupation:	Builder
Present Use:	Rental property	Historic Use:	Residence

Construction Date:	1862-1865
Factual/Estimate?	Factual (deed)

Source(s):	<p>Blakeley, Phyllis R. "Halliburton, Sir Brenton." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/halliburton_brenton_8E.html.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidtville</i>. Heritage Trust of Nova Scotia.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6[240-1831 Neg No N-674.</p>
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Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax, Duncan Grant died at age 83 on May 5 th in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can also be found within the Schmidtville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish

	decent, who passed away one year prior at age 84.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Special Projects Limited	2006	2014	Business	Deed 86307015
Cadillac Developments	1980	2006	Business	Bk 3441 Pg 266
Robert and Dorothea Cunningham	1969	1980	--	Stat Dec 11490
Zoe Alice Cunningham	1967	1969	Widow	Stat Dec 11490
Anne M Callanan	1906	1967	Widow	Bk 399 Pg 324
James Bremner	1883	1906	Merchant	Bk 239 Pg 569
Andrew Grant	1881	1883	Clerk	Bk 235 Pg 97
Thomas Forbes	1865	1881	Military Staff Clerk	Bk 149 Pg 20
Duncan Grant	1862	1865	Builder	Bk 139 Pg 68
George P Mitchell	1860	1862	West Indies Merchant	Bk 129 Pg 546
George Grassie	--	1860	Esquire, Merchant	--
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Bk 36 Pg 390

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092551	Researcher:	Connor Architects & Planners
Civic Address:	1349 Brenton Street, Halifax, NS	Date:	17 October 2014
Building Name:			
Construction Date:	1863-1866 (factual)		

Architectural Comments:

This Scottish Vernacular mirror image townhouse from the Victorian Era is a two story, two bay wide side hall plan with an unsymmetrical façade, flat roof, central chimney and a raised recessed entry. The deep eave is underscored by a wide frieze board. The head of the second floor windows are in line with the underside of said frieze board. Additional windows have been added to either side of the original window locations and the window above the recessed entry appears to have been reduced in size.

An ornamental wood pilaster and entablature accents the recessed entry way. There are wooden stairs both inboard and outboard of the alcove entry.

The townhouse is in excellent condition with recently replaced wood shingles and moulding. The single hung, single pane vinyl sash windows are a more recent modification

Historical Comments:

This townhouse was built between 1862 and 1865 by Duncan Grant. Grant's occupation is listed as builder and a pattern of buying large vacant lots and later subdividing and selling smaller lots with a dwelling is exhibited by Grant in the deed descriptions for this dwelling as well as the majority of the other buildings on the East side of Brenton Street within the study area.

Grant sells one half of a newly constructed mirror image townhouse to Richard and Patrick Gough in 1866, baker and carpenter respectively. The McAlpine's City Directories show numerous residents at this address for the same time period, indicating that this dwelling was perhaps constructed as apartments or a rooming

house. The Gough family remains at the address for almost one hundred years. At the time of his death in 1915 Patrick Gough resides at this address. He bequeaths the property to his daughter Jane who, in her last will and testament nominates Veronica Dodwell and Maurice Foley as her executors.

Contextual Building Comments:

This mirror image townhouse contributes to the heritage character of the neighbourhood. Its scale form and setback are consistent with the remainder of the East side of Brenton Street. At two and a half stories, it is the average height for the residences on this street. The "Scottish Vernacular" design is compatible with neighbouring dwellings.

Contextual District Comments:

Brenton Street is located in the historic South Suburb of the City of Halifax. Although it is popularly believed to be a part of Schmidville, it was not part of said planned development dating from 1831. A subdivision plan for "Schmidt Ville" shows the Brenton Street area as a large field with the inscription "Judge Halliburton's Land". The street was constructed at some point before the land was sold to George Grassie in 1860 and assumedly named after its previous owner Sir Brenton Halliburton.

Present Owner(s):	Shelley LeBlanc	Original Owner (s):	Duncan Grant
Address:	1096 Spinnaker Drive, Halifax, NS	Occupation:	Builder
Present Use:	Rental property	Historic Use:	Rental property

Construction Date:	1862-1866
Factual/Estimate?	Factual (deed)

Source(s):	<p>Blakeley, Phyllis R. "Halliburton, Sir Brenton." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/halliburton_brenton_8E.html.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax, Duncan Grant died at age 83 on May 5 th in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can also be found within the Schmidville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish

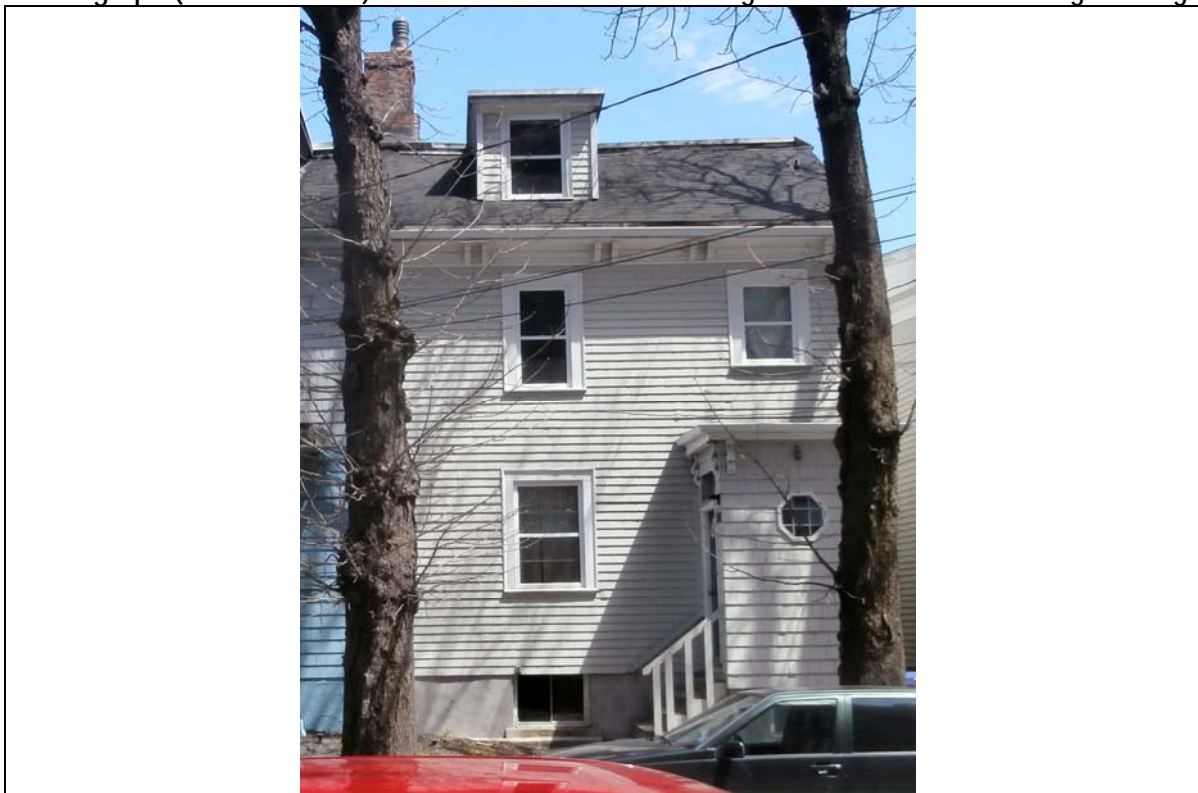
	decent, who passed away one year prior at age 84.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Shelley Leblanc	2006	2014	--	Deed 86350536
Cadillac Developments Limited	1980	2006	Business	Bk 3420 Pg 127
Susan Dixon	1957	1980	Widow	Bk1482 Pg 559
Maurice A Foley	1957	1957	Mechanical Engineer	Bk 1456 Pg 670
Jane M Gough	1915	1957	Spinster	Bk 449 Pg 90
Patrick Gough	1875	1915	Carpenter	Bk 216 Pg 208
Richard and Patrick Gough	1866	1875	Baker, Carpenter	Bk 154 Pg 166
Duncan Grant	1862	1866	Builder	Bk 139 Pg 68
George P Mitchell	1860	1862	West Indies Merchant	Bk 129 Pg 546
George Grassie	--	1860	Esquire, Merchant	--
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Bk 36 Pg 390

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092569	Researcher:	Connor Architects & Planners
Civic Address:	1351 Brenton St, Halifax, NS	Date:	17 October 2014
Building Name:			
Construction Date:	1872 (factual)		

Architectural Comments:

This building is a mirror image townhouse from the Victorian era in the “Halifax House” style. It is a two and a half story, two bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a mansard roof. Wood framed and shingled with a parged foundation the house contains many Georgian elements such as a dormer, corniced returns at the eave and central brick chimney. The deep eave is underscored by a wide frieze board complete with ornamental paired brackets. The windows are surrounded by a wide simple moulding.

Wood steps lead to the entrance in the North side wall of a storm porch. The setback from the street and historical mapping indicate that the porch is historic if not original. The porch has a flat roof with corniced and bracketed eave. There is a punched transom light above the entrance door and an octagonal window in the front elevation of the porch.

The townhouse is in good condition and largely intact with traditional materials. More recent modifications include the parging of the foundation, single hung, single pane vinyl sash windows and insulated metal door. The shed dormer window appears to be a replacement in light of the Scottish five sided dormer on the neighbouring attached townhouse

Historical Comments:

This townhouse was built in 1872 by Duncan Grant. Grant's occupation is listed as builder and a pattern of buying large vacant lots and later subdividing and selling smaller lots with a dwelling is exhibited by Grant in the deed descriptions for this dwelling as well as the majority of the other buildings on the East side of Brenton Street within the study area.

Grant sells the other half of a newly constructed mirror image townhouse in 1872 while retaining ownership of 1351 Brenton Street until 1881 when in conjunction with Isaac V Dexter, he sells the property to Thomas Forbes who previously resided at 1345 Brenton Street. This dwelling will become the Forbes family home and it will remain in the family until 1951, when Annie H Forbes, granddaughter of Thomas and Jane, eventually sells the residence to John G Hendreicks.

Contextual Building Comments:

This mirror image townhouse contributes to the heritage character of the neighbourhood. Its scale form and setback are consistent with the remainder of the East side of Brenton Street. At two and a half stories, it is the average height for the residences on this street. The "Scottish Vernacular" design is compatible with neighbouring dwellings.

Contextual District Comments:

Brenton Street is located in the historic South Suburb of the City of Halifax. Although it is popularly believed to be a part of Schmidtville, it was not part of said planned development dating from 1831. A subdivision plan for "Schmidt Ville" shows the Brenton Street area as a large field with the inscription "Judge Halliburton's Land". The street was constructed at some point before the land was sold to George Grassie in 1860 and assumedly named after its previous owner Sir Brenton Halliburton.

Present Owner(s):	Great Fortune Holding Company	Original Owner (s):	Duncan Grant
Address:		Occupation:	Builder
Present Use:	Rental property	Historic Use:	

Construction Date:	1872
Factual/Estimate?	Factual (deed)

Source(s):	<p>Blakeley, Phyllis R. "Halliburton, Sir Brenton." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/halliburton_brenton_8E.html.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidtville</i>. Heritage Trust of Nova Scotia.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax, Duncan Grant died at age 83 on May 5 th

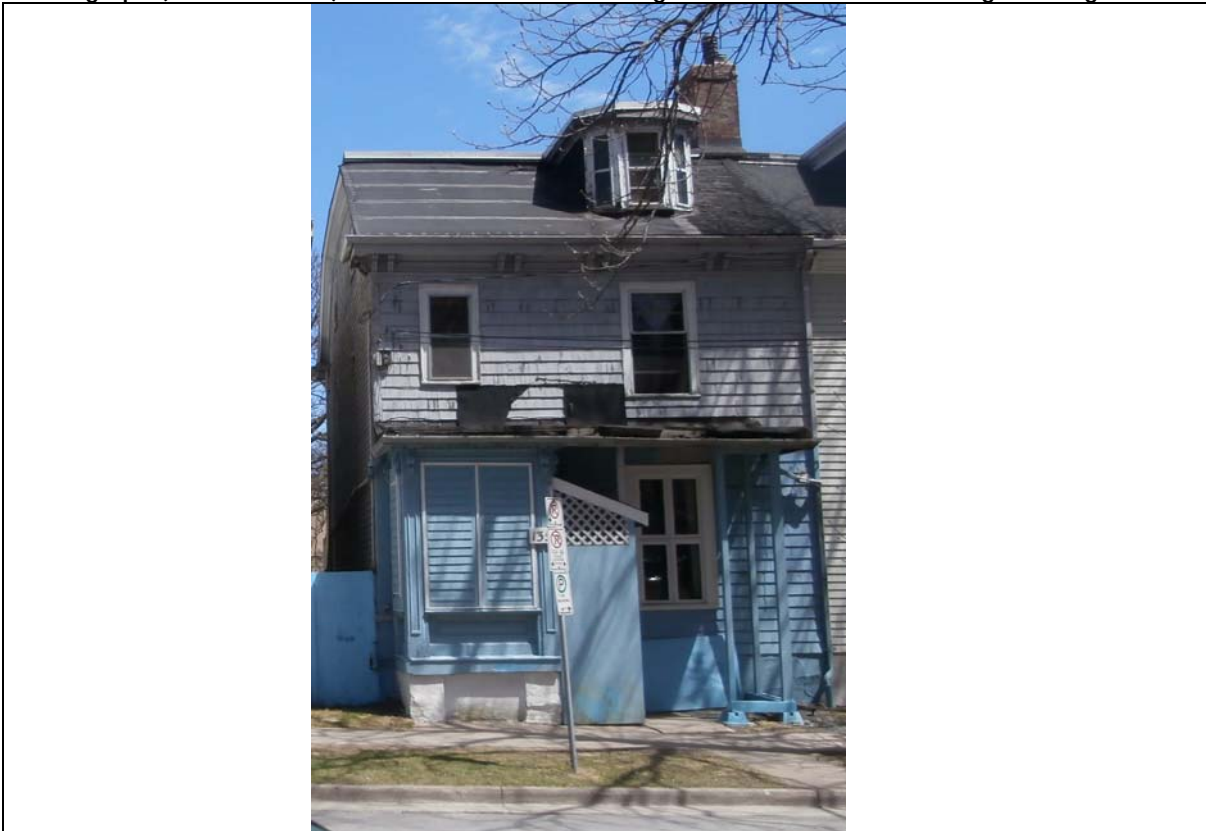
	in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can also be found within the Schmidtville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish decent, who passed away one year prior at age 84.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Great Fortune Holding Limited	2006	2014	Business	Deed 86179067
Cadillac Developments Limited	1981	2006	Business	Bk 3466 Pg 922
Kendall J Kenney	1980	1981	--	Bk 3445 Pg 351
Elizabeth Larochelle	1975	1980	--	Bk 2955 Pg 19
Speed & Speed Limited	1972	1975	Business	Bk 2601 Pg 382
Arthur Speed	1968	1972	--	Bk 2261 Pg 395
Alva A Gammon	1960	1968	--	Bk 1695 Pg 234
John G Henricks	1951	1960	--	Bk 1136 Pg 161
Annie H Forbes	1921	1951	Unmarried Woman	Bk 428 Pg 653
Jane Forbes	1913	1921	Widow	Bk 428 Pg 653
Thomas Forbes (Jane)	1881	1913	Clerk of Military Staff	Bk 229 Pg 532
Isaac V Dexter	1878	1881	Master Mariner	Bk 229 Pg 532
Duncan Grant	1871	1878	Builder	Bk 171 Pg 419
George P Mitchell	1860	1871	West Indies Merchant	Bk 129 Pg 546
Grassie, George	--	1860	Esquire, Merchant	Deed
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Bk 36 Pg 390

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092577	Researcher:	Connor Architects & Planners
Civic Address:	1355 Brenton St, Halifax, NS	Date:	17 October 2014
Building Name:			
Construction Date:	1872 (factual)		

Architectural Comments:

This building is a mirror image townhouse from the Victorian era in the “Halifax House” style. It is a two and a half story, two bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a mansard roof. Wood framed and shingled with a painted concrete foundation the house contains many Georgian elements such as a Scottish five sided dormer, corniced returns at the eave and central brick chimney. The deep eave is underscored by a wide frieze board complete with ornamental paired brackets. The windows are surrounded by a simple moulding.

Wood steps lead to the entrance in the South side wall of a storm porch. The setback from the street and historical mapping indicate that the porch is historic if not original. The porch has a flat roof that extends past the porch above the first floor window that is supported by wood posts on concrete post blocks. The portion directly above the porch has ornamental brackets and dentils at the eave. Moulded corner boards, sill and skirting indicates the infill of pre-existing windows. A second shed roof directly above the entry way slopes the opposite direction and tops a wooden windbreak constructed of painted plywood and lattice.

The townhouse is in poor condition. The sagging shed roof and windbreak are tacked onto the porch and are

in disrepair. Roofing material is used as a patch on the wall above the first floor shed roof. The main roof is a rolled roofing material with welded seams intended for commercial applications and low slope roofs and is in poor condition. Both basement windows on the front elevation have been infilled. The first floor window is a modern thermal paned vinyl unit with casement operators on the bottom while the upper windows are single pane single hung wood sash windows covered with aluminum storm windows. The wood shingle cladding of the main façade is painted two different colours and is peeling.

Historical Comments:

This townhouse was built in 1872 by Duncan Grant. Grant's occupation is listed as builder and a pattern of buying large vacant lots and later subdividing and selling smaller lots with a dwelling is exhibited by Grant in the deed descriptions for this dwelling as well as the majority of the other buildings on the East side of Brenton Street within the study area.

Grant sold this newly constructed mirror image townhouse in 1872 to Terrence C Weir, who shortly thereafter sold the property to Edward Allison in 1875. While under Allison's ownership, a number of residents are listed in the McAlpine's Halifax Directories, including Rev Edward Kitson, garrison chaplain, BF Page, physician, Samuel S Scott, bookkeeper and Dr Richard DV Uniacke of the Bishops Chapel, located on the North side of Coburg Road at Robie Street.

Contextual Building Comments:

This mirror image townhouse contributes to the heritage character of the neighbourhood. Its scale form and setback are consistent with the remainder of the East side of Brenton Street. At two and a half stories, it is the average height for the residences on this street. The "Scottish Vernacular" design is compatible with neighbouring dwellings.

Contextual District Comments:

Brenton Street is located in the historic South Suburb of the City of Halifax. Although it is popularly believed to be a part of Schmidville, it was not part of said planned development dating from 1831. A subdivision plan for "Schmidt Ville" shows the Brenton Street area as a large field with the inscription "Judge Halliburton's Land". The street was constructed at some point before the land was sold to George Grassie in 1860 and assumedly named after its previous owner Sir Brenton Halliburton.

Present Owner(s):	Norman E McLeod	Original Owner (s):	Duncan Grant
Address:	1355 Brenton Street	Occupation:	Builder
Present Use:	Rooming House	Historic Use:	Rooming House

Construction Date:	1872
Factual/Estimate?	Factual (deed)

Source(s):	<p>"All Saints Cathedral, Halifax." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/All_Saints_Cathedral,_Halifax</p> <p>Blakeley, Phyllis R. "Halliburton, Sir Brenton." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/halliburton_brenton_8E.html.</p> <p>Eaton, Arthur Wentworth. <i>The Church of England in Nova Scotia and the Tory Clergy of the Revolution</i>. New York: Thomas Whittaker, 1891. http://anglicanhistory.org/canada/ns/eaton/11.html</p>
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	<p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax, Duncan Grant died at age 83 on May 5 th in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can be found within the Schmidville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish decent, who passed away one year prior at age 84.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Norman E McLeod	1980	2014	--	Bk 3445 Pg 63
John W Neville (Vinetta B)	1955	1980	--	Bk 1300 Pg 288
Mary Bozhoff	1948	1955	Married	Bk 1023 Pg 325
Heloise Moens	1945	1948	Unmarried	Bk 883 Pg 585
Margaret N Hamilton (Charles)	1896	1945	Widow (Commercial Agent)	Bk 311 Pg 565
Alice E Butler (Allen R)	1891	1896	Married Woman (Salesman)	Bk 282 Pg 401
Catherine Allison (Edward)	1875	1891	Widow (Esquire)	Bk 199 Pg 158
Terrence C Weir	1872	1975	Gentleman, Customs Department	Bk 181 Pg 292
Duncan Grant	1871	1872	Builder	Bk 171 Pg 419
George P Mitchell	1860	1871	West Indies Merchant	Bk 129 Pg 546
Grassie, George	--	1860	Esquire, Merchant	Deed
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Bk 36 Pg 390

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092585	Date:	16 October 2014
Civic Address:	1359 Brenton St, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1871-1873		

Architectural Comments:

This building is a stand-alone townhouse from the Victorian era in the “Halifax House” style. It is a two and a half story, two bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a mansard roof. Wood framed and shingled with a parged foundation the house contains many Georgian elements such as a dormer, corniced returns at the eave. The deep eave is underscored by a wide frieze board complete with ornamental paired brackets. The windows are single hung single pane with wood sashes. The top of the second floor windows are tight to the underside of the frieze board and are surrounded by a wide simple moulding. The first floor window is topped with an entablature complete with ornamental brackets

Wood steps lead to the entrance in the South side wall of a storm porch. The setback from the street and historical mapping indicate that the porch is historic if not original. There is a fixed transom light above the insulated metal entrance door and an octagonal window in the front elevation of the porch. The porch is clad in wood clapboard.

The townhouse is in good condition and largely intact with traditional materials. More recent modifications include the parging of the foundation and insulated metal door. The shed dormer window appears to be a replacement in light of the Scottish five sided dormer on a neighbouring mirror image townhouse as well as similar townhouses on Morris Street also built by Duncan Grant.

Historical Comments:

This townhouse was built by Duncan Grant who purchases the land as part of a larger 100 foot wide lot in 1871. Grant's occupation is listed as builder and a pattern of buying large vacant lots and later subdividing and selling smaller lots with a dwelling is exhibited by Grant in the deed descriptions for this dwelling as well as the majority of the other buildings on the East side of Brenton Street within the study area.

Grant sells a 25 foot wide parcel to Stephen D Oakes, railway contractor in 1873, assumedly with a dwelling as multiple occupants are listed in the McAlpine's Halifax City Directory from that date onward. The 1869-70 city directory appears to locate Rev John Abbott at the wrong civic address when compared to a 1866 Plan of Metropolitan Halifax, as there no dwelling represented in the location of 1359 Brenton Street. The number of dwellings on Brenton Street is greatly increased by the time the 1878 Hopkins Atlas is issued.

Contextual Building Comments:

This mirror image townhouse contributes to the heritage character of the neighbourhood. Its scale form and setback are consistent with the remainder of the East side of Brenton Street. At two and a half stories, it is the average height for the residences on this street. The "Halifax House" design is compatible with neighbouring dwellings.

Contextual District Comments:

Brenton Street is located in the historic South Suburb of the City of Halifax. Although it is popularly believed to be a part of Schmidville, it was not part of said planned development dating from 1831. A subdivision plan for "Schmidt Ville" shows the Brenton Street area as a large field with the inscription "Judge Halliburton's Land". The street was constructed at some point before the land was sold to George Grassie in 1860 and assumedly named after its previous owner Sir Brenton Halliburton.

Present Owner(s):	Brian N and Laurel A Murphy	Original Owner (s):	Duncan Grant
Address:	452 Parliament Street, Toronto, ON	Occupation:	Builder
Present Use:	Rooming House	Historic Use:	Rooming House

Construction Date:	1871-1873
Factual/Estimate?	Factual (deed)

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Blakeley, Phyllis R. "Halliburton, Sir Brenton." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/halliburton_brenton_8E.html.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax Duncan Grant died at age 83 on May 5 th in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can also be found within the Schmidtville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish decent, who passed away one year prior at age 84.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Brian N and Laurel A Murphy	2012	2014	--	Deed
Brian N and Brian J Murphy	--	2012	--	--
	--	--	--	--
Cadillac Developments Limited	1984	--	Business	Bk 3807 Pg 507
Wilifred E Young	1979	1984	--	Bk 3318 Pg 388
Norman E McLeod	--	1979	--	--
Vinetta B Neville (John)	1960	--	Married Woman	Bk 1697 Pg 881
Mary B Morrison (Archibald)	1956	1960	Married Woman	Bk 1402 Pg 428
Norman A, MacKenzie, Winifred Horne (Philip)	1955	1956	Retired, Retired (Retired)	Bk 1317 Pg 740
Terrence Corbin, Florence Adamore	1950	1955	Engineer, Spinster	Bk 1101 Pg 1233
Mary Callaghan	1940	1950	Widow	Bk 811 Pg 490
Joseph Callaghan (Mary)	1910	1940	Checker Inter-Colonial Railway	Bk 408 Pg 1017
Thomas Ritchie	1901	1910	Barrister at Law	Bk 348 Pg 547
William Bennett	1888	1901	Merchant	Bk 265 Pg 235
Stephen D Oakes	1873	1888	Contractor	Bk 187 Pg 10
Duncan Grant	1871	1873	Builder	Bk 171 Pg 419
George P Mitchell	1860	1871	West Indies Merchant	Bk 129 Pg 546
Grassie, George	--	1860	Esquire, Merchant	Deed
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Bk 36 Pg 390

Photograph (front elevation)

Building Classification: New Building



PID:		Date:	12 December 2014
Civic Address:	5540 Clyde Street, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1864-1866		

Architectural Comments:

This small commercial building from 1961 exhibits tendencies from the International Style with its rectilinear form, increased use of aluminum curtain wall and lack of extraneous ornamentation. It is a modern style and not compatible with the heritage character of the neighbourhood.

Historical Comments:

This is the site of former residences, livery and stable that are documented in the photograph from the 1950s above. It was purchased by the Crown in 1959 as a part of the municipally propelled "Spring Garden South Redevelopment Scheme" that was approved by City Council in the mid-1960s. The existing buildings on Lots 8, 9 and 10 in Block E of the historic Schmitville were demolished between 1959 and 1963 to make way for the Nova Scotia Liquor Commission store (1961) and the extension of Clyde Street (1963) through Block E to connect to Brenton Place.

Contextual Building Comments:

This building does not contribute to the heritage character of the neighbourhood; while the setback and height is similar to adjacent buildings, the scale, massing, and materials are not congruous to the wood framed historic residences immediately adjoining this property.

Present Owner(s):		Original Owner (s):	
Address:	--	Occupation:	
Present Use:	Retail liquor store	Historic Use:	

Construction Date:	1961
Present Use:	Retail liquor store
History of Use:	Residences, livery and stables

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building-Lots 9 & 10:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Nova Scotia Liquor Commission	1994	2014	Corporation	?
Her Majesty the Queen	1959	1994	Constitutional Monarchy	Bk 1649 Pg 722
Don Schlew Ltd	1955	1959	Company	Bk 1296 Pg 279
Walter S Dunlop	1934	1955	Clergyman	Bk 713 Pg 350
Trustees Harriet Schon	1932	1934	--	Bk 689 Pg 597
Harriet Schon	1920	1932	Widow	Death Certificate
William Schon	1912	1920	Laundryman	Bk 424 Pg 240 Death Certificate
James Dawson	1899	1912	Livery and Stable Keeper	Bk 323 Page 446
Thomas Ritchie	1898	1899	Barrister at Law	Bk 327 Pg 619
James Smyth	1884	1898	Butcher	Bk 248 Pg 44
James Dawson	1881	1884	Yeoman	Mrtg Bk 235 Pg 39

History of Building - Lot 9

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Patrick Dawson	1881	1881	Yeoman	Will Bk 227 Pg 88
Richard Dawson	1854	1881	Labourer	Bk 107 Pg 262
Chris McDermot	1845	1854	Yeoman	Bk 81 Pg 287
Thomas Gilfoy	1845	1845	Truckman	Bk 81 Pg 266
Estate Elizabeth Schmidt	--	1845	--	--

History of Building - Lot 10

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Patrick Dawson	1881	1881	Yeoman	Will Bk 227 Pg 88
Richard Dawson	1856	1881	Labourer	Bk 114 Og 100
John Ryan	1852	1856	Shoemaker	Bk 100 Pg 249
Ellen Cummins	1844	1852	Widow	Mrtg Bk 78 Pg 330
Estate Elizabeth Schmidt	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092395	Date:	14 November 2014
Civic Address:	1310 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	Pre-1866		

Architectural Comments:

This one and a half storey cottage is three bays wide with a steeply pitched gable roof complete with rake end returns, an asymmetrical dormer with hipped roof and central red brick chimney. The front elevation has a centrally located door with identical single hung single pane sashes on either side. There is a small offset window tight to the underside of the eave. These characteristics lead one to believe the cottage is Georgian and historic mapping confirms this dwelling predates the mirror image townhouses on the portion of the same historic lot that fronts on Dresden Row.

More recent modifications include vinyl siding, aluminum storm windows and main entry door.

Historical Comments:

Henry Pryor, Esquire, bought two adjoining lots, fourteen and fifteen, from the estate of Elizabeth Schmidt in 1844. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade as well as legal and political realms of Halifax. Two years later he sold the larger of the two lots, lot fifteen, to John Rottenberry who in turn subdivided said lot. Rottenberry's occupation is listed as carpenter and it is most likely that he was the builder of the four townhouses.

Rottenberry sold the property to Laleah P Almon nee Johnston, wife of William B Almon. The Johnstons and Almons like the Pryors were distinguished Loyalist families active in founding politics and commerce in Nova

Scotia. William B Almon was a doctor and a member of the first licensing board for doctors in the province and also the medical and surgical officer of the poorhouse and jail. At the end of his life he was the health officer for the port of Halifax and died after contracting typhus while treating passengers on a ship.

Contextual Building Comments:

This one and a half storey Georgian cottage contributes to the heritage character of the neighbourhood. Tucked in behind 1316 and 1320 Dresden Row, this house is accessed by a historic right-of-way dating from 1847. The property that contains all three dwellings was sold as one large lot from 1847 up until 1931.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husband's German ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidtville. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on the West side of Dresden Row are largely intact with alterations and additions to a few properties.

Present Owner(s):	Dorothy J Stillman	Original Owner (s):	Laleah P Almon
Address:	122 Portland Estates, Dartmouth NS	Occupation:	Widow
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1866
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Howell, Colin D. "Almon, William Bruce." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/almon_william_bruce_7E.html</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Dorothy J Stillman	2001	2014	Widow	Notice of Death
Howard B and Dorothy J Stillman	1956	2001	Icemaker	Bk 1434 Pg 494
Stillman Heirs	1956	1956	--	Will Bk 1435 Pg 121
Jessie Stillman	1953	1956	Widow	Bk 1191 Pg 503
Frederick and Jessie Stillman	1931	1953	Blacksmith	Bk 662 Pg 865
Johanna Kirby	1920	1931	Widow	Bk 508 Pg 541
Fannie Keshen	1920	1920	Married Woman	Bk 505 Pg 149
James T Thomson	1897	1920	Merchant	Bk 315 Pg 604
John Dean	1861	1897	Yeoman	Bk 134 Pg 57
Laleah P Almon	1849	1861	Widow	Mortgage: Bk 125 Pg 386 Bk 93 Pg 272
Andrew B Almon	1849	1857	Councilor at Law	Bk 93 Pg 471
Laleah P Almon	1847	1849	Widow	Bk 90 Pg 81
John and Ann Rottenberry	1846	1847	Carpenter	Bk 85 Pg 102
Henry and Eliza P Pryor	1844	1846	Esquire	Bk 78 Pg 411
Estate Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092387	Date:	14 November 2014
Civic Address:	1316 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1866-1878		

Architectural Comments:

This dwelling is a mirror image townhouse from the Victorian era in a transitional vernacular style. It is a two story, three bay wide side hall plan dwelling with an symmetrical façade, and flat roof with a red brick shared central chimney and deep bracketed eave that is underscored by a cornice and wide frieze board with simple fretwork. Wood framed and clad in wood clapboard complete with water table and corner board, the house rests on a painted and parged foundation. The second and first floor windows are single hung with six over six vinyl sashes and are surrounded by a wide wood moulding. The first floor windows are capped with an entablature complete with brackets and dentils. Decorative flower boxes have been added to the base of the first floor windows. The transom above the entry door is capped with a decorative entablature similar to that above the first floor windows. This entablature is visually supported by decorative pilasters.

The townhouse is in excellent condition and largely intact with a mix of modern and traditional materials. More recent modifications include vinyl windows and insulated metal entry door. While the form of the dwelling appears to be original, the first floor decorative moulding may be a more recent addition or replacement.

Historical Comments:

Henry Pryor, Esquire, bought two adjoining lots, fourteen and fifteen, from the estate of Elizabeth Schmidt in 1844. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade, legal and political realms of Halifax. Two years later he sold the larger of the two lots, lot fifteen, to John Rottenberry who in turn subdivided said lot.

Rottenberry sold the property to Laleah P Almon nee Johnston, widow of William B Almon. The Johnstons and Almons like the Pryors were distinguished Loyalist families active in founding politics and commerce in Nova Scotia. William B Almon was a doctor and a member of the first licensing board for doctors in the province and he was the medical and surgical officer of the poorhouse and jail. At the end of his life he was the health officer for the port of Halifax and died after contracting typhus while treating passengers on a ship.

Contextual Building Comments:

The property that contains 1310, 1316 and 1320 was sold as one large lot from 1847 up until 1931. The mirror image townhouses are not present on a historic map from 1866 but appear on a later dated map from 1878.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husband's German ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on the West side of Dresden Row are largely intact with alterations and additions to a few properties.

Present Owner(s):	Michael W and Mary J McKenzie	Original Owner (s):	Laleah P Almon
Address:	1316 Dresden Row, Halifax NS	Occupation:	Widow
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1866-1878
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Howell, Colin D. "Almon, William Bruce." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/almon_william_bruce_7E.html</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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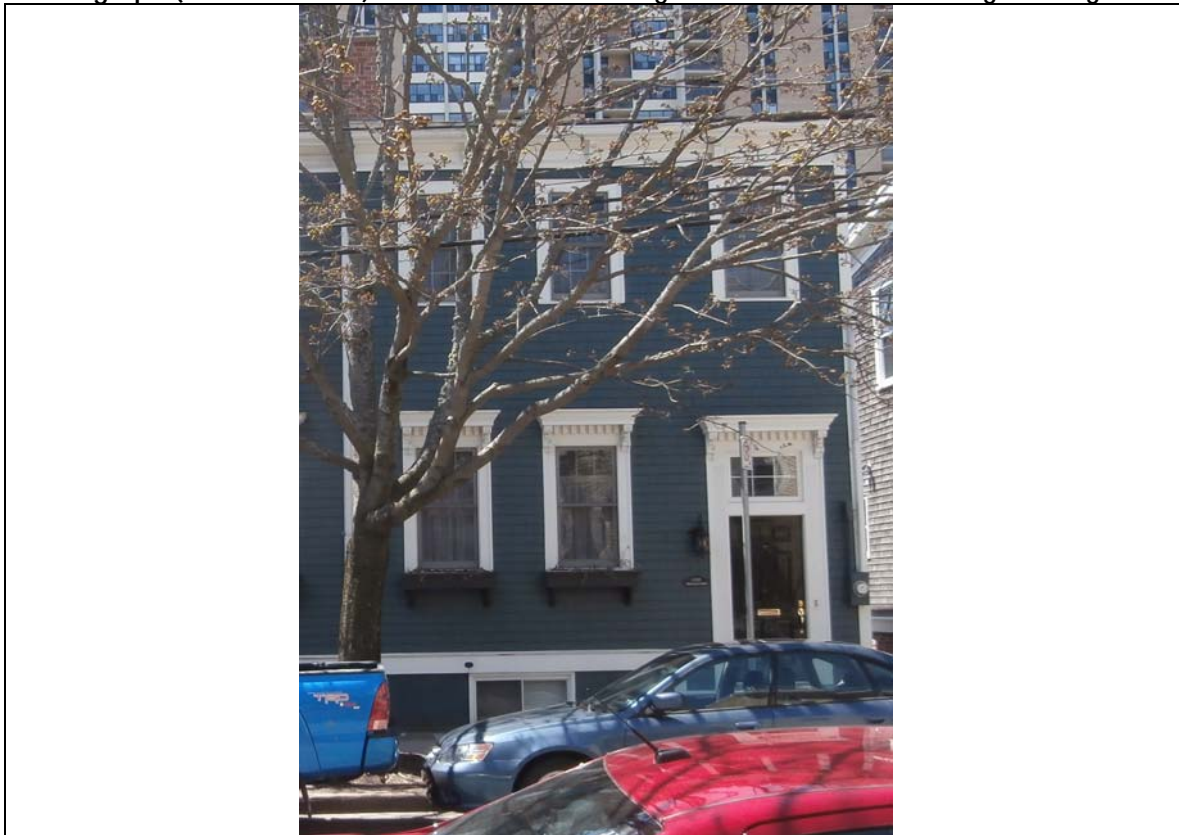
Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Michael W and Mary J McKenzie	2003	2014	--	Bk 7552 Pg 617
Fred and Carol Rhodenizer	1978	2003	--	Bk 3262 Pg 1133
Ernest Theriault	1947	1978	Longshoreman	Bk 979 Pg 1113
Joseph H and Mary R Lavoie	1946	1947	RCMP Officer	Bk 927 Pg 1141
Johanna Kirby	1920	1946	Widow	Bk 508 Pg 541
Fannie Keshen	1920	1920	Married Woman	Bk 505 Pg 149
James T Thomson	1897	1920	Merchant	Bk 315 Pg 604
John Dean	1861	1897	Yeoman	Bk 134 Pg 57
Laleah P Almon	1847	1861	Widow	Bk 90 Pg 81
John and Ann Rottenberry	1846	1847	Carpenter	Bk 85 Pg 102
Henry and Eliza P Pryor	1844	1846	Esquire	Bk 78 Pg 411
Estate Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092379	Date:	14 November 2014
Civic Address:	1320 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1866-1878		

Architectural Comments:

This dwelling is a mirror image townhouse from the Victorian era in a transitional vernacular style. It is a two story, three bay wide side hall plan dwelling with a symmetrical façade, and flat roof with a red brick shared central chimney and deep bracketed eave that is underscored by a cornice and wide frieze board with simple fretwork. Wood framed and clad in wood clapboard complete with water table and corner board, the house rests on a painted and parged foundation. The second and first floor windows are single hung with six over six wood sashes and are surrounded by a wide wood moulding. The first floor windows are capped with an entablature complete with brackets and dentils. Decorative flower boxes have been added to the base of the first floor windows. The transom above the entry door is capped with a decorative entablature similar to that above the first floor windows. This entablature is visually supported by decorative pilasters.

The townhouse is in excellent condition and largely intact with a mix of modern and traditional materials. More recent modifications include an insulated metal entry door. While the form of the dwelling appears to be original, the first floor decorative moulding may be a more recent addition or replacement.

Historical Comments:

Henry Pryor, Esquire, bought two adjoining lots, fourteen and fifteen, from the estate of Elizabeth Schmidt in 1844. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade, legal and political realms of Halifax. Two years later he sold the larger of the two lots, lot fifteen, to John Rottenberry who in turn subdivided said lot.

Rottenberry sold the property to Laleah P Almon nee Johnston, widow of William B Almon. The Johnstons and Almons like the Pryors were distinguished Loyalist families active in founding politics and commerce in Nova Scotia. William B Almon was a doctor and a member of the first licensing board for doctors in the province and he was the medical and surgical officer of the poorhouse and jail. At the end of his life he was the health officer for the port of Halifax and died after contracting typhus while treating passengers on a ship.

Contextual Building Comments:

The property that contains 1310, 1316 and 1320 was sold as one large lot from 1847 up until 1931. The mirror image townhouses are not present on a historic map from 1866 but appear on a later dated map from 1878.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husband's German ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on the West side of Dresden Row are largely intact with alterations and additions to a few properties.

Present Owner(s):	Michael W and Mary J McKenzie	Original Owner (s):	Laleah P Almon
Address:	PO Box 71 Newport, NS	Occupation:	Widow
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1866-1878
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Howell, Colin D. "Almon, William Bruce." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/almon_william_bruce_7E.html</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Michael W and Mary J McKenzie	2001	2014		Bk 6693 Pg 492
Brian M Jardine and Katherine H Poulos	1999	2001	--	Bk 6391 Pg 639
Philip R Murphy and Kathryn MP Storey	1991	1999	--	Bk 5170 Pg 299
Karl E and Gertrude M Lawlor	1974	1991	--	Bk 2841 Pg 799
Estate Edward Arsenault	1973	1974	--	--
Henrietta Arsenault	1971	1973	Widow	Will Bk 4634 Pg 680
Edward and Henrietta Arsenault	1952	1971	--	Bk 1156 Pg 121
Louis E Arsenault	1946	1952	Stevedore	Bk 951 Pg 29
Johanna Kirby	1920	1946	Widow	Bk 508 Pg 541
Fannie Keshen	1920	1920	Married Woman	Bk 505 Pg 149
James T Thomson	1897	1920	Merchant	Bk 315 Pg 604
John Dean	1861	1897	Yeoman	Bk 134 Pg 57
Laleah P Almon	1847	1861	Widow	Bk 90 Pg 81
John and Ann Rottenberry	1846	1847	Carpenter	Bk 85 Pg 102
Henry and Eliza P Pryor	1844	1846	Esquire	Bk 78 Pg 411
Estate Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092361	Date:	14 November 2014
Civic Address:	1322 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	Pre-1858		

Architectural Comments:

This dwelling is a mirror image townhouse from the Victorian era in a transitional vernacular style. It is a two storey, two bay wide side hall plan dwelling with an asymmetrical façade and raised first floor. The flat roof with a red brick shared central chimney has a deep eave that is underscored by a cornice and wide frieze board. Wood framed and shingled complete with water table and corner board, the house rests on a red brick masonry foundation. The second and first floor windows are single hung single pane sashes and are surrounded by a wide wood moulding. The first floor windows are capped with an entablature supported by decorative brackets. The main entry enframing system is composed of a five pane fixed transom and flanking sidelights. The internal pair of pilasters are structural framing members and aid in supporting the transom above while the outermost pair are decorative and visually support the ornamental entablature. The decorative moulding of the entablature and capitals illustrate a revival in the popularity of classical styles.

The townhouse is in excellent condition and largely intact with a mix of modern and traditional materials. More recent modifications include an insulated metal entry door with glazed vision panels and vinyl window inserts. While the form of the dwelling appears to be original, the first floor decorative moulding may be a more recent addition or replacement.

Historical Comments:

Henry Pryor, Esquire, bought two adjoining lots, fourteen and fifteen, from the estate of Elizabeth Schmidt in 1844. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade, legal and political realms of Halifax. Pryor in his lifetime was a lawyer, magistrate, a member of Halifax city Council and the Mayor of Halifax on three separate occasions. It is highly probable that he had the mirror image townhouses constructed as investment properties, as was this was a popular method for upper class Haligonians to generate income at the time.

Contextual Building Comments:

The mirror image townhouses are represented a survey plan produced by William Gossip. This plan contains data from 1858 to 1864.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husband's German ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmitville. Schmitville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on the West side of Dresden Row are largely intact with alterations and additions to a few properties.

Present Owner(s):	Stephen G Patterson	Original Owner (s):	Henry Pryor
Address:	1322 Dresden Row, Halifax, NS	Occupation:	Magistrate, Mayor
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre -1858
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Girard, Philip. "Pryor, Henry." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_henry_12E.html</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Stephen G Patterson	1997	2014	--	Bk 5996 Pg 845
Gavin HO Brimer and Christopher T Lane	1992	1997	--	Bk 5249 Pg 764
Melvin J Hackett	1989	1992	--	Bk 4696 Pg 991
The New Scotland Financial Group Ltd	1989	1989	Company	Bk 4696 Pg 958
Estate Arthur S Horne	1951	1989	--	--
Arthur S Horne	1928	1951	Policeman	Bk 604 Pg 749
Vera Cuvelier	1928	1928	Spinster	Bk 604 Pg 577
Hannah and Luce Cuvelier	1897	1928	Shoemaker	Bk 327 Pg 267
Brenton H and Helen E Collins	1880	1897	Esquire	Bk 231 Pg 262
John Egan	1876	1880	Gunsmith	Bk 206 Pg 244
Emma Egan	1876	1876	Widow	Bk 206 Pg 268
John S Thomson	1876	1876	Barrister at Law	Bk 206 Pg 237
Emma Egan	1872	1876	Widow	Bk 181 Pg 195
William J and Catherine M Egan	1871	1872	Gunsmith	Bk 172 Pg 641
James and Isabella Cordwell	1856	1871	Truckman, Inn Keeper	Bk 115 Pg 60
Henry and Eliza P Pryor	1844	1856	Esquire	Bk 78 Pg 411
Estate Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40516361	Date:	14 November 2014
Civic Address:	1326 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	Pre-1858		

Architectural Comments:

This dwelling is a mirror image townhouse from the Victorian era in a transitional vernacular style. It is a two storey, two bay wide side hall plan dwelling with an asymmetrical façade and raised first floor. The flat roof with a red brick shared central chimney has a deep eave that is underscored by a cornice and wide frieze board. Wood framed and shingled complete with water table and corner board, the house rests on a red brick masonry foundation. The second and first floor windows are single hung single pane sashes and are surrounded by a simple wood moulding. The first floor windows are capped with an entablature supported by decorative brackets. The main entry enframing system is composed of a five pane fixed transom and flanking sidelights. The internal pair of pilasters are structural framing members and aid in supporting the transom above while the outermost pair are decorative and visually support the ornamental entablature. The decorative moulding of the entablature and capitals illustrate a revival in the popularity of classical styles.

The townhouse is in excellent condition and largely intact with a mix of modern and traditional materials. More recent modifications include new vinyl basement window, an insulated metal entry door with glazed vision panels and vinyl window inserts. While the form of the dwelling appears to be original, the first floor decorative moulding may be a more recent addition or replacement.

Historical Comments:

Henry Pryor, Esquire, bought two adjoining lots, fourteen and fifteen, from the estate of Elizabeth Schmidt in 1844. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade, legal and political realms of Halifax. Pryor in his lifetime was a lawyer, magistrate, a member of Halifax city Council and the Mayor of Halifax on three separate occasions. It is highly probable that he had the mirror image townhouses constructed as investment properties, as was this was a popular method for upper class Haligonians to generate income at the time.

Contextual Building Comments:

The mirror image townhouses are represented a survey plan produced by William Gossip. This plan contains data from 1858 to 1864.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husband's German ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidtville. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on the West side of Dresden Row are largely intact with alterations and additions to a few properties.

Present Owner(s):	Stephen G Patterson	Original Owner (s):	Henry Pryor
Address:	1322 Dresden Row, Halifax, NS	Occupation:	Magistrate, Mayor
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre -1858
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Girard, Philip. "Pryor, Henry." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_henry_12E.html</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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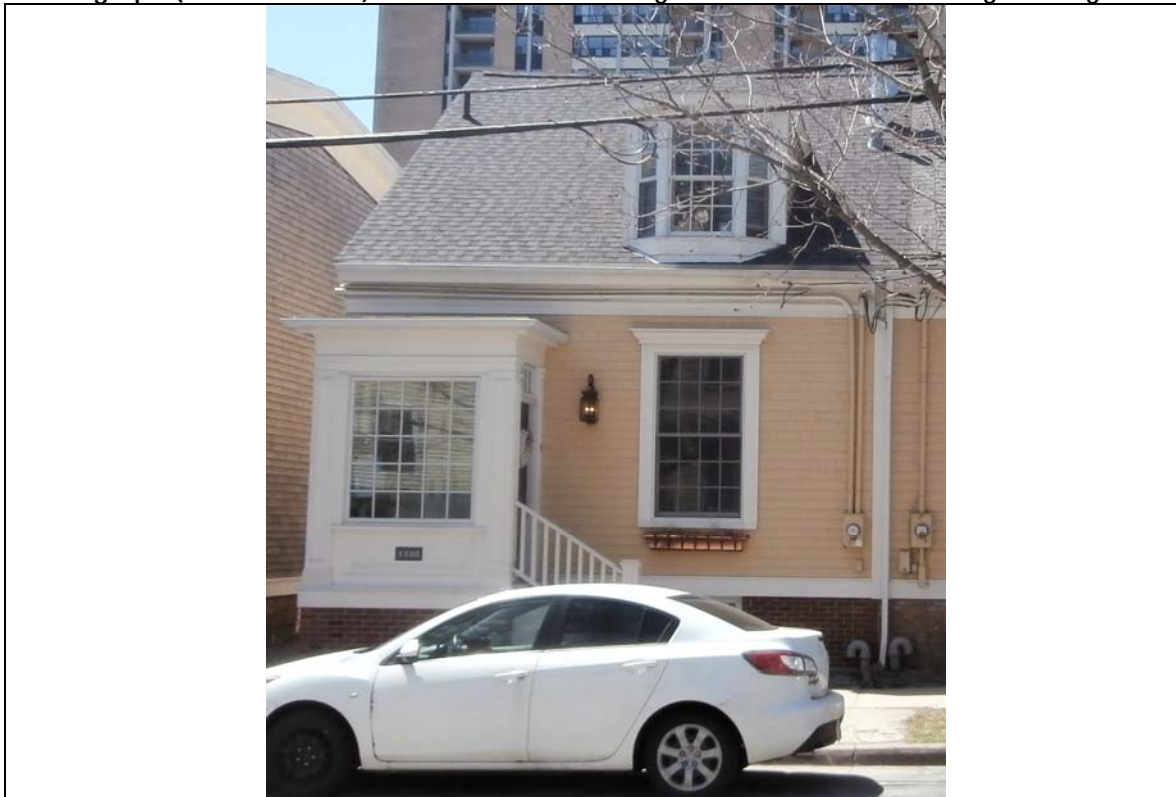
Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Stephen G Patterson	1996	2014	--	Bk 5995 Pg 1
Gavin HO Brimer	1990	1996	--	Bk 4924 Pg 239
Robert F Gray	1989	1990	--	Bk 4767 Pg 403
The New Scotland Financial Group Ltd	1989	1989	Company	Bk 4696 Pg 958
Estate Arthur S Horne	1951	1989	--	--
Arthur S Horne	1946	1951	Policeman	Bk 604 Pg 749
Herbert P Meehan and Katherine Beazley	1943	1946	Employee CNR	Bk 865 Pg 25
Heirs John H Meehan	1941	1943		
John H Meehan	1917	1941	Police Sergeant	Bk 467 Pg 829
John Robinson	1900	1917	Engineer	Will Bk 287 Pg 475
Jane Robinson	1877	1900	Widow	Bk 212 Pg 58
Joseph C and Mary Ashwood	1876	1877	Master Mariner	Bk 206 Pg 242
Richard and Margaret Abbott	1876	1876	Blockmaker	Bk 206 Pg 238
John S and Annie Thompson	1876	1876	Barrister at Law	
Joseph C and Mary Ashwood	1872	1876	Master Mariner	Bk 179 Pg 140
William J and Catherine M Egan	1871	1872	Gunsmith	Bk 172 Pg 641
James and Isabella Cordwell	1856	1871	Truckman, Inn Keeper	Bk 115 Pg 60
Henry and Eliza P Pryor	1844	1856	Esquire	Bk 78 Pg 411
Estate Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092358	Date:	12 December 2014
Civic Address:	1328 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1864-1866		

Architectural Comments:

This dwelling is mirror image Georgian Cottage. It is one and a half storey, two bay wide side hall plan residence with an unsymmetrical façade, raised first floor and gabled roof. Wood framed and shingled, the house rests on a red brick masonry foundation. The deep eave is underscored by a wide frieze board and complete with corniced eave returns and an asymmetrically located dormer. The five sided Scottish dormer has a center single hung window with six over six vinyl sashes. This window is flanked by identical two over two single hung vinyl side lites. The large first floor window is single hung with twelve over twelve vinyl sashes and is surrounded on three sides by a simple wide trim board. The window is capped with a cornice moulding and there is an ornamental metal window planter below.

Wood steps complete with a plain wood railing and balusters lead to the main entrance in the side wall of a storm porch which rests on a red brick masonry foundation. The building setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. The flat roof is visually supported by a deep entablature complete with moulded corner pilasters. The large window that is facing the street is fixed with a 25 pane vinyl sash and a moulded wood apron below the window. The cottage is in excellent condition and largely intact. Other more recent modifications include the asphalt roof shingles, exterior light fixture, and the insulated metal entry door complete with transom.

Historical Comments:

William Pryor, Esquire, bought two adjoining lots, twelve and thirteen, from the estate of Elizabeth Schmidt in 1857. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade as well as legal and political realms of Halifax. His early career involved being a ship's captain and privateering up until about 1800 when he began a small trading business on the Halifax waterfront. The death of his brother and father benefitted his marine trade business endeavors and significantly increased his land holdings. In 1825 he became one of the eight founding members of the Halifax Bank Company, colloquially known as Collins' Bank after its location in one of Enos Collins waterfront warehouses. Before to his death in 1859, Pryor appears to have conveyed Lot thirteen in Block E of the Schmidville subdivision to his son George Pryor who later sold the property to John Lane.

Contextual Building Comments:

This cottage is not present on the survey plans produced by William Gossip which contain data from 1858 to 1864. However, it does appear to be represented on a map of Metropolitan Halifax dating from 1866. Both halves of the mirror-image cottage were sold together until 1981.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husband's German ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on the West side of Dresden Row are largely intact with alterations and additions to a few properties.

Present Owner(s):	3004767 Nova Scotia Limited	Original Owner (s):	John Lane
Address:	2830 Point Edward Hwy, Point Edward, NS	Occupation:	--
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre -1858
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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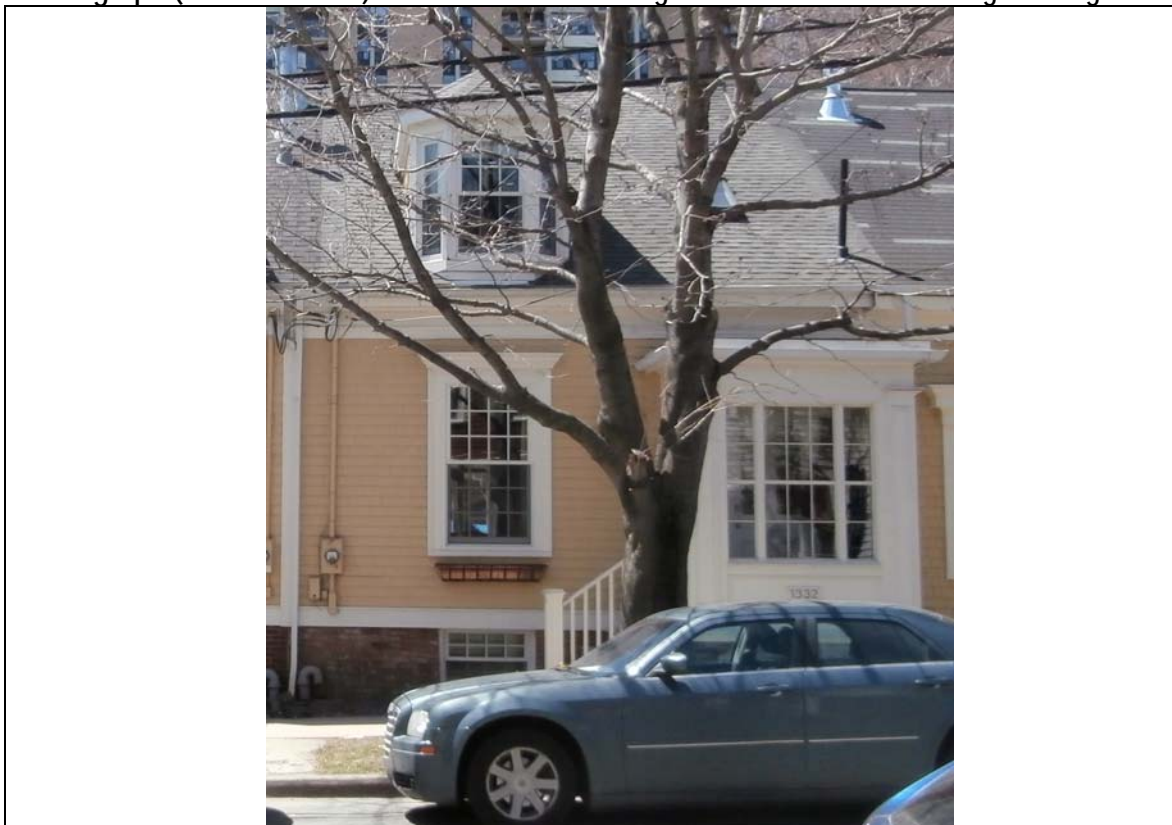
Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
3004767 Nova Scotia Limited	2011	2014	Company	Deed
Amanda D Rennehan	2011	2011	--	Deed
John Bourniot and Shirley Grant	2004	2011	--	Deed - 81168552
Mary A Taylor	1981	2004	Registered Nurse	Bk 3518 Pg 169
Chestnut Realty Group	1971	1981	Company	Bk 2480 Pg 378
NS Savings & Loan Company	1971	1971	Company	--
Gordon R and Beryl F Daw	1970	1971	--	Bk 2376 Pg 370
RGR Limited	1967	1970	Company	Bk 2215 Pg 452
Town & Country	1965	1967	Company	Bk 2092 Pg 1043
Cecil E Kenefick and Lorna M Burton	1965	1965	--	--
Estate Evelyn Kenefick	1965	1965	--	--
Evelyn Kenefick	1953	1965	Widow	Will Bk 1245 Pg 740
John E Kenefick	1921	1953	Clerk/ Meat Cutter	Bk 538 Pg 333
James E and Emma J Roy	1915	1921	Real Estate Dealer	Bk 433 Pg 797
Harry Kitz	1914	1915	Jeweller	Bk 443 Pg 20
Diocesan Synod of Nova Scotia	1895	1914	Corporate body	Bk 303 Pg 359
John Lane	1858	1895	--	Bk 121 Pg 23
George Pryor				
William Pryor	1857	1858	Esquire	Bk 119 Pg 297
Estate Elizabeth Schmidt	--	1857	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40286957	Date:	12 December 2014
Civic Address:	1332 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1864-1866		

Architectural Comments:

This dwelling is mirror image Georgian Cottage. It is one and a half storey, two bay wide side hall plan residence with an unsymmetrical façade, raised first floor and gabled roof. Wood framed and shingled, the house rests on a red brick masonry foundation. The deep eave is underscored by a wide frieze board and complete with corniced eave returns and an asymmetrically located dormer. The five sided Scottish dormer has a center single hung window with six over six vinyl sashes. This window is flanked by identical two over two single hung vinyl side lites. The large first floor window is single hung with twelve over twelve vinyl sashes and is surrounded on three sides by a simple wide trim board. The window is capped with a cornice moulding and there is an ornamental metal window planter below.

Wood steps complete with a plain wood railing and balusters lead to the main entrance in the side wall of a storm porch which rests on a red brick masonry foundation. The building setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. The flat roof is visually supported by a deep entablature complete with moulded corner pilasters. The large window that is facing the street is fixed with a 25 pane vinyl sash and a moulded wood apron below the window. The cottage is in excellent condition and largely intact. Other more recent modifications include the asphalt roof shingles, exterior light fixture, and the insulated metal entry door complete with transom.

Historical Comments:

William Pryor, Esquire, bought two adjoining lots, twelve and thirteen, from the estate of Elizabeth Schmidt in 1857. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade as well as legal and political realms of Halifax. His early career involved being a ship's captain and privateering up until about 1800 when he began a small trading business on the Halifax waterfront. The death of his brother and father benefitted his marine trade business endeavors and significantly increased his land holdings. In 1825 he became one of the eight founding members of the Halifax Bank Company, colloquially known as Collins' Bank after its location in one of Enos Collins waterfront warehouses. Before his death in 1859, Pryor appears to have conveyed Lot thirteen in Block E of the Schmidville subdivision to his son George Pryor who later sold the property to John Lane.

Contextual Building Comments:

This cottage is not present on the survey plans produced by William Gossip which contain data from 1858 to 1864. However, it does appear to be represented on a map of Metropolitan Halifax dating from 1866. Both halves of the mirror-image cottage were sold together until 1981.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husband's German ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on the West side of Dresden Row are largely intact with alterations and additions to a few properties.

Present Owner(s):	James D and Susan D Fraser	Original Owner (s):	John Lane
Address:	1332 Dresden Row, Halifax, NS	Occupation:	--
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre -1858
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Chris M Gillis and Laurie M Messenger	2007	2014	--	Deed-88639944
Susan M Murray	1981	2007	--	Bk 3527 Pg 656
Periwinkle Properties	1981	1981	Company	Bk 3519 Pg 301
Chestnut Realty Group	1971	1981	Company	Bk 2480 Pg 378
NS Savings & Loan Company	1971	1971	Company	--
Gordon R and Beryl F Daw	1970	1971	--	Bk 2376 Pg 370
RGR Limited	1967	1970	Company	Bk 2215 Pg 452
Town & Country	1965	1967	Company	Bk 2092 Pg 1043
Cecil E Kenefick and Lorna M Burton	1965	1965	--	--
Estate Evelyn Kenefick	1965	1965	--	--
Evelyn Kenefick	1953	1965	Widow	Will Bk 1245 Pg 740
John E Kenefick	1921	1953	Clerk/ Meat Cutter	Bk 538 Pg 333
James E and Emma J Roy	1915	1921	Real Estate Dealer	Bk 433 Pg 797
Harry Kitz	1914	1915	Jeweller	Bk 443 Pg 20
Diocesan Synod of Nova Scotia	1895	1914	Corporate body	Bk 303 Pg 359
John Lane	1858	1895	--	Bk 121 Pg 23
William Pryor	1857	1858	Esquire	Bk 119 Pg 297
Estate Elizabeth Schmidt	--	1857	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



2009 - Google Image Streetview

2014 - Photograph

PID:	00092346	Date:	12 December 2014
Civic Address:	1336 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1864-1866		

Architectural Comments:

This dwelling is a semi attached Georgian Cottage immediately adjoining a pair of similar mirror image cottages. It is one and a half storey, three bay wide side hall plan residence with an unsymmetrical façade, slightly raised first floor and gabled roof. Wood framed and shingled, the house rests on a parged and painted foundation. The deep eave is underscored by a wide frieze board and complete with corniced eave returns and a centrally located dormer. The three sided dormer has a hipped roof and a single hung window with cornice mouldings and six over one vinyl sashes. The two large first floor windows are also single hung with six over one vinyl sashes and are capped with large cornice mouldings.

Wood steps complete with ornamental side pedestals lead to the main entry. The entry enframing system is compiled of an insulated metal door with glazing, multi pane vinyl sidelights and transom. The wood entablature over the entrance is supported by ornamental pilasters.

A photograph from 2009 shows that this home was extensively renovated. Exterior renovations include but are not limited to removal of vinyl siding and metal awnings, new painted wood shingle cladding, new entrance system, new windows, new ornamental mouldings and the removal of a red brick masonry chimney. It is apparent that the exterior upgrades are intended to be in character with the adjoining mirror image cottages and the aesthetic of the front elevation has been improved. However, there does not appear to have been consideration for the continuance of historical accuracy in style and scale of the decorative mouldings.

Historical Comments:

William Pryor, Esquire, bought two adjoining lots, twelve and thirteen, from the estate of Elizabeth Schmidt in 1857. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade as well as legal and political realms of Halifax. His early career involved being a ship's captain and privateering up until about 1800 when he began a small trading business on the Halifax waterfront. The death of his brother and father benefitted his marine trade business endeavors and significantly increased his land holdings. In 1825 he became one of the eight founding members of the Halifax Bank Company, colloquially known as Collins' Bank after its location in one of Enos Collins waterfront warehouses.

Prior to his death in 1859, Pryor appears to have conveyed Lot twelve in Block E of the Schmidtville subdivision to his son James Pryor who later sold the property to James Reardon, who was a painting contractor who had a business relationship with the nearby O'Brien carriage factory on Brenton Street. By 1871 Reardon had grown his painting company to employ "12 men and two boys" and within a few years he opened a shop on Barrington Street that specialized in interior décor items.

Contextual Building Comments:

This cottage is not present on the survey plans produced by William Gossip which contain data from 1858 to 1864. However, it does appear to be represented on a map of Metropolitan Halifax dating from 1866.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husband's German ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidtville. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on the West side of Dresden Row are largely intact with alterations and additions to a few properties.

Present Owner(s):	Cygnets Properties Ltd	Original Owner (s):	James Reardon
Address:	187 Bluewater Rd, Bedford, NS	Occupation:	Painter
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre -1858
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library</p>
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	V6 240-1831 Neg No N-674.
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Cygnets Properties	2012	2014	Company	Deed
Ross G and Elaine Nixon	1973	2012	--	Bk 2737 Pg 121
Sophia and John Morris	1929	1973	--	Bk 649 Pg 341
Marie E Durand	1929	1929	Real Estate Dealer	Bk 651 Pg 192
Kate Hyde	1916	1929	Widow	Bk 462 Pg 1249
James and Grace Roue	1887	1916	Soda Water Manufacturer	Bk 261 Pg 496
Benjamin G and Mary J Gray	1887	1887	Barrister at Law	Bk 261 Pg 492
Murdock M Lindsay	1882	1887	Builder	Bk 238 Pg 400
Michael J and Jane Clinton	1878	1882	Grocer	Bk 215 Pg 510
James and Margaret S Reardon	1857	1878	Painter	Bk 119 Pg 299
William Pryor	1857	1857	Esquire	Bk 119 Pg 297
Estate Elizabeth Schmidt	--	1857	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:		Date:	12 December 2014
Civic Address:	1338 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1864-1889		

Architectural Comments:

This building is a townhouse from the Victorian era in the "Halifax House" style. It is a two and a half storey, three bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a truncated gable roof. Wood framed and metal clad sitting on a parged and painted foundation the house contains many Georgian elements such as eave returns and a Scottish five sided dormer with a center single hung window with six over six wood sashes. This window is flanked by identical single hung two over two side lites. The first and second floor windows are single hung vinyl inserts.

Sidelights flank the front door which is further highlighted by moulded pilasters and topped with an ornamental entablature. The door is insulated metal.

The townhouse is in fair condition and while the form of the residence retains its historical integrity many of the details have been removed or obscured by more modern materials. Although this dwelling appears to be attached to a neighboring pair of mirror image cottages, historical mapping from 1889 show that even at that time it was a two and a half storey townhouse.

Historical Comments:

William Pryor, Esquire, bought two adjoining lots, twelve and thirteen, from the estate of Elizabeth Schmidt in 1857. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade, as well as legal and political realms of Halifax. His early career involved being a ship's captain and privateering up until about 1800 when he began a small trading business on the Halifax waterfront. The death of his brother and father benefitted his marine trade business endeavors and significantly increased his land holdings. In 1825 he became one of the eight founding members of the Halifax Bank Company, colloquially known as Collins' Bank after its location in one of Enos Collins waterfront warehouses.

Prior to his death in 1859, Pryor appears to have conveyed Lot twelve in Block E of the Schmidville subdivision to his son James Pryor who later sold the property to James Reardon, who was a painting contractor who had a business relationship with the nearby O'Brien carriage factory on Brenton Street. Reardon sold the property to Emily Cogswell, fourth generation Nova Scotian, daughter of Rev William Cogwell and granddaughter of Henry Cogswell, a prominent figure in the legal and banking realms of the fledgling City of Halifax. He was mentored by a Richard Uniacke in his early legal career and worked his way into politics through a connection forged with Chief Justice Sampson Blowers. Cogwell later turned to entrepreneurial endeavors and founded the Halifax Fire Insurance Company among other ventures. He also joined forces with Enos Collins and William Pryor and was the first president of the Halifax Banking Company.

Property investment and mortgage holding as a means to increase material wealth was a popular method among the higher ranks of society in Halifax. As an infant upon the early demise of her father, Emily Cogswell was endowed with the means to continue this activity. Several properties in the Brenton Block were held in trust for Emily until she came of age. Some were sold by her trustees to fund her upbringing in England while others were held until she was an adult and conducted the transactions herself.

Contextual Building Comments:

This cottage is not present on a survey plan produced by William Gossip which contains data from 1858 to 1864. However, it does appear on a fire insurance map from 1889. Thought to be built during the ownership of James Reardon.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husband's German ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on the West side of Dresden Row are largely intact with alterations and additions to a few properties.

Present Owner(s):	Cygnat Properties Ltd	Original Owner (s):	James Reardon
Address:	187 Bluewater Rd, Bedford, NS	Occupation:	Painter
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1864-1889
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidtville</i>. Heritage Trust of Nova Scotia.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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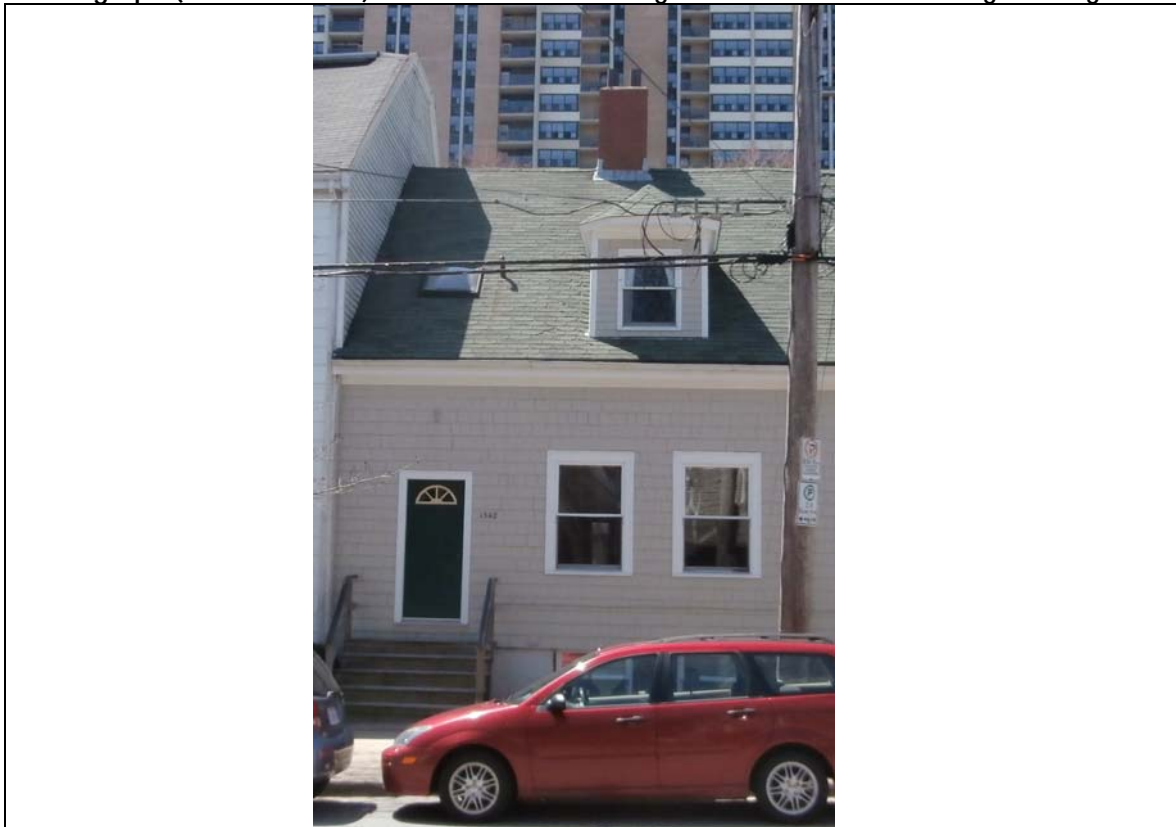
Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Peter C and Leona M Arab	2006	2014	--	Deed-86027449
Cadillac Developments Ltd	1989	2006	Company	Bk 4709 Pg 868
Geraldine R Sheppard	1986	1989	--	Bk 4269 Pg 873
Bruce A and Pauline T Barber	1983	1986	--	Bk 3746 Pg 253
Diana M and David E Bently	1981	1983	--	Bk 3495 Pg 513
Chestnut Realty Ltd	1977	1981	Company	Bk 3110 Pg 820
Countryside Developments Ltd	1976	1977	Company	Bk 3056 Pg 94
John Laba	1931	1976	Merchant	Bk 663 Pg 556
Mary Murphy and Thomas W Murphy	1924	1931	Widow, Barrister at Law	Bk 572 Pg 407
Minnie E and Charles A Rockwell	1922	1924	Commission Merchant	Bk 547 Pg 997
Louis G and Edna P Cox	1918	1922	Photographer	Bk 487 Pg 781
Catherine Donnelly	1910	1918	Widow	Bk 406 Pg 449
Emily I Cogswell	1887	1910	Spinster	Bk 258 Pg 507
James and Margaret S Reardon	1857	1887	Painter	Bk 119 Pg 299
William Pryor	1857	1857	Esquire	Bk 119 Pg 297
Estate Elizabeth Schmidt	--	1857	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:		Date:	12 December 2014
Civic Address:	1342 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1864-1866		

Architectural Comments:

This dwelling is a semi attached Georgian Cottage. It is one and a half storey, three bay wide side hall plan residence with an unsymmetrical façade, raised first floor, gabled roof and central chimney. Wood framed and shingled, the house rests on a red brick masonry foundation. The shallow eave is underscored by a minimal frieze board and complete with an asymmetrically located dormer. The three sided dormer has a hipped roof and a single hung window with one over one vinyl sashes. The two large first floor windows are also single hung with one over one vinyl sashes and are surrounded by simple wood moulding.

Wood steps complete with wood railing and balusters lead to the main entry which lacks adornment. The entry door is insulated steel. Other more recent modifications include a skylight and vinyl window inserts. The residence is in good condition and the form, opening locations and materials are traditional.

Historical Comments:

This residence was owned by James D Leary from 1859 to 1911. Leary was a Station Master for the Canadian National Railway. Later the home came into the possession of Arthur S Horne, a retired officer and grocer. The Horne family owned numerous properties in the Schmidtville neighborhood.

Contextual Building Comments:

This cottage is not present on a survey plan produced by William Gossip which contains data from 1858 to 1864. However, it does appear to be represented on a map of Metropolitan Halifax dating from 1866.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husband's German ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on the West side of Dresden Row are largely intact with alterations and additions to a few properties.

Present Owner(s):	Philippe D and Mary RD Arab	Original Owner (s):	Ellen Cummings
Address:	67 Castlepark Grove, Halifax, NS	Occupation:	Widow
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1864-1866
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Phillippe D and Mary RD Arab	2006	2014	--	Deed - 86027159
Cadillac Developments Limited	1981	2006	Company	Bk 3480 Pg 527
Chestnut Realty Limited	1981	1981	Company	Bk 3458 Pg 884
Estate Arthur S Horne	1951	1981		Will Bk 1109 Pg 336
Arthur S Horne	1948	1951	Grocer, Merchant	Bk 968 Pg 633, Death Certificate
Eastern Trust Company	1945	1948	Company	Will Bk 907 Pg 341
Emma C Leary	1911	1945	Spinster	Bk 406 Pg 845
James D Leary and Thomas M Leary	--	--	Station Master, Plumber	--

James Leary	1859	1911	Yeoman	Bk 123 Pg 550
Mary and Michael Lowry	1852	1859	Yeoman	Bk 100 Pg 248
Ellen Cummings	1844	1852	Widow	Bk 78 Pg 330
Estate Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:		Date:	12 December 2014
Civic Address:	1346 Dresden Row, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:	--		
Construction Date:	1864-1866		

Architectural Comments:

This dwelling is a semi attached Georgian Cottage. It is one and a half storey, three bay wide side hall plan residence with an unsymmetrical façade, raised first floor, gabled roof and central chimney. Wood framed and shingled, the house rests on a red brick masonry foundation. The shallow eave is underscored by a minimal frieze board and complete with an asymmetrically located dormer. The three sided dormer has a hipped roof and a single hung window with one over one vinyl sashes. The two large first floor windows are also single hung with one over one vinyl sashes and are surrounded by simple wood moulding.

Wood steps complete with wood railing and balusters lead to the main entry which lacks adornment. The entry door is insulated steel.

The residence is in good condition and the form, opening locations and materials are traditional.

Historical Comments:

Henry Pryor owned the residence for less than a month in 1859. Property investment and mortgage holding as a means to increase material wealth was a popular method among the higher ranks of society in Victorian Halifax. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade as well as legal and political realms of Halifax. Pryor in his lifetime was a lawyer, magistrate, a member of Halifax city Council and the Mayor of Halifax on three separate occasions.

Contextual Building Comments:

This cottage is not present on a survey plan produced by William Gossip which contains data from 1858 to 1864. However, it does appear to be represented on a map of Metropolitan Halifax dating from 1866.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husband's German ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidtville. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on the West side of Dresden Row are largely intact with alterations and additions to a few properties.

Present Owner(s):	Philppe D and Mary RD Arab	Original Owner (s):	Ellen Cummings
Address:	67 Castlepark Grove, Halifax, NS	Occupation:	Widow
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1864-1866
Factual/Estimate?	Factual based on historic mapping

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Phillippe D and Mary RD Arab	2006	2014	--	Deed - 86027159
Cadillac Developments Limited	1981	2006	Company	Bk 3480 Pg 527
Chestnut Realty Limited	1981	1981	Company	Bk 3458 Pg 884
Estate Arthur S Horne	1951	1981		Will Bk 1109 Pg 336
Arthur S Horne	1948	1951	Grocer, Merchant	Bk 968 Pg 633, Death Certificate
Eastern Trust Company	1945	1948	Company	Will Bk 907 Pg 341
Emma C Leary	1911	1945	Spinster	Bk 406 Pg 845
James D Leary and Thomas M Leary			Station Master, Plumber	--
James Leary	1859	1911	Yeoman	Bk 123 Pg 550
Michael Lowry	1859	1859	Yeoman	Bk 123 Pg 548
Henry Pryor	1859	1859	Esquire	Bk 123 Pg 545
Catherine and Sylvester Lydiard	1852	1859	Upholsterer, Shoemaker	Bk 100 Pg 249
Ellen Cummings	1844	1852	Widow	Bk 78 Pg 330
Estate Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092403	Date:	14 November 2014
Civic Address:	5633 Morris St, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1846		

Architectural Comments:

This building is part of a four unit townhouse terrace from the Victorian era in the “Halifax House” style. It is a two and a half story, three bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a gable roof with a large shared red brick chimney with clay pots. Wood framed and shingled, the house rests on a parged and painted foundation. The foundation cornerstones are visible at the intersection of Morris Street and Dresden Row. This historic middle class residence contains many Georgian elements such as a deep eave that is underscored by a wide frieze board and complete with corniced eave returns and two asymmetrically located dormers. The dormers are three sided, however the roofs are hipped in a manner similar to that of a Scottish five sided dormer, creating a trapezoidal eave above a single window. The windows in both dormers are single hung with two over two wood sashes. The second floor windows are also single hung but the number of mullion divisions in each sash varies. The first floor windows are single hung with six over six wood sashes

Wood steps, complete with a large landing and plain wood railing and balusters, lead to the main entrance in the side wall of a storm porch which rests on a poured concrete foundation. The building setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. The flat roof is visually supported by a deep entablature complete with a corner pilaster with capital moulding. The large window that is facing the street appears to be original, with a central single hung window with six over six wood sashes flanked by narrow one over one windows. There is a moulded wood apron below the window. The basement windows in the porch and portion of the main house facing Morris Street have been boarded and painted to match the foundation. The townhouse is in good condition and largely intact. Other more recent modifications include most windows and the infill of the transom above the entry door.

Historical Comments:

Henry Pryor, Esquire, bought two adjoining lots, fourteen and fifteen, from the estate of Elizabeth Schmidt in 1844. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade, legal and political realms of Halifax. Two years later he sold the larger of the two lots, lot fifteen, to John Rottenberry who in turn subdivided said lot. Rottenberry's occupation is listed as carpenter and it is most likely that he was the builder of the four townhouses.

Rottenberry sold the property to Laleah P Almon nee Johnston, wife of William B Almon. The Johnstons and Almons like the Pryors were distinguished Loyalist families active in founding politics and commerce in Nova Scotia. William B Almon was a doctor and a member of the first licensing board for doctors in the province and he was the medical and surgical officer of the poorhouse and jail. At the end of his life he was the health officer for the port of Halifax and died after contracting typhus while treating passengers on a ship.

Contextual Building Comments:

This townhouse contributes to the heritage character of the neighbourhood. Its scale form and setback are consistent with the remainder of the Morris Street. At two and a half stories, it is the average height for the residences on this street. The "Halifax House" design is compatible with neighbouring dwellings.

Although the style of the townhouse is common for Halifax, middleclass row-housing is far less prevalent, making this set of four adjoining townhouses one of the two examples in the South End of Halifax.

Contextual District Comments:

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Nancy O'Brien	Original Owner (s):	Laleah P Almon
Address:	1540 Summer St, Halifax, NS	Occupation:	Widow
Present Use:	Multi-unit residential	Historic Use:	Residence

Construction Date:	1846-48
Factual/Estimate?	Estimate based on deeds and occupation of first occupant after lot subdivision

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p>
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	<p>Howell, Colin D. "Almon, William Bruce." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/almon_william_bruce_7E.html</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6j240-1831 Neg No N-674.</p>
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Builder and/or Architect:	John Rottenberry
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Nancy O'Brien	1998	2014	--	Will Bk 6309 Pg 443
Roy A and Nancy O'Brien	1994	1998	--	Bk 5573 Pg 579
August P and Catherine A Pross	1980	1994	--	Bk 3387 Pg 1215
Brian A McFadden	1970	1980	--	Bk 2415 Pg 434
McFadden Estate	1967	1970	--	Will Bk 2164 Pg 197
Andrew McFadden	1964	1967	--	Will Bk 2008 Pg 875
Kathleen and Andrew McFadden	1942	1964	--	Bk 849 Pg 309
Mary F Scott	1923	1942	Spinster	Bk 513 Pg 795
Daniel J and Elizabeth Scott	1912	1923	Baker	Bk 420 Pg 457
Andrew and Annie L Muir	1895	1912	Merchant	Bk 307 Pg 63
John and Jessie Naylor	1892	1895	Real Estate Agent	Bk 283 Pg 460
Levinia Mortimer and Charlotte A Wilkins	--	1892	Spinsters	Will Bk 227 Pg 317
Jane Wilkins	1883	--	Widow	Will Bk 227 Pg 317
Martin I and Jane Wilkins	1871	1883	Prothonotary of the Supreme Court	Bk 171 Pg 537
Philip and Eliza Letson	1869	1871	Tanner	Bk 168 Pg 97
Leleah P Almon	1846	1869	Widow	Bk 87 Pg 186
John and Ann Rottenberry	1846	1846	Carpenter	Bk 85 Pg 102
Henry and Eliza P Pryor	1844	1846	Esquire	Bk 78 Pg 411
Estate of Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092411	Date:	14 November 2014
Civic Address:	5635 Morris St, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1846-1848		

Architectural Comments:

This building is part of a four unit townhouse terrace from the Victorian era in the “Halifax House” style. It is a two and a half story, three bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a gable roof with a large shared red brick chimney with clay pots. Wood framed and shingled, the house rests on a parged and painted foundation. This historic middle class residence contains many Georgian elements such as a deep eave that is underscored by a wide frieze board and complete with corniced eave returns and an asymmetrically located dormer. The dormer is three sided, however the roof is hipped in a manner similar to that of a Scottish five sided dormer, creating a trapezoidal eave above the single window. This window is single hung with one over one wood sashes. The first and second floor windows are also single hung with one over one wood sashes and are surrounded by a simple wood moulding.

Wood steps complete with a plain wood railing and balusters lead to the main entrance in the side wall of a storm porch which rests on a poured concrete foundation. The building setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. The flat roof is visually supported by a deep entablature complete with a corner pilaster with capital moulding. The large window that is facing the street appears to have been replaced but appears to be of the same dimension of the original when compared to the adjoining porch. There is a moulded wood apron below the window. The townhouse is in excellent condition and largely intact. Other more recent modifications include all windows, the insulated metal and glazed entry door and skylight.

Historical Comments:

Henry Pryor, Esquire, bought two adjoining lots, fourteen and fifteen, from the estate of Elizabeth Schmidt in 1844. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade, legal and political realms of Halifax. Two years later he sold the larger of the two lots, lot fifteen, to John Rottenberry who in turn subdivided said lot. Rottenberry's occupation is listed as carpenter and it is most likely that he was the builder of the four townhouses.

Rottenberry sold the property to John W Ritchie, prominent barrister and judge, who later participated in Legislative Council as a played an important role in legislative union and Confederation. He was later summoned to the Senate and became a Nova Scotia Supreme Court judge in 1870.

Contextual Building Comments:

This townhouse contributes to the heritage character of the neighbourhood. Its scale form and setback are consistent with the remainder of the Morris Street. At two and a half stories, it is the average height for the residences on this street. The "Halifax House" design is compatible with neighbouring dwellings.

Although the style of the townhouse is common for Halifax, middleclass row-housing is far less prevalent, making this set of four adjoining townhouses one of the two examples in the South End of Halifax.

Contextual District Comments:

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidtville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidtville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	New Scotland Financial Group	Original Owner (s):	John Rottenberry
Address:	1317 Dresden Row	Occupation:	Carpenter
Present Use:	Multi-unit residential	Historic Use:	Residence

Construction Date:	1846-48
Factual/Estimate?	Estimate based on deeds and occupation of first occupant after lot subdivision

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidtville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p>
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	<p>MacKinnon, Neil J. "Ritchie, John William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio.php?id_nbr=5799</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	John Rottenberry
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
The New Scotland Financial Group Limited	1988	2014	Company	Bk 4580 Pg 1183
Arnold S Forsythe	1969	1988	--	Bk 2288 Pg 638
John Sfalagakos and Thomas Sfalagakos	1966	1969	--	Bk 2140 Pg 68
Arthur Spiropoulos and Thomas Themelis	1966	1966	--	Bk 2114 Pg 577
Charles H Kirby	1919	1966	--	Bk 499 Pg 537
WF and Emilie Kettle	1919	1919	Lieutenant	Bk 492 Pg 73
Harris Pliskow and Harry Kitz	1917	1919	Real Estate Agent, Jeweller	Bk 473 Pg 825, Bk 488 Pg 761
Maurice Markley	1891	1917	Mason	Bk 283 Pg 190
John W Ritchie	1848	1891	Barrister at Law	Bk 92 Pg 509
John and Ann Rottenberry	1846	1848	Carpenter	Bk 85 Pg 102
Henry and Eliza P Pryor	1844	1846	Esquire	Bk 78 Pg 411
Estate of Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092429	Date:	14 November 2014
Civic Address:	5639 Morris St, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1846-1848		

Architectural Comments:

This building is part of a four unit townhouse terrace from the Victorian era in the “Halifax House” style. It is a two and a half story, three bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a gable roof with a large shared red brick chimney with clay pots. Wood framed and shingled, the house rests on a parged and painted foundation. This historic middle class residence contains many Georgian elements such as a deep eave that is underscored by a wide frieze board and complete with corniced eave returns and an asymmetrically located Scottish five sided dormer. The center window in the dormer is fixed with eight panes while the identical side lights are single hung with four over four sashes. The first and second floor windows are single hung with six over six sashes and are surrounded by a simple wood moulding. The head of these windows are tight to the underside of the frieze board. The first floor windows have a wide moulding with cornices and are also single hung with one over one wood sashes.

Wood steps complete with a plain wood railing and balusters lead to the main entrance in the side wall of a storm porch which rests on a poured concrete foundation. The building setback from the street and historical mapping from 1889 indicate that there was a one story porch in the same location, although when compared to the porches at 5635 and 5633 Morris Street it is evident that this porch is a reconstruction. This theory is supported by the poured concrete foundation, reduced window size, and modified wood moulding. The townhouse is in excellent condition and largely intact. Other more recent modifications include all windows which are vinyl, the aluminum entry door and skylights.

Historical Comments:

Henry Pryor, Esquire, bought two adjoining lots, fourteen and fifteen, from the estate of Elizabeth Schmidt in 1844. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade, legal and political realms of Halifax. Two years later he sold the larger of the two lots, lot fifteen, to John Rottenberry who in turn subdivided said lot. Rottenberry's occupation is listed as carpenter and it is most likely that he was the builder of the four townhouses.

Contextual Building Comments:

This townhouse contributes to the heritage character of the neighbourhood. Its scale form and setback are consistent with the remainder of the Morris Street. At two and a half stories, it is the average height for the residences on this street. The "Halifax House" design is compatible with neighbouring dwellings.

Although the style of the townhouse is common for Halifax, middleclass row-housing is far less prevalent, making this set of four adjoining townhouses one of the two examples in the South End of Halifax.

Contextual District Comments:

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Philippe D and Mary D Arab	Original Owner (s):	John Rottenberry
Address:	67 Castlepark Grove, Halifax, NS	Occupation:	Carpenter
Present Use:		Historic Use:	Residence

Construction Date:	1846-48
Factual/Estimate?	Estimate based on deeds and occupation of first occupant after lot subdivision

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p>
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	<p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6j240-1831 Neg No N-674.</p>
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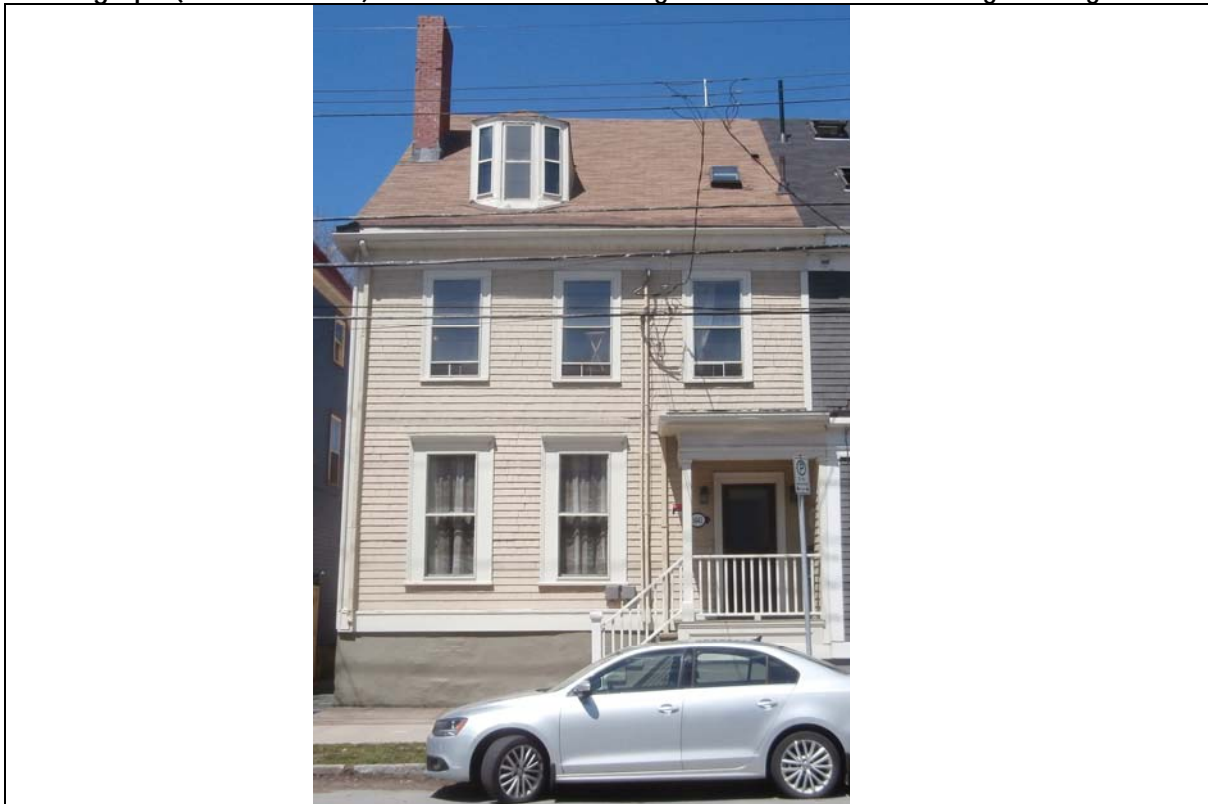
Builder and/or Architect:	John Rottenberry
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Philippe D and Mary D Arab	2004	2014	--	Bk 7912 Pg 76
Patricia A Volpe and Judith K Brem	1989	2004	--	Bk 4736 Pg 23
Halliburton Habitation Company Ltd	1984	1989	Company	Bk 3874 Pg 116
Moisson Investments Company Ltd	1976	1984	Company	Bk 3004 Pg 297
Dorothy (Chaput) Simms	1973	1976	--	Bk 2636 Pg 45
Estate Arthur S Horne	1951	1973	--	--
Arthur S Horne	1938	1951	Merchant	Bk 725 Pg 993
Eastern Canada Savings and Loan Company	1934	1938	Company	Bk 712 Pg 445
Catherine P McLellan	1930	1934	Widow	Bk 658 Pg 1249
Johanna Kirby	1919	1930	Widow	Bk 490 Pg 833
Estate Robert Malcom	1869	1919	--	
Robert and Helen Malcom	1847	1869	Mason/ Master Builder	Bk 90 Pg 169
Henry and Eliza P Pryor	1847	1847	Esquire	Bk 87 Pg 534
William Slight	1847	1847	Carpenter	Bk 85 Pg 104
John and Ann Rottenberry	1846	1847	Carpenter	Bk 85 Pg 102
Henry and Eliza P Pryor	1844	1846	Esquire	Bk 78 Pg 411
Estate Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092437	Date:	14 November 2014
Civic Address:	5641 Morris St, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1846-1848		

Architectural Comments:

This building is part of a four unit townhouse terrace from the Victorian era in the “Halifax House” style. It is a two and a half story, three bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a gable roof with a red brick chimney and deep eave that is underscored by a wide frieze board. Wood framed and shingled, the house rests on a field stone foundation that is exposed on the side and parged on the front. This historic middle class residence contains many Georgian elements such as corniced eave returns and an asymmetrically located Scottish five sided dormer. The center window in the dormer is single hung with one over one sashes and is flanked by identical fixed two pane side lites. The second floor windows are single hung with one over one wood sashes and are surrounded by a simple wood moulding. The head of these windows are tight to the underside of the frieze board. The first floor windows have a wide moulding with cornices and are also single hung with one over one wood sashes.

Wood steps complete with a plain wood railing and balusters lead to the main entrance below a covered stoop. The building setback from the street and historical mapping from 1889 indicate that there was a one story porch in the same location. The flat roof is supported by a deep entablature and post. The entrance door is a half glazed wood panel door that appears to be historic if not original. The townhouse is in excellent condition, largely intact and has been maintained using traditional materials. More recent modifications include

aluminum storm windows on the second floor and dormer windows.

Historical Comments:

Henry Pryor, Esquire, bought two adjoining lots, fourteen and fifteen, from the estate of Elizabeth Schmidt in 1844. Pryor was from a prominent Loyalist family with long standing involvement in the merchant trade, legal and political realms of Halifax. Two years later he sold the larger of the two lots, lot fifteen, to John Rottenberry who in turn subdivided said lot. Rottenberry's occupation is listed as carpenter and it is most likely that he was the builder of the four townhouses.

Another notable occupant of the residence at 5641 Morris Street was Robert Noble, a merchant with a general goods store and wharf on the Halifax waterfront. He resided at this address from 1870 to 1896.

Contextual Building Comments:

This townhouse contributes to the heritage character of the neighbourhood. Its scale form and setback are consistent with the remainder of the Morris Street. At two and a half stories, it is the average height for the residences on this street. The "Halifax House" design is compatible with neighbouring dwellings.

Although the style of the townhouse is common for Halifax, middleclass row-housing is far less prevalent, making this set of four adjoining townhouses one of the two examples in the South End of Halifax.

Contextual District Comments:

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	James R Sealy and Christina A Rosetek	Original Owner (s):	John Rottenberry
Address:	5641 Morris Street, Halifax, NS	Occupation:	Carpenter
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1846-48
Factual/Estimate?	Estimate based on deeds and occupation of first occupant after lot subdivision

Source(s):	<p>"Henry Pryor." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Henry_Pryor</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p>
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	<p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Sutherland, David A. "Pryor, William." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/pryor_william_1775_1859_8E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6j240-1831 Neg No N-674.</p>
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Builder and/or Architect:	John Rottenberry
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
James R Sealy and Christina A Rosetek	2001	2014	--	Bk 6919 Pg 401
Wayne M and Sharon I Butler	1997	2001	--	Bk 6158 Pg 699
Christos Tzanteas	1996	1997	--	Bk 5980 Pg 359
Sharry G Newman and Lena O'Malley	1992	1996	--	Bk 5215 Pg 19
Gary W Newman and Brian E O'Malley	1991	1992	--	Bk 5152 Pg 411
George and Alice Muise	1962	1991	Stevedore	Bk 1829 Pg 106
Gordon E and Marion Horne	1951	1962	Retired	Bk 1118 Pg 1217
Robert M and Beatrice V Soper	1951	1951	Salesman	Bk 1101 Pg 605
William GJ & Emma F Soper	1915	1951	Superintendent Lighting Department Halifax Electric Tramway Company	Bk 449 Pg 192
Acadia University	1896	1915	Institution	Bk 310 Pg 374
William A and Annie R McKenzie	1896	1915	Carpenter	Bk 310 Pg 373
Robert & Nancy Noble	1870	1896	Merchant	Bk 167 Pg 685
Robert Malcom	1847	1870	Mason/ Master Builder	Bk 90 Pg 169
Henry and Eliza P Pryor	1847	1847	Esquire	Bk 87 Pg 534
William Slight	1847	1847	Carpenter	Bk 85 Pg 104
John and Ann Rottenberry	1846	1847	Carpenter	Bk 85 Pg 102
Henry and Eliza P Pryor	1844	1846	Esquire	Bk 78 Pg 411
Estate of Elizabeth Schmidt	--	1944	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092445	Date:	14 November 2014
Civic Address:	5651 Morris St, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1866-1868		

Architectural Comments:

This building is a stand-alone townhouse from the Victorian era in the “Halifax House” style with understated Italianate ornamentation. It is a two and a half story, three bay wide side hall plan dwelling with an symmetrical façade, raised first floor and a mansard roof with a deep eave that is underscored by a wide fascia and scribed frieze board with paired brackets. A single centered dormer is capped with a curved roof with flared eaves. The window in the dormer is arched and bracketed, and is a single hung with two over two wood sashes. Wood framed and shingled, the house rests on a fieldstone foundation, which is parged and painted on the front elevation and exposed on the side elevations. The narrow painted wood trim around the windows is slightly flared at the head of the second floor windows.

Wood steps lead to the main entrance in the side wall of a wood framed and shingled storm porch built upon a wood skirted foundation. The building setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. The eave of the flat roofed porch boasts similar detailing to that of the main roof. The corners of the porch are highlighted with corner boards in a contrasting colour. The entry door is paneled wood with a mail slot and a fixed transom above. There are two identical windows on the South façade of the porch, each comprised of side rails and center mullion that join at a double arched top rail.

These windows, as well as a third similar window on the East face, are single hung with two over one wood sashes.

The townhouse is in fair condition, largely intact and has been maintained using traditional materials. A more recent modification includes aluminum storm windows over single hung single pane wood sash windows.

Historical Comments:

This townhouse was built by Duncan Grant who purchased the land as part of a larger 86 foot wide lot in 1865. He subdivided the lot into three smaller lots with dwellings within a period of five years. Grant sold the townhouse in 1868 to John Kelly, Deputy Commissioner of Mines for the District of Montague, a historic gold mining area in Cole Harbour, Nova Scotia.

Contextual Building Comments:

This mirror image townhouse contributes to the heritage character of the neighbourhood. Its scale form and setback are consistent with the remainder of the Morris Street. At two and a half stories, it is the average height for the residences on this street. The "Halifax House" design is compatible with neighbouring dwellings.

Contextual District Comments:

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Kay E MacDonald	Original Owner:	John Kelly
Address:	89 Spruceview Dr, Bedford, NS	Occupation:	Deputy Gold Commissioner
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1866-1870
Factual/Estimate?	Factual (deed and historic mapping)

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Court, Nova Scotia. Supreme. <i>The Nova Scotia Reports Containing Reports of Cases Argued, 1882</i>. Vol. 2. 1882. Reprint. London: Forgotten Books, 2013. 308-9. Print.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p>
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	<p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax Duncan Grant died at age 83 on May 5 th in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can also be found within the Schmidville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish decent, who passed away one year prior at age 84.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Kay E MacDonald	2004	2014	--	Bk 7749 Pg 211
Michael and Donna Susnick	1977	2004	--	Bk 3152 Pg 955
Reta M and Lewis H Lockhart	1949	1977	--	Bk 1060 Pg 361
Elizabeth Martin	1945	1949	Married Woman	Bk 894 Pg 721
Walter M MacDonald	1937	1945	Veterinary Surgeon	Bk 764 Pg 118
Maud McDonald	1930	1937	Spinster	Bk 628 Pg 597
Susan McDonald, Maud McDonald	1913	1930	Widow, Spinster	Bk 418 Pg 345
Harris and Janet Pliskow	1906	1913	Real Estate Agent	Bk 377 Pg 214
E Sherburne and Ellen F Blackie	1900	1906	Druggist	Bk 343 Pg 162
Mary A Kelly	1886	1900	Widow	Bk 257 Pg 120
John and Mary A Kelly	1868	1886	Deputy Gold Commissioner	Bk 159 Pg 649
Duncan Grant	1865	1868	Master Carpenter	Bk 149 Pg 524
George P Mitchell	1860	1865	West Indies Merchant	Bk 129 Pg 546
George Grassie	--	1860	Esquire, Merchant	Deed
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Map

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092452	Date:	14 November 2014
Civic Address:	5651 Morris St, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1866-1870		

Architectural Comments:

This building is a mirror image townhouse from the Victorian era in the “Halifax House” style fronting on Morris Street. It is a two and a half story, two bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a mansard roof with a deep eave that is underscored by a wide frieze board. Wood framed and shingled, the house rests on a field stone foundation and contains many Georgian elements such as corniced eave returns and a Scottish five sided dormer. The center window in the dormer is single hung with four over four wood sashes and is ganged with and flanked by identical fixed eight pane side lites. The first and second floor windows on the South façade are single hung with six over six wood sashes and are surrounded by a simple wood moulding. The top of the second floor windows are tight to the underside of the frieze board.

Wood steps lead to the main entrance in the side wall of a wood framed and shingled storm porch built upon a red brick masonry foundation. The foundation of the main residence is fieldstone along this façade. The building setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. The gable roof and wrap around cornice moulding create a pediment above a fixed twelve pane vertical window on the South elevation of the porch. There is an identical window on the East elevation of the porch. Basement windows in the South elevation of the porch and the main building are single pane with a large granite sill. The townhouse is in excellent condition, largely intact and has been maintained using traditional materials. A more recent modification is an insulated steel entry door.

Historical Comments:

This townhouse was built by Duncan Grant who purchased the land as part of a larger 86 foot wide lot in 1865. He subdivided the lot into three smaller lots with dwellings within a period of five years.

Grant sold the townhouse in 1870 to William A Decker, a ship owner and Master Mariner. He was lost at sea before 1884 and his trustees sold the townhouse in 1877 to Henry W Barnes a printer and publisher.

Contextual Building Comments:

This mirror image townhouse contributes to the heritage character of the neighbourhood. Its scale form and setback are consistent with the remainder of the Morris Street. At two and a half stories, it is the average height for the residences on this street. The "Halifax House" design is compatible with neighbouring dwellings.

Contextual District Comments:

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmitdville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Gregory and Hisayo Seo-Jones	Original Owner (s):	William A Decker
Address:	563 Tower Rd, Halifax, NS	Occupation:	Shipowner/ Master Mariner
Present Use:	Multi-unit residential	Historic Use:	Residence

Construction Date:	1866-1870
Factual/Estimate?	Factual (deed and historic mapping)

Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia <i>Library O/S G 1129 H3 H67 1878</i></p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax Duncan Grant died at age 83 on May 5 th in 1910 while residing at 19 Brenton Street. His father Peter Grant was also a builder and a number of his constructions can also be found within the Schmidville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish decent, who passed away one year prior at age 84.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Gregory M Jones and Hisayo Seo-Jones	2002	2014	--	Bk 6942 Pg 1123
WB Martin, HM Murdock, DB Martin, and SK Paterson,	1999	2002	--	Bk 6254 Ph 535
WB Martin, HM Murdock, DB Martin, SK Paterson, HT Martin and PE Martin	1998	1999	--	Bk 6308 Pg 1029
William B Martin and Heather M Murdock	1998	1998		Bk 6264 Page 245
Wye Ark and Mie Ying Lee	1961	1998	Retired	Bk 1724 Pg 711
Hazel M and Stillman Barnard	1941	1961	Second Cook - CNR	Bk 829 Pg 877
Rachel Shofer	1931	1941	Married Woman	Bk 575 Pg 1189
WH and Bridget M Walsh	1919	1931	--	Bk 663 Pg 723
Frederick G Wainwright	1888	1919	Esquire	Bk 265 Pg 163
Henry W and Emma J Barnes	1877	1888	Printer/ Publisher	Bk 211 Pg 237
William A and Elizabeth A Decker	1870	1877	Shipowner/ Master Mariner	Bk 167 Pg 562
Duncan Grant	1865	1870	Master Carpenter	Bk 149 Pg 524
George P Mitchell	1860	1865	West Indies Merchant	Bk 129 Pg 546
George Grassie	--	1860	Esquire, Merchant	Deed
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Map

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00092460	Date:	14 November 2014
Civic Address:	5655 Morris St, Halifax, NS	Researcher:	Connor Architects & Planners
Building Name:			
Construction Date:	1866-1870		

Architectural Comments:

This building is a mirror image townhouse from the Victorian era in the “Halifax House” style fronting on Morris Street. It is a two and a half story, two bay wide side hall plan dwelling with an unsymmetrical façade, raised first floor and a mansard roof with a deep eave that is underscored by a wide frieze board. Wood framed and shingled, the house contains many Georgian elements such as corniced eave returns and a Scottish five sided dormer with a center single hung window with four over four wood sashes. This window is ganged with and flanked by identical fixed eight pane side lites. The first and second floor windows on the South façade are single hung with six over six wood sashes and are surrounded by a simple wood moulding. The top of the second floor windows are tight to the underside of the frieze board.

Wood steps lead to the main entrance in the side wall of a wood framed and shingled storm porch built upon a red brick masonry foundation. The foundation of the main residence is fieldstone along this façade. The building setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. The gable roof and wrap around cornice moulding create a pediment above a fixed twelve pane vertical window on the South elevation of the porch. There is an identical window on the West elevation of the porch. Basement windows in the South elevation of the porch and the main building are single pane with a large granite sill. The main foundation is comprised of field stone on this building face.

The townhouse is in excellent condition and has been maintained using largely traditional materials. The South façade is appears to be largely intact. A more recent modification is the insulated metal front entry door. The form of the original house is visible on the West elevation, along Brenton Street. The windows on this façade are more modern single hung units with single pane sashes with the exception of a diamond accent window which appears to be original. The rear of the building has been substantially altered, complete with large shed dormer and single story addition and roof top patio.

Historical Comments:

This townhouse was built by Duncan Grant who purchased the land as part of a larger 86 foot wide lot in 1865. He subdivided the lot into three smaller lots with dwellings within a period of five years. Grant sold this townhouse to Lewis Wilkins DesBarres, a Barrister at Law and Registrar of the Vice Admiralty Court, a court formed in British colonies to settle maritime legal matters such as complaints of smuggling and disputes between mariners and merchants. DesBarres followed the footsteps of his father and grandfather, both prominent figures in the founding political and legal spheres of Halifax and Nova Scotia. DesBarres' father, William Frederick was solicitor-general and a puisine judge of the Supreme Court of Nova Scotia. William Frederick was the son of Joseph Frederick Walleet DesBarres (1721-1824), a military engineer and surveyor with published surveys of the coast of Nova Scotia. Later in life JFW DesBarres became Governor of Prince Edward Island following an appointment as Lieutenant Governor of Cape Breton Island.

Contextual Building Comments:

This mirror image townhouse contributes to the heritage character of the neighbourhood. Its scale form and setback are consistent with the remainder of the Morris Street. At two and a half stories, it is the average height for the residences on this street. The "Halifax House" design is compatible with neighbouring dwellings.

Contextual District Comments:

Built on the corner of Morris Street and Brenton Street, this residence is located in the historic South Suburb of the City of Halifax. Although Brenton Street is popularly believed to be a part of Schmidville, it was not part of said planned development dating from 1831. A subdivision plan for "Schmidt Ville" shows the Brenton Street area as a large field with the inscription "Judge Halliburton's Land". The street is assumedly named after its previous owner Sir Brenton Halliburton.

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of townhouses and detached single family homes along both sides of Morris Street.

Present Owner(s):	Peter Purkis and Dina M Deveaux	Original Owner (s):	Lewis W DesBarres
Address:	524 78 th SW Avenue, Calgary, Alberta	Occupation:	Barrister
Present Use:	Multi-unit residential	Historic Use:	Residence

Construction Date:	1866-1870
Factual/Estimate?	Factual (deed and historic mapping)

Source(s):	<p>"Desbarres family fonds," <i>Nova Scotia Archives</i>. https://memoryns.ca/desbarres-family-fonds</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>"Vice Admiralty Court." <i>Wikipedia</i>. http://en.wikipedia.org/wiki/Vice_admiralty_court</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p>
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	<p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	Duncan Grant
Biographic Description:	Of Scottish decent and born in Halifax, Duncan Grant died at age 83 on May 5 th in 1910. His father Peter Grant was also a builder and a number of his constructions can be found within the Schmidville neighbourhood. Duncan's religious denomination is listed on his death certificate as Roman Catholic. He was married to Matilda, also of Scottish decent.
Significance:	Locally significant due to the Grant family's multi-generational contribution to Halifax's built heritage.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Peter Purkis and Dina M Deveaux	2007	2014	--	Deed
Roger Bouhillier and Timothy Matheson	2001	2007	--	Bk 6910 Pg 769
DB Martin, WB Martin, H Murdock, S Paterson, and C L & Linda Alexander	2001	2001	--	Bk 6745 Pg 206
David B Martin and William B Martin	1998	2001	--	Bk 6170 Pg 301
Gordon Hipperrn	1987	1998	--	Bk 4481 Pg 533
Ray I Epstein	1968	1987	Doctor of Dentistry	Bk 2283 Pg 605
Ted B and Enid L Blackburn	1958	1968	Merchant	Bk 1584 Page 693
Harris Kapasales and Gus Keriakedes	1958	1958	--	Bk 1520 Pg 424
Kathryn E (Bennett) and Alexander Fraser	1949	1958	Married Woman	Bk 1027 Pg 227
Rachel Shofer	1929	1949	Married Woman	Bk 628 Pg 459
Estate Annie S Robertson	1923	1929	Spinster	Bk 565 Pg 521
LeBriton John and Esther I Fader	1913	1923	Engineer	Bk 432 Pg 5
William R and Mary L Brander	1909	1913	Merchant	Bk 395 Pg 652
Charles and Annie S Strickland	1888	1909	Banker	Bk 264 Pg 786
Lewis W and Harriet A Desbarres	1870	1888	Barrister	Bk 167 Pg 613
Duncan Grant	1865	1870	Master Carpenter	Bk 149 Pg 524
George P Mitchell	1860	1865	West Indies Merchant	Bk 129 Pg 546
George Grassie	--	1860	Esquire, Merchant	Deed
Sir Brenton Halliburton	1805	--	Knight, Esquire, Judge	Map

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092098	Researcher:	Connor Architects and Planners
Civic Address:	1304-06 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This corner lot at Morris Street and Birmingham Street is a two storey commercial and residential building that is clad with red brick along the first floor and vinyl siding on the second floor. There is a low sloped patent roof with a slight overhang. The windows on the first floor are a combination of vinyl and aluminum inserts while the second floor windows are single hung vinyl inserts with aluminum storm windows for protection. There appears to be a slight change in the grade along the Morris Street elevation and the window sill and head heights vary. This building has two entrances, one at the commercial restaurant and the second providing access to the second floor apartments. The door to the restaurant is cut out of the corner of the building on an angle and is accessed by a single concrete step. There is nothing symmetrical about this building as it appears to have undergone various renovations. All windows doors and cladding materials are in good condition and are substantially intact. The original building was a one and a half storey two unit house which was then modified by removing the existing pitched roof and adding a full second storey.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Lot 9 was divided into smaller parcels by Samuel Story after he purchased the land from Elizabeth in 1834. According to historical maps this building originated as a joined pair of one and a half storey houses and is estimated to have been built between 1840 and 1846 during which time there were a number of carpenters who had purchased the lot. Today the building is currently owned by Juchien R. Zhang.

Contextual Building Comments:

This building is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. According to historic fire insurance plans the original dwelling was recorded at one and a half storeys high. Upon review of those maps it is estimated that the building underwent renovations between 1914 and 1951 which removed the former pitched roof and added a full second storey with a low sloped patent roof. The date of the renovation may be more closely narrowed down to when the building was vacant from 1942 to 1945. After the vacancy, the building was listed as "LaSociete L'Assomption Club Rooms" suggesting the addition of the second floor to allow the rental of rooms for the club. After the club's time at this location the use

changed to various restaurant ownerships. Starting as Gus' Grill in 1950 and today it is known as Happy Garden Chinese Restaurant.

In its current form, this building does not contribute to the heritage character of the neighbourhood. Its scale and setback are consistent with the remainder of the street but the form and lack of traditional materials do not resemble that of any of the historical dwellings along Birmingham Street.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Juchien R. Zhang	Original Owner:	Thomas Winters
Address:	1304-06 Birmingham St.	Occupation:	Carpenter
Present Use:	Restaurant/ Residential	Historic Use:	Commercial/ Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6]240-1831 Neg No N-674.

Builder and/or Architect:	
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Juchien R. Zhang	1998	2014	--	Book 6175 Pg 1187
Fog City Diner Incorporated	12994	1998	--	Book 5666 Pg 1016
George C. Migas & Louis Migas	1971	1994	--	Book 2504 Pg 517
Arthur Horne (Estate)	1939	1971	--	Book 795 Pg 173

Eastern Canada Savings & Loan	1939	1939	--	Book 791 Pg 1
William Victor Sheridan	1926	1939	--	Book 612 Pg 1
Thomas J. Wilson (Barbara)	1920	1926	Grocer	Book 1161 Pg 512
Frederick P. Ronnan	1906	1920	Publisher	Book 380 Pg 17
Warren Smith	1901	1906	Fruit Vendor	Book 344 Pg 623
George A. Evans (Bessie)	1983	1901	Real Estate Agent	Book 293 Pg 428
George W. Jones (Elizabeth)	1867	1893	Merchant	Book 293 Pg 428
James H. Parks	1846	1867	Gentleman	Book 83 Pg 505
Edward G. Wisdom & William Wisdom	1843	1846	Carpenters	Book 75 Pg 467
Thomas Winters	1843	1843	Carpenter	Book 74 Pg 30
William H. Wisdom	1840	1843	Carpenter	Book 68 Pg 350
Ephriam Lawlor	1835	1840	Carpenter	Book 61 Pg 316
Samuel Story (Hannah)	1834	1835	Gentleman	Book 59 Pg 412
Elizabeth Schmidt	--	1834	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092080	Researcher:	Connor Architects and Planners
Civic Address:	1308-10 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This three storey Halifax House style dwelling from the Victorian Era has been well maintained and updated with newer traditional materials. It has a low sloped patent roof, and the asymmetrical façade is clad in painted wood shingles which terminate at prominent corner boards. The elevation is punctuated by two rows of three windows on the top two floors and the raised first floor has a large double window and two single entrance doors. The single chimney is shared with the neighbouring building at the North. The double window on the ground level is a single hung vinyl insert while the upper windows appear to be wood sashes with aluminum storm windows on the exterior. All wood trim, corner boards, bargeboards and the entablatures above the first and second floor windows and doors appear to be in good condition and are substantially intact. The stone foundation has been parged and painted. A 1925 map shows that the original building was a two and a half storey residence while mapping in 1951 shows that the residence had been modified to a full three storeys.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. This lot of land was purchased from Schmidt's Estate by Samuel Story then to Ephriam Lawlor who then sold it to William H. Wisdom in 1840. Wisdom was a carpenter and it is assumed that he was one of the original builders of this townhouse. This three storey house is currently owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

This townhouse is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. According to historic fire insurance plans the dwelling was recorded at two and a half storeys high. Historical mapping and similarities between the elevations of this building and its neighbour to the North suggest that they were mirror image townhouses at the time of their construction. This building has been expanded to three full storeys including an addition over the entrance and a second entrance was added to the central bay and revising the window of the ground level between 1914 and 1951.

This townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At three storeys it is taller than most of the other residences along Birmingham street. The stone foundation appears to be original and the wood cladding and trim are made of traditional materials.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidtville. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Lyndon Watkins	Original Owner:	William H. Wisdom
Address:	1314 Birmingham St.	Occupation:	Carpenter
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1889. Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	William H. Wisdom and Nelson Marvin
Biographic Description:	Carpenters
Significance:	-

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lyndon Watkins	1983	2014	Co-founder of Frank Magazine	Book 3766 Pg 914
Vincent Mansour Daniel	1974	1983	--	Book 2857 Pg 540
Jasmat Morar	1969	1974	--	Book 2319 Pg 797
Donald Patrick Langille (Edna May)	1963	1969	--	Book 1953 Pg343
Elizabeth J. Keddy	1952	1963	Widow	Book 1136 Pg 759
William Truan (Mary)	1892	1952	Coachman & Grocer	Book 280 Pg 686
William Holloway (Isabella)	1888	1892	Block maker	Book 266 Pg 195
William Thomas Holloway (Salina)	1843	1888	Block maker & Pump maker	Book 74 Pg 455
William H. Wisdom	1840	1843	Carpenter	Book 68 Pg 350
Ephriam Lawlor	1835	1840	--	Book 61 Pg 316
Samuel Story (Hannah)	1834	1835	Gentleman	Book 59 Pg 412
Elizabeth Schmidt	--	1834	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092072	Researcher:	Connor Architects and Planners
Civic Address:	1312 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

The roof on this narrow two and a half storey townhouse has a steeply pitched gable roof with a single dormer central to the building and a red brick chimney that is shared with the neighbour at the south. The entrance is built in a single storey bay to the north side of the building which is sheltered by a bell curved shed roof. The façade is clad with traditional wood shingles and the windows are single hung wooden sashes with glazing bars dividing the panels into a six over six pattern while the two single hung windows of the central dormer are in a four over four pattern. The wide trim around the entrance is capped with the simple detailing of an entablature and frieze board. The narrow trim surrounding the windows have been kept simplified with little detail in the moulding. All wood trim, corner boards and the entablature appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Lot 9 was sold by Elizabeth Schmidt to Samuel Story. Story then sold this portion of Lot 9 to Nelson Marvin who was a carpenter in 1835. He and his wife Margaret owned the property for at least 14 years and it is assumed that Marvin was one of the original builders of this townhouse. Today this two and a half storey cottage is owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

This townhouse is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. According to historic fire insurance plans the dwelling was recorded at two and a half storeys high. Historical mapping and similarities between the elevations of this building and its neighbour to the South suggest that they were possibly mirror image townhouses at the time of their construction. The building on the south has been expanded to three full storeys including an addition over the entrance and a second entrance was added to the central bay and revising the window of the ground level.

This townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two and a half storeys it is the average height for the residences on Birmingham Street. The stone foundation appears to be original with some patchwork and the wood cladding and trim are traditional materials.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Lyndon Watkins	Original Owner:	Nelson Marvin
Address:	1314 Birmingham Street	Occupation:	Carpenter
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	<p>Burke, Elizabeth, "A Lifetime Achievement Award for Lyndon Watkins, Schmidville." <i>The Griffin</i>, Volume 38, no.3 (2013): 10-11. http://htns.ca/pdf_Griffin/GRIFFIN.sep.2013.C.pdf</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

Builder and/or Architect:	Nelson Marvin and William H. Wisdom
Biographic Description:	Carpenters
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lyndon Watkins	1981	2014	Co-Founder of Frank Magazine	Book 3524 Pg 940
Moisson Investments Limited	1978	1981	--	Book 3237 Pg 111
Normand E. Bernier	1975	1978	--	Book 2905 Pg 1067
Francis R. Tibbetts (Bernice)	1974	1975	--	Book 2509 Pg 764
Alex John Burns (Marie)	1964	1974	--	Book 2012 Pg 630
Joseph Burns	1954	1964	Freight Handler	Book 1243 Pg 77
Mary E. Clare	1952	1954	Widow	Book 1191 Pg 626
Robert A. Kanigsberg	1952	1952	--	Book 1184 Pg 407
Harold James Askew (Emma)	1946	1952	Clerk	Book 928 Pg 1033
Merle E. Graham (Bruce)	--	1946	Married Woman, Secretary	--
Thomas Adams	1850	--	Merchant	Book 95 Pg 408
George Henderson	--	1850	Merchant	Book 95 Pg 401
Nelson Marvin & Thomas Adams	1849	--	--	--
Nelson Marvin	1835	1849	Carpenter	Book 61 Pg 121
Samuel Story	1834	1835	--	Book 59 Pg 412
Elizabeth Schmidt	--	1834	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092064	Researcher:	Connor Architects and Planners
Civic Address:	1314-16 Birmingham Street	Date:	December 2014
Building Name:			
Construction Date:	Pre 1831		

Architectural Comments:

This two and a half story mirror image Georgian cottage has a pitched roof with no overhang and central red brick chimney shared between the two units. The low narrow entrance is centrally located to the building and it has three bays of symmetrical windows on the first and second floor on either side of the entrance. Situated on a narrow lot, this cottage is only one room deep. The façade is clad with traditional wood shingles and the windows are single hung wooden sashes with glazing bars dividing the panels into a six over six pattern. The windows and doors are trimmed with simple Scottish style wood moulding.

The property has been very well taken care of. The corner boards and wood trim around the small rectangular windows appear to be in good condition and are substantially intact. The original building has undergone renovations to restore it to its natural form.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. The cottages on Lot-9 of Block D are stated to have been built before this land was divided by Schmidt for her adult daughters Rosina, Margareta and Mary Ann. It is currently owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

Historic mapping shows that the Georgian Cottages were on this land since 1866. Research by Elizabeth Pacy in her book "Georgian Halifax" claims that the buildings were most likely built for Elizabeth Schmidt's adult daughters prior to the division of the field into house lots in 1831. It was suggested that the houses may even date as far back as 1814 when a coin was discovered bearing that date by Lyndon Watkins, the current owner, during his restoration of the residence.

This Georgian cottage is unique among the other houses in the Schmidville area. It contributes to the character of the neighbourhood and at two and a half stories, the building is the average height among other residences and buildings on the East side of the street.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Lyndon Watkins	Original Owner:	Elizabeth Schmidt
Address:	1314-16 Birmingham St.	Occupation:	Widow
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1831
Factual/Estimate?	Estimate based on statements in research articles and books
Source(s):	<p>Burke, Elizabeth, "Showcasing a Lifetime of Achievement: the Schmidt Daughter's Cottages." <i>The Griffin</i>, Volume 38, no.3 (2013): 10-11. http://htns.ca/pdf_Griffin/GRIFFIN.sep.2013.C.pdf</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lyndon Watkins	1981	2014	Co-Founder of Frank Magazine	Book 3524 Pg 940
William J. Cooke (Marion)	--	1978	--	--
Madhue Mortl	1959	--	Cook	Book 1588 Pg 372
James C. Brown (Emily)	1946	1959	--	Book 952 Pg 801
Charles Traise	1926	1946	Collector	Book 596 Pg 340
E. Albert Wood (Emma)	1905	1926	Wood Bros. & Company	Book 367 Pg 724
William Holloway (Isabella)	--	1905	Block Maker	--
Alfred Brockley	1888	--	Piano Manufacturer	Book 266 Pg 196
William Thomas Holloway	1850	1888	Block Maker	Book 95 Pg 414
Mather B. Almon	--	1850	Merchant	--
Samuel Story	1834	--	Merchant	Book 59 Pg 412
Elizabeth Schmidt	--	1834	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092064	Researcher:	Connor Architects and Planners
Civic Address:	1318 Birmingham Street	Date:	December 2014
Building Name:			
Construction Date:	Pre 1831		

Architectural Comments:

This two and a half story mirror image Georgian cottage has a pitched roof with no overhang and central red brick chimney that is shared between the two units. The low narrow entrance is centrally located to the building and it has two bays of symmetrical windows on the first and second floor to the side of the entrance. There is a triple light gabled dormer centrally located above each unit. The façade is clad with traditional wood shingles. The windows of the first and second floor are single hung wooden sashes with glazing bars dividing the panels into a six over six pattern. They are trimmed with simple Scottish style wood moulding. The central panel of the dormer is a casement while the two flanking windows are fixed.

The property has been very well taken care of. The wood trim, corner boards and trim around the small rectangular windows appear to be in good condition and are substantially intact. The original building has undergone renovations to restore it to its natural form.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. The cottages on Lot-9 of Block D are stated to have been built before this land was divided by Schmidt for her adult daughters Rosina, Margaretta and Mary Ann. It is currently owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

Historic mapping shows that the Georgian Cottages were on this land since 1866. Research by Elizabeth Pacy in her book "Georgian Halifax" claims that the buildings were most likely built for Elizabeth Schmidt's adult daughters prior to the division of the field into house lots in 1831. It was suggested that the houses may even date as far back as 1814 when a coin was discovered bearing that date by Lyndon Watkins, the current owner, during his restoration of the residence.

This Georgian cottage is unique among the other houses in the Schmidville area. It contributes to the character of the neighbourhood and at two and a half storeys, the building is the average height among other residences and buildings on the East side of the street.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Lyndon Watkins	Original Owner:	Elizabeth Schmidt
Address:	1314 Birmingham Street	Occupation:	Widow
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1831
Factual/Estimate?	Estimate based on statements in research articles and books
Source(s):	<p>Burke, Elizabeth, "Showcasing a Lifetime of Achievement: the Schmidt Daughter's Cottages." <i>The Griffin</i>, Volume 38, no.3 (2013): 10-11. http://htns.ca/pdf_Griffin/GRIFFIN.sep.2013.C.pdf</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

Builder and/or Architect:	--
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Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lyndon Watkins	1978	2014	Co-Founder of Frank Magazine	Book 3259 Pg 1128
William Joseph Cooke (Marion)	1946	1978	--	Book 1230 Pg 144
Lottie A. Frame (Samuel)	1920	1946	--	Book 526 Pg 279
Charles D. Hogg	--	1920	--	--
William Thomas Holloway	1850	--	Block Maker	Book 95 Pg 414
Mather B. Almon	--	1850	--	--
Samuel Story	1834	--	--	Book 59 Pg 412
Elizabeth Schmidt	--	1834	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092056	Researcher:	Connor Architects and Planners
Civic Address:	1320 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1831		

Architectural Comments:

This two and a half story mirror image Georgian cottage has a pitched roof with no overhang and central red brick chimney that is shared between the two units. The low narrow entrance is centrally located to the building and it has two bays of symmetrical windows on the first and second floor to the side of the entrance. There is a triple light gabled dormer centrally located above each unit. The façade is clad with traditional wood shingles. The windows of the first and second floor are single hung wooden sashes with glazing bars dividing the panels into a six over six pattern. They are trimmed with simple Scottish style wood moulding. The central panel of the dormer is a casement while the two flanking windows are fixed.

The property has been very well taken care of. The wood trim, corner boards and trim around the small rectangular windows appear to be in good condition and are substantially intact. The original building has undergone renovations to restore it to its natural form.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. The cottages on Lot-9 of Block D are stated to have been built before this land was divided by Schmidt for her adult daughters Rosina, Margareta and Mary Ann. It is currently owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

Historic mapping shows that the Georgian Cottages were on this land since 1866. Research by Elizabeth Pacy in her book "Georgian Halifax" claims that the buildings were most likely built for Elizabeth Schmidt's adult daughters prior to the division of the field into house lots in 1831. It was suggested that the houses may even date as far back as 1814 when a coin was discovered bearing that date by Lyndon Watkins, the current owner, during his restoration of the residence.

This Georgian cottage is unique among the other houses in the Schmidville area. It contributes to the character of the neighbourhood and at two and a half storeys, the building is the average height among other residences and buildings on the East side of the street.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Lyndon Watkins	Original Owner:	Elizabeth Schmidt
Address:	1314 Birmingham Street	Occupation:	Widow
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1831
Factual/Estimate?	Estimate based on statements in research articles and books
Source(s):	<p>Burke, Elizabeth, "Showcasing a Lifetime of Achievement: the Schmidt Daughter's Cottages." <i>The Griffin</i>, Volume 38, no.3 (2013): 10-11. http://htns.ca/pdf_Griffin/GRIFFIN.sep.2013.C.pdf</p> <p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

Builder and/or Architect:	--
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Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lyndon Watkins	1978	2014	--	Book 3259 Pg 1131
Madhue Mortel & Ethel Mortel	1966	1978	--	Book 2104 Pg 623
Madhue Mortl	1959	1966	--	Book 1588 Pg 372
James Brown	1946	1959	--	Book952 Pg 801
Charles Traise	1926	1946	Collector	Book 596 Pg 340
E. Albert Wood	1905	1926	Wood Brothers	Book 367 Pg 724
William Holloway	--	1905	Pump maker	--
Sarah Holloway	1888	--	Spinster	Book 266 Pg 189
Mary Holloway	--	1888	Spinster	--
William Thomas Holloway	1850	--	Block maker	Book 95 Pg 414
Mather B. Almon	--	1850	--	--
Samuel Story	1834	--	--	Book 59 Pg 412
Elizabeth Schmidt	--	1834	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092049	Researcher:	Connor Architects and Planners
Civic Address:	1322 Birmingham Street	Date:	December 2014
Building Name:			
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This building is a mirror image townhouse in the "Halifax House" style built in the Victorian Era. It is a two and a half story, two bay wide side hall plan dwelling with an asymmetrical façade and a steeply pitched roof with a central Scottish five sided dormer. The asymmetrical façade is clad in painted wood shingles which terminate at prominent corner boards. Two of the second floor windows are single hung wooden sashes with glazing bars dividing the panels into a six over six patterns. The third window on the second floor along with the first floor windows appear to have been updated with awning type vinyl sashes. A wooden door assembly includes two narrow side lites and an eight panel transom all surrounded with wide wooden trim and pilasters. The single chimney is shared in the center of the structure with the neighbouring building at the North. All wood trim and corner boards appear to be in good condition and are substantially intact. The stone foundation has been parged and painted.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers.

This property changed hands several times from 1844 to 1855 until it was finally purchased by William Thomas Holloway where it remained in his families possession up until the late 1800's.

Contextual Building Comments:

This townhouse is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. According to historic fire insurance plans the dwelling has always been listed at two and a half storeys high. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two and a half storeys it is the average height for the residences on this street. The stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Peter Selinger & Sara Faridi	Original Owner:	William Thomas Holloway
Address:	1322 Birmingham St.	Occupation:	Blockmaker & Pumpmaker
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1895. Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Peter Selinger	2007	2014	--	File: 88903316
Jonathan Bateman	1998	2007	--	Book 6222 Pg 1030
Johanna Eliot	1995	1998	--	Book 5717 Pg 178
Barbara J. Beach	1986	1995	--	Book 4206 Pg 1191
Almonte Properties Limited	1983	1986	--	Book 3648 Pg 652
Karin A. McCaskill	1981	1983	--	Book 3486 Pg 157
Nicholas Simmonds	1980	1981	--	Book 3437 Pg 1051
Douglas Shinyei	1980	1980	--	Book 3396 Pg 618
Sylvester Doyle (Gertrude)	1960	1980	Crane Operator	Book 1695 Pg 31
Gertrude Doyle (Sylvester)	1948	1960	--	Book 998 Pg 669
Johanna Kirby	1924	1948	Widow	Book 572 Pg 308
John E. Walsh	1923	1924	Clerk	Book 563 Pg 740
Johanna Kirby	--	1923	Widow	--
Mary Holloway & Susan Brockley	1888	--	Spinster	Book 266 Pg 192
William Thomas Holloway Estate	1855	1888	Blockmaker & Pump Maker	Book 111 Pg 207
William Murdoch	1855	1855	Merchant	Book 111 Pg 204
William White	1845	1855	Merchant	Book 80 Pg 355
Margaretta Schmidt	1845	1845	Spinster	Book 80 Pg 91
Elizabeth Schmidt Estate	1844	1845	--	Book 78 Pg 341
Michael Wallace	1844	1844	Esquire	Book 78 Pg 341
Elizabeth Schmidt Estate	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092031	Researcher:	Connor Architects and Planners
Civic Address:	1326-26B Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This building is a mirror image townhouse is in the "Halifax House" style built in the Victorian Era. It is a two and a half storey, two bay wide side hall plan dwelling with an asymmetrical façade and a steeply pitched roof with a central five sided Scottish dormer. The asymmetrical façade is clad in painted wood shingles which terminate at prominent corner boards. The second floor windows are single hung vinyl sashes while the first floor windows have been updated with awning type vinyl sashes. A wooden door assembly includes two narrow side lites divided into 4 panels there is and an eight panel transom all surrounded with wide wooden trim and pilasters. The single chimney is shared in the center of the structure with the neighbouring building at the South. All wood trim and corner boards appear to be in good condition and are substantially intact. The stone foundation has been parged and painted.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers.

This property changed hands several times from 1844 to 1855 until it was finally purchased by William Thomas Holloway where it remained in his families possession up until the late 1800's.

Contextual Building Comments:

This townhouse is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. According to historic fire insurance plans the dwelling has always been listed at two and a half stories high. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two and a half stories it is the average height for the residences on this street. The stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidtville. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Peter Selinger & Sara Faridi	Original Owner:	William Thomas Holloway
Address:	1322 Birmingham St.	Occupation:	Blockmaker & Pumpmaker
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1895. Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Peter Selinger (Sara Faridi)	2005	2014	--	File: 82242125
Arianne R.A. Pollett-Brennen	1998	2005	--	Book 6196 Pg719
Allan Ferguson (Nichole)	1994	1998	--	Book 5623 Pg201
M. Constance Kaye	1989	1994	--	Book 4776 Pg 1249
Barbara Beach (Felix Cacchione)	1980	1989	--	Book 3396 Pg 635
Sylvester Doyle (Gertrude)	1946	1980	Crane Operator	Book 898 Pg 33
Charles Traise	1926	1946	Collector	Book 596 Pg 340
E. Albert Wood (Emma)	1905	1926	--	Book 367 Pg 724
Edwin D. King	1904	1905	Barrister	Book 361 Pg 369
William Holloway (Isabella)	--	1904	Blockmaker	--
Sarah Holloway & Harriet Traise	1888	--	--	Book 266 Pg 189
Mary Holloway	1888	1888	Spinster	--
William Thomas Holloway Estate	1855	1888	Blockmaker & Pump Maker	Book 111 Pg 207
William Murdoch	1855	1855	Merchant	Book 111 Pg 204
William White	1845	1855	Merchant	Book 80 Pg 355
Margaretta Schmidt	1845	1845	Spinster	Book 80 Pg 91
Elizabeth Schmidt Estate	1844	1845		Book 78 Pg 341
Michael Wallace	1844	1844	Esquire	Book 78 Pg 341
Elizabeth Schmidt Estate	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092023	Researcher:	Connor Architects and Planners
Civic Address:	1328 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	1884 according to Halifax Directories and Fire Insurance Plans		

Architectural Comments:

This two storey two bay wide side hall plan dwelling is from the Victorian era in a transitional vernacular with neo-classical influences. The wood framed and wood shingled residence rests on a stone foundation that has been parged and painted. The low sloped roof eave projection is underscored by a deep frieze board and multiple ornamental brackets.

Fire insurance maps from 1895 suggest the roof is the original low slope paten roof constructed in 1884. The red brick chimney at the north side of the building appears to have been updated. The windows on the first and second floor are single hung wooden sashes without any glazing bars. A narrow wooden double door assembly with half lites is surrounded by pilasters and a bracketed entablature with classical revival detailing and includes a deep two panel transom. All wood trim, corner boards and the entablatures above the first floor rectangular windows appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers.

Contextual Building Comments:

This townhouse was built after the William Gossip plans of 1858-64 were surveyed. According to the Halifax City Directory the lot remained vacant up until 1884. Review of historic fire insurance plans shows the dwelling has always been listed at two stories high with a patent roof. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two stories it is the average height for the residences on this street. The stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidtville. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Horst Christian Lehman	Original Owner:	James A. Adams
Address:	1328 Birmingham St.	Occupation:	Bookkeeper
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1884
Factual/Estimate?	Estimate
Source(s):	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1889. Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1895. Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Horst Christian Lehman & Susan Retter	2009	--	--	File 93711134

Cyril Rupert Worthington	1994	2009	--	Book 5621 Pg 270
Carol Von Syberg	1985	1994	--	Book 3983 Pg 871
Paul Von Syberg	1952	1985	--	Book 1180 Pg 125
Hugh Urquhart (Mary)	1951	1952	Assessor, Income Tax.	Book 1143 Pg 661
Mary E. Wilson	1919	1951	Widow	Book 492 Pg 221
Honora Cox	1913	1919	Widow	Book 421 Pg 345
William B. McDonald	1894	1913	Merchant	Book 297 Pg 480
James A. Adams	1869	1894	Bookkeeper	Book 195 Pg 445
Alexander Adams (Annie)	1845	1869	Clerk	Book 80 Pg 106
Rosina Schmidt	1844	1845	Spinster	Book 78 Pg 348
Elizabeth Schmidt Estate	1844	1844	--	Book 78 Pg 341
Michael Wallace	1844	1844	--	Book 78 Pg 339
Elizabeth Schmidt Estate	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00078006	Researcher:	Connor Architects and Planners
Civic Address:	1332 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This building is a stand-alone townhouse from the Victorian era. It is a two story, two bay wide side hall plan dwelling with an asymmetrical façade. Fire insurance maps from 1895 suggest the roof has not been modified and is the original low slope paten roof. Wood framed and shingled this house is resting on a stone foundation that has been parged and painted. The façade has been updated with vinyl siding and the windows on the first and second floor are single hung vinyl sashes. The entrance door is accessed with a single concrete step and has a large transom above surrounded by simple wood trim with very little detail. All wood trim around the windows and the entablatures above the first floor rectangular windows and door appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This lot was sold to Elizabeth's daughters Rosina, Margaretta and Mary Ann Schmidt. It was then bought by a Commercial Traveler named Alexander Adams who had the property for 45 years.

Contextual Building Comments:

This townhouse is estimated to have been built during Alexander Adams ownership beginning in 1845. It appears on the William Gossip plans of 1858-64 and review of historic fire insurance plans shows the dwelling has always been recorded at two storeys high with a patent roof. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two storeys it is the average height for the residences on this street. The stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Maria & Patricia Boenes	Original Owner:	Alexander Adams
Address:	1332 Birmingham St.	Occupation:	Commercial Traveler
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	<p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Pacey, Elizabeth. <i>Historic Halifax</i>. Willowdale: Hounslow Press, 1988.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Maria Boenes & Patricia Boenes	2005	2014	--	File 83400623
William Boenes	2002	2005	--	--
Nick Boenes	1985	2002	--	Book 4035 Pg 2
Peter Boenes (Haricila)	1960	1985	Bachelor	Book 1693 Pg 817
Margaret Phalen	1957	1960	Widow of Nicholas	Book 1480 Pg 5
James William Phalen (Son of Nicholas)	1956	1957	Manager	--
Nicholas Phalen (Margaret)	1919	1956	--	Book 494 Pg 400
James A. Adams	1890	1919	Bookkeeper	Book 274 Pg 702
Alexander Adams (Annie)	1845	1890	Commercial Traveler	Book 80 Pg 106
Rosina Schmidt	1844	1845	--	Book 78 Pg 348
Elizabeth Schmidt Estate	1844	1844	--	Book 78 Pg 341
Michael Wallace	1844	1844	--	Book 78 Pg 339
Elizabeth Schmidt Estate	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077990	Researcher:	Connor Architects and Planners
Civic Address:	1336 Birmingham Street	Date:	December 2014
Building Name:			
Construction Date:	1845		

Architectural Comments:

This dwelling is a mirror image Georgian Cottage from the Victorian Era. It is a one and a half storey, three bay wide side hall residence with an asymmetrical façade and gable roof. Wood framed and shingled, the house rests on a stone foundation that has been parged and painted on the front elevation. A single red brick chimney sits central in this dwelling. The shallow eave returns at the gable end of the residence. A centrally located five sided Scottish dormer has a middle single hung window with two over two patterned wood sashes protected by aluminum storm windows. This window is flanked by narrow identical single hung side lites. There is also a shared gable dormer located above the entrance doors to the units which makes this building seem like a single dwelling rather than two separate units. The large first floor windows are single hung wood sashes and are surrounded by simple trim boards. The main entry is surrounded by wide scribed mouldings that terminate at the door threshold. A fixed six panel transom spans the top of the door opening and the identical side lites.

This cottage is in excellent condition, largely intact and has been maintained using traditional materials. More recent modifications include vinyl windows and a small replacement red brick chimney with metal liner

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. This lot was purchased by Rosina Schmidt, Mary Ann Schmidt and Margarett Schmidt, Elizabeth's daughters, who then sold to George Grant. Grant, like his father Peter and Brother Duncan, was a builder. He purchased Lot 6 in Block D of the Schmidville subdivision from Rosina Schmidt in 1845 then constructed the mirror image cottages that he then sold to his son William in 1897.

Contextual Building Comments:

This cottage is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. Its scale, form and setback are historic and consistent with the remainder of the street. At one and a half stories it is below the average for the residences on this street. The stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Gerald K. Hansen	Original Owner:	George Grant
Address:	1336 Birmingham St.	Occupation:	Builder
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1845
Factual/Estimate?	Estimate
Source(s):	Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i> . Heritage Trust of Nova Scotia. Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	George D. Grant
Biographic Description:	Builder
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Gerald K. Hansen (Doris)	1973	2014	Longshoreman	Book 2673 Pg 702
Annie Hansen	1959	1973	Widow to John	Book 1594 Pg 349
John Hansen (Annie)	1935	1959	--	Book 805 Pg 77
Wallace T. Scott	1932	1935	Clerk	Book 688 Pg 285
William T.R. Grant (Son of George Grant)	1897	1932	--	Book 319 Pg 560

George D. Grant	1845	1897	Builder	Book 80 Pg 375
Rosina Schmidt	1843	1845	--	Book 78 Pg 348
Elizabeth Schmidt	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077982	Researcher:	Connor Architects and Planners
Civic Address:	1338 Birmingham Street	Date:	December 2014
Building Name:			
Construction Date:	1845		

Architectural Comments:

This dwelling is a mirror image Georgian Cottage from the Victorian Era. It is a one and a half storey, three bay wide side hall residence with an asymmetrical façade and gable roof. Wood framed and shingled, the house rests on a stone foundation that has been parged and painted on the front elevation. A single red brick chimney sits central in this dwelling. The shallow eave returns at the gable end of the residence. A centrally located five sided Scottish dormer has a middle single hung window with two over two patterned wood sashes protected by aluminum storm windows. This window is flanked by narrow identical single hung side lites. There is also a shared gable dormer located above the entrance doors to the units which makes this building seem like a single dwelling rather than two separate units. The large first floor windows are single hung wood sashes and are surrounded by simple trim boards. The main entry is surrounded by wide scribed mouldings that terminate at the door threshold. A fixed six panel transom spans the top of the door opening and the identical side lites.

This cottage is in excellent condition, largely intact and has been maintained using traditional materials. More recent modifications include vinyl windows and a small replacement red brick chimney with metal liner

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. This lot was purchased by Rosina Schmidt, Mary Ann Schmidt and Margaretta Schmidt, Elizabeth's daughters, who then sold to George Grant. Grant, like his father Peter and Brother Duncan, was a builder. He purchased Lot 6 in Block D of the Schmidville subdivision from Rosina Schmidt in 1845 and constructed the mirror image cottages that he then sold to his son George in 1897.

Contextual Building Comments:

This cottage is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. Its scale, form and setback are historic and consistent with the remainder of the street. At one and a half stories it is below the average for the residences on this street. The stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Gerald K. Hansen	Original Owner:	George Grant
Address:	1338 Birmingham St.	Occupation:	Builder
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1845
Factual/Estimate?	Estimate
Source(s):	Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i> . Heritage Trust of Nova Scotia. Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	George D. Grant
Biographic Description:	Builder
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Gerald K. Hansen (Doris)	1973	2014	Longshoreman	Book 2673 Pg 710
John Hansen (Annie)	1933	1973	--	Book 707 Pg 511
John F. Selig (Mary)	1905	1932	--	Book 366 Pg 18
Michael Madden (Louise)	1904	1905	--	Book 358 Pg 564
George H. Grant (Son of George D. Grant)	1897	1904	Carpenter	Book 319 Pg 558

George D. Grant	1845	1897	Builder	Book 80 Pg 375
Rosina Schmidt	1843	1845	--	Book 78 Pg 348
Elizabeth Schmidt	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077974	Researcher:	Connor Architects and Planners
Civic Address:	1344 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	1877 According to City Directory		

Architectural Comments:

The roof on this two storey Halifax House style townhouse from the Victorian Era has a low sloped patent roof matching the row of townhouses to the North and rests on a red brick foundation. The red brick chimney on the end of the building is original with some patchwork completed over the years. The façade is clad with traditional wood shingles and in true Halifax House form; the residence is three bays wide with an asymmetrical front entrance door. The windows are single hung wooden sashes with glazing bars dividing the panels into a two over two pattern. The entrance door is surrounded by pilasters and bracketed entablature with classical revival detailing and includes two narrow side lites and a deep transom above. Two windows with security grills can be seen on the front elevation at the basement level. All wood trim, corner boards, window flower boxes and the entablatures above the first floor rectangular windows are in excellent condition. The home has seen many upgrades to the exterior finishes over the last few years.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This property was sold by Charles E Schmidt to Elizabeth's daughters Rosina, Margaretta and Mary Ann. John Johnson owned the property for an unknown period of time before selling to grocer, Patrick Tobin. James Lawlor bought Lot 5 from Thomas Tobin in 1868 and is assumed to have constructed the houses during his ownership.

Contextual Building Comments:

According to the City Directories and historical plans, this townhouse construction was completed around 1876. It is assumed to have been built by James Lawlor, a carpenter, during his ownership between 1868 and 1876. According to historic fire insurance plans the dwelling has always been listed at two storeys high with a low slope patent roof. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two storeys it is the average height for the residences on this street. The red brick foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	John Derrick Hines	Original Owner:	James Lawlor
Address:	1344 Birmingham St.	Occupation:	Carpenter
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1877 According to City Directory
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	James Lawlor
Biographic Description:	Carpenter--
Significance:	

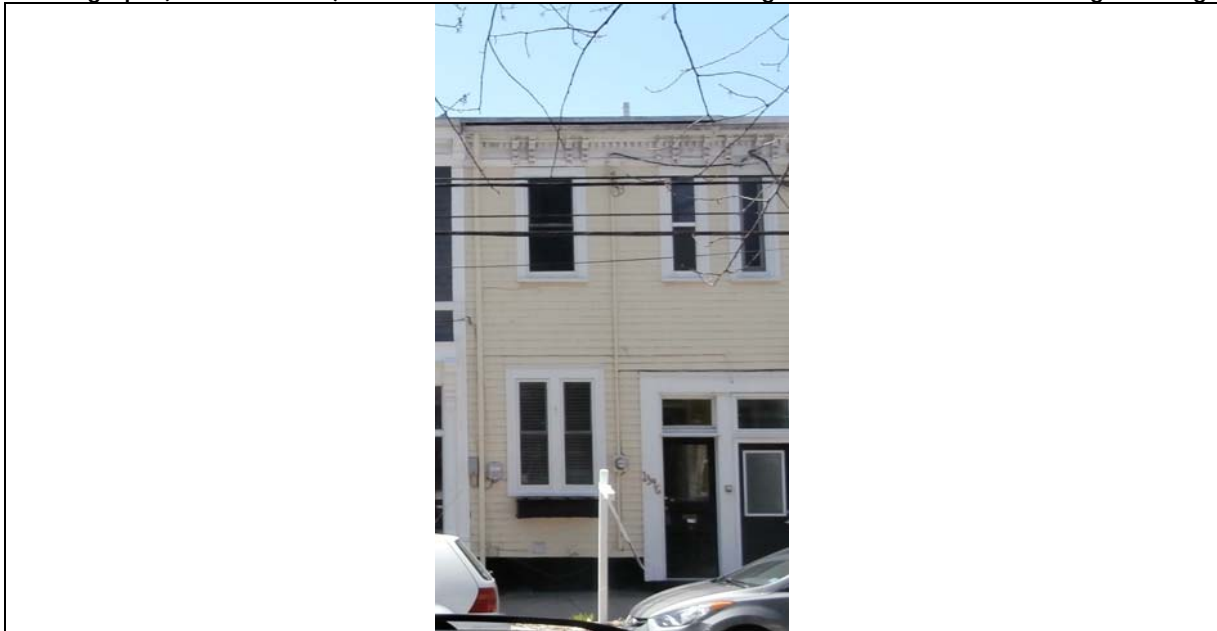
History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
John Derrick Hines (Jennifer Jayne)	2002	2014	--	Book 7079 Pg 184

Donald A. Macvicar (Katheryn)	1990	2002	--	Book 5012 Pg 475
Ronald Shaw Ormston & Fernande Devost	1990	1990	--	Book 4920 Pg 17
Ronald Shaw Ormston & Gordon Guiacomin	1982	1990	--	Book 3571 Pg 355
Ronald Shaw Ormston	1980	1982	--	Book 3398 Pg 1128
Ruth S. Murray	1977	1980	--	Book 3109 Pg 276
Susan Dixon	1960	1977	--	Book 1682 Pg 465
Francis (Frank) J. Laba (Gladys)	1951	1960	Accountant	Book 1118 Pg 137
George MacKay (Nora)	1921	1951	Carpenter	Book 530 Pg 283
Ellen MacKay	1910	1921	Widow	Book 405 Pg 733
Angus MacKay	1878	1910	--	Book 221 Pg 127
Alexander MacKay	1876	1878	Tailor	Book 206 Pg 230
James Lawlor (Eliza)	1868	1876	Carpenter	Book 161 Pg 198
Thomas Tobin	1867	1868	Merchant	Book 156 Pg 244
Patrick Tobin	1848	1867	Grocer	Book 91 Pg 557
John Johnston	--	1848	Esquire	--
Rosina, Margaretta & Mary Ann Schmidt	1845	--	Spinsters	Book 80 Pg 91
Elizabeth Schmidt Estate	1844	1845	--	Book 78 Pg 341
Michael Wallace	1844	1844	Esquire	Book 78 Pg 339
Elizabeth Schmidt Estate	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077966	Researcher:	Connor Architects and Planners
Civic Address:	1346 Birmingham Street	Date:	December 2014
Building Name:			
Construction Date:	1877 According to City Directory		

Architectural Comments:

This two storey mirror image townhouse from the Victorian Era has a low sloped patent roof matching the residences to the North and South and has a single chimney near the back of the building. This wood framed townhouse is two bays wide with an asymmetrical front entrance door which is central to the overall building and rest on a stone foundation that has been parged and painted. The deep eave is underscored by a wide frieze board complete with large ornamental brackets. The windows on the ground level and one window on the second level are single hung wooden sashes and are trimmed with simple moulding. The narrow window on the second floor directly above the door appears to have been updated to a single hung vinyl insert. The entrance door is wood with a half lite and mail slot. It is surrounded by wide trim pilasters and includes a deep transom above. All wood trim, corner boards, frieze boards and flower box at the ground floor window appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This property was sold by Charles E Schmidt to Elizabeth's daughters Rosina, Margaretta and Mary Ann. John Johnson owned the property for an unknown period of time before selling to grocer, Patrick Tobin. James Lawlor bought Lot 5 from Thomas Tobin in 1868 and is assumed to have constructed the houses during his ownership.

Contextual Building Comments:

According to the City Directories and historical maps, this townhouse construction was completed around 1876. It is assumed to have been built by James Lawlor, a carpenter, during his ownership between 1868 and 1876. According to historic fire insurance plans the dwelling has always been listed at two stories high with a low slope patent roof. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two stories it is the average height for the residences on this street. The parged stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Heather Andrea White	Original Owner:	James Lawlor
Address:	1346 Birmingham St.	Occupation:	Carpenter
Present Use:	Residence	Historic Use:	Residence

Construction Date:	1877 According to City Directory
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	James Lawlor
Biographic Description:	Carpenter
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Heather Andrea White	2010	2014	--	--

Shauna Lee Martin	2009	2010	--	File 95041159
Justin Everett Rix & Jennifer Ann Rix	2008	2009	--	--
Heather Andrea White	1999	2008	--	Book 6393 Pg 1132
Terry William Taylor	1996	1999	--	Book 5939 Pg 1165
Murdock R. Morrison (Christina)	1933	1996	--	Book 689 Pg 269
Jonathan Sebeslav (Frances)	1930	1933	Chef	Book 654 Pg 833
Evelyn Mitchell-Flemming (George B.)	1922	1930	--	Book 611 Pg 529
Raymond Mitchell	1921	1922	Chief of Police	Book 511 Pg 789
John Fields (Hazel)	1920	1921	Canadian Railways	Book 520 Pg 194
Ellen MacKay & Frederick B. Armand	1910	1920	Widow	Book 405 Pg 739
John Sutherland	1880	1910	Grocer	Book 229 Pg 224
James Lawlor (Eliza)	1868	1880	Carpenter	Book 161 Pg 198
Thomas Tobin	1867	1868	Merchant	Book 156 Pg 244
Patrick Tobin	1848	1867	Grocer	Book 91 Pg 557
John Johnston	--	1848	Esquire	--
Rosina, Margaretta & Mary Ann Schmidt	1845	--	Spinsters	Book 80 Pg 91
Elizabeth Schmidt Estate	1844	1845	--	Book 78 Pg 341
Michael Wallace	1844	1844	Esquire	Book 78 Pg 339
Elizabeth Schmidt Estate	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077948	Researcher:	Connor Architects and Planners
Civic Address:	1348 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	1877 According to City Directory		

Architectural Comments:

This two storey mirror image townhouse from the Victorian Era has a low sloped patent roof matching the residences to the North and South and has a single chimney near the back of the building. The wood framed townhouse is two bays wide with an asymmetrical front entrance door which is central to the overall building and rests on a stone foundation that has been parged and painted. The deep eave is underscored by a wide frieze board complete with large ornamental brackets. The windows on the ground level and one window on the second level are single hung wooden sashes and are trimmed with simple moulding. The narrow window on the second floor directly above the door appears to have been updated to a single hung vinyl insert. The entrance door is wood with a half lite and mail slot. It is surrounded by wide trim pilasters and includes a deep transom above. All wood trim, corner boards and frieze boards appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This property was sold by Charles E Schmidt to Elizabeth's daughters Rosina, Margaretta and Mary Ann. John Johnson owned the property for an unknown period of time before selling to grocer, Patrick Tobin. James Lawlor bought Lot 5 from Thomas Tobin in 1868 and is assumed to have constructed the houses during his ownership.

Contextual Building Comments:

According to the City Directories and historical maps, this townhouse construction was completed around 1876. It is assumed to have been built by James Lawlor, a carpenter, during his ownership between 1868 and 1876. According to historic fire insurance plans the dwelling has always been listed at two storeys high with a low slope patent roof. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two storeys it is the average height for the residences on this street. The parged stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidtville. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	James Eyre & Petra Eyre	Original Owner:	John Johnston
Address:	1348 Birmingham St.	Occupation:	
Present Use:	Residence	Historic Use:	

Construction Date:	1877 According to City Directory
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	James Lawlor
Biographic Description:	Carpenter
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
James Wayne Eyre & Petra Susanne Eyre	2008	2014	--	File 89671672

Ronald J. Dunphy	1980	2008	--	Book 3409 Pg 1139
Harold Gordon MacPhee (Grethe S.)	1979	1980	--	Book 3397 Pg 723
Alfreda G. Faulkner	1940	1979	--	Book 1624 Pg 363
Jerry J. Faulkner (Helen)	1924	1940	G.S. Campbell & Co.	Book 570 Pg 929
Captain Daniel Wesley Munroe	1921	1924	Master Mariner	Book 512 Pg 1069
John Fields (Hazel)	1919	1921	Canadian Railways	Book 512 Pg 1069
Ellen MacKay & Frederick B. Armand	1910	1920	Widow	Book 405 Pg 739
John Sutherland	1880	1910	Grocer	Book 229 Pg 224
James Lawlor (Eliza)	1868	1880	Carpenter	Book 161 Pg 198
Thomas Tobin	1867	1868	Merchant	Book 156 Pg 244
Patrick Tobin	1848	1867	Grocer	Book 91 Pg 557
John Johnston	--	1848	Esquire	--
Rosina, Margaretta & Mary Ann Schmidt	1845	--	Spinsters	Book 80 Pg 91
Elizabeth Schmidt Estate	1844	1845	--	Book 78 Pg 341
Michael Wallace	1844	1844	Esquire	Book 78 Pg 339
Elizabeth Schmidt Estate	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077941	Researcher:	Connor Architects and Planners
Civic Address:	1350 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This wood framed two storey townhouse from the Victorian Era rests on a stone foundation that has been parged. It has a low sloped patent roof matching the other townhouses at the North and South in this row along Birmingham Street. The red brick chimneys at both ends of the units have been recently updated. It is three bays wide with a central front entrance door and a façade that is clad with traditional wood shingles. The windows are single hung vinyl sashes with glazing bars dividing the upper panels into four. Simple wood trim frames the windows. A small hexagonal window is on the second floor above the door in the center of the townhouse. An entablature rests on brackets above the entrance. All wood trim, corner boards, bargeboards and the entablature above the entrance appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Lot 1 in Block D was purchased in 1833 from Elizabeth Schmidt by William, James and John O'Connors. They sold the land to Thomas O'Connor in 1841 and he then sold it to Samuel Story who then sold to Mather B. Almon. The land comprising of seven tenements or dwelling houses was bought by John Bland from Mather B. Almon in 1855. Bland sold the seven dwellings individually in 1856. Oliver Brennan was the next to purchase this unit at 1850 Birmingham Street. He was a highly respected bonesetter though no one ever knew where he received his surgical knowledge.

Contextual Building Comments:

The William Gossip plans of 1858 to 1864 show this row of townhouse built on the site during that time. According to historic fire insurance plans the dwelling has always been listed at two stories high with a low slope patent roof. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two stories it is the average height for the residences on this street. The parged stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidtville. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Aubrey & Lucy Rhyno	Original Owner:	Samuel Story
Address:	1350 Birmingham St.	Occupation:	--
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidtville</i> . Heritage Trust of Nova Scotia. Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
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Aubrey & Lucy Rhyno	2001	2014	--	Book 6853 Pg 277
Aubrey Rhyno	1981	2001	--	Book 3468 Pg 657
Scott Cahill & Aubrey Rhyno	1980	1981	--	Book 3430 Pg 951
Mary A. Richardson	1948	1980	--	Book 999 Pg 109
Margaret O'Connor	1936	1948	--	Book 739 Pg 505
Levi Batty	1907	1936	Pensioner	Book 386 Pg 577
Edward Brennan	1890	1907	Carpenter	Book 257 Pg 447
Oliver Brennan	1856	1890	Bone Setter	Book 113 Pg 587
John B. Bland	1855	1856	Esquire	Book 111 Pg 505
Mather B. Almon	1851	1855	Merchant	Book 99 Pg 414
Samuel Story	1844	1851	--	Book 76 Pg 500
Thomas O'Connor	1841	1844	--	Book 76 Pg 507
James, William & John O'Connors	1833	1841	--	Book 58 Pg 134
Elizabeth Schmidt	--	1833	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077933	Researcher:	Connor Architects and Planners
Civic Address:	1352 Birmingham Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This narrow wood framed two storey townhouse from the Victorian Era rests on a stone foundation that has been parged. It has a low sloped patent roof matching the townhouses at the North and South in this row along Birmingham Street. The red brick chimney at the north end of the unit has been updated. It is two bays wide and its façade is clad with traditional wood shingles which terminate at wood trim boards indicating the division of the townhouses. The windows are single hung wood sashes with glazing bars dividing the upper panels into two over two patterns. Details similar to the Italianate style around the door and window on the first floor can be seen in the trim at the jambs and with the use of heavy double brackets and entablatures above. The roof line is underscored with a deep frieze board with small and large brackets. All wood trim, corner boards and the entablatures appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Lot 1 in Block D was purchased in 1833 from Elizabeth Schmidt by William, James and John O'Connors. They sold the land to Thomas O'Connor in 1841 and he then sold it to Samuel Story who then sold to Mather B. Almon. The land comprising of seven tenements or dwelling houses was bought by John Bland from Mather B. Almon in 1855. Bland sold the seven dwellings individually in 1856.

Contextual Building Comments:

The William Gossip plans of 1858 to 1864 show this row of townhouse built on the site during that time. According to historic fire insurance plans the dwelling has always been listed at two stories high with a low slope patent roof. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two stories it is the average height for the residences on this street. The parged stone foundation appears to be original and the wood cladding and trim are traditional materials.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Aubrey & Lucy Rhyno	Original Owner:	Samuel Story
Address:	1352 Birmingham St.	Occupation:	--
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	<p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
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Catherine Ann Sommerville Venart	2003	2014	--	Book 7448 Pg 900
Margaret Ellen Schenk	1999	2003	--	Book 6427 Pg 986
Mark W. MacLean (Margaret Leslie)	1997	1999	--	Book 6113 Pg 876
Robert G. Painter (Ann E.)	1985	1997	--	Book 4050 Pg 1030
John M. Laurie (Judith Avis)	1984	1985	--	Book 3829 Pg 864
Wendy E. Woodhouse	1984	1984	--	Book 3804 Pg 1122
Ian A. Woodhouse	1982	1984	--	Book 3636 Pg 846
Arthur Horne Estate	1948	1982	--	Book 968 Pg 636
Thomas D. Burke & Catherine & James Leary	1890	1948	--	Book 257 Pg 382
Mary Burke	1867	1890	--	Book 156 Pg 539
Thomas Burke	1856	1867	Carpenter	Book 114 Pg 362
John B. Bland	1855	1856	Esquire	Book 111 Pg 505
Mather B. Almon	1851	1855	Merchant	Book 99 Pg 414
Samuel Story	1844	1851	--	Book 76 Pg 500
Thomas O'Connors	1841	1844	--	Book 76 Pg 507
James, William & John O'Connors	1833	1841	--	Book 58 Pg 134
Elizabeth Schmidt	--	1833	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077925	Researcher:	Connor Architects and Planners
Civic Address:	1354 Birmingham Street	Date:	December 2014
Building Name:			
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This narrow wood framed two storey townhouse rests on a stone foundation that has been parged. It has a low sloped patent roof matching the other townhouses at the North and South in this row along Birmingham Street. There is a red brick chimney at the north end of the unit. It is two bays wide and its façade is clad with vinyl siding. The windows have been updated to single hung vinyl sashes. There is no trim around the windows, only vinyl window frames. All current materials appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Lot 1 in Block D was purchased in 1833 from Elizabeth Schmidt by William, James and John O'Connors. They sold the land to Thomas O'Connor in 1841 and he then sold it to Samuel Story who then sold to Mather B. Almon. The land comprising of seven tenements or dwelling houses was bought by John Bland from Mather B. Almon in 1855. Bland sold the seven dwellings individually in 1856.

Contextual Building Comments:

The William Gossip plans of 1858 to 1864 show this row of townhouse built on the site during that time. According to historic fire insurance plans the dwelling has always been listed at two storeys high with a low slope patent roof. In its current form, this townhouse contributes to the heritage character of the neighbourhood. Its scale, form and setback are consistent with the remainder of the street. At two storeys it is the average height for the residences on this street. The parged stone foundation appears to be original although the vinyl cladding and trim are not traditional materials.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Lillian Breckenridge	Original Owner:	Samuel Story
Address:	1352 Birmingham St.	Occupation:	--
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	<p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lillian Breckenridge	2012	2014	--	File 100236745
Anne T. Petritis	1966	2012	--	Book 2115 Pg 441
Town & Country	--	1966	--	--
Annie M. Dence	1950	--	--	Will Book 1080 224
Ida Clancy	--	1950	--	--
Eastern Trust Company	1940	--	--	Mort. Book 809 Pg 289
William H. Clancy (Ida)	1917	1940	--	Book 469 Pg 973

George Dence (Annie)	--	1917	Merchant	--
Mary Callaghan	1869	--	--	Mort. Book 162 Pg 345
Peter Callaghan	1856	1869	--	Mort . Book 115 Pg 129
John B. Bland	1855	1856	Esquire	Book 111 Pg 505
Mather B. Almon	1851	1855	Merchant	Book 99 Pg 414
Samuel Story	1844	1851	--	Book 76 Pg 500
Thomas O'Connors	1841	1844	--	Book 76 Pg 507
James, William & John O'Connors	1833	1841	--	Book 58 Pg 134
Elizabeth Schmidt	--	1833	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00077917	Researcher:	Connor Architects and Planners
Civic Address:	1360 Birmingham Street, 5506 Clyde Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

This commercial and residential building is three storeys at the corner of Birmingham and Clyde Streets. As you travel down Birmingham and Clyde from the corner, the level falls to two storeys. The roof to this building is a low sloped patent roof matching many of the other dwellings at this end of the block. The façade is clad with brick masonry along the first story and traditional wood shingles at the second and third storeys. The windows on the second and third floors are a mixture of single hung wooden sashes with glazing bars dividing the panels into a two over two pattern and vinyl inserts have replaced some of the other openings. The wooden sashes appear to have aluminum storm sashes on the exterior for protection. The first floor windows are larger commercial grade aluminum windows with security grills along the Clyde street side. The openings at the second and third floor are evenly spaced. All windows doors and cladding materials are in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Lot 1 in Block D was purchased in 1833 from Elizabeth Schmidt by William, James and John O'Connors. They sold the land to Thomas O'Connor in 1841 and he then sold it to Samuel Story who then sold to Mather B. Almon. The land comprising of seven tenements or dwelling houses was bought by John Bland from Mather B. Almon in 1855. Bland sold the seven dwellings individually in 1856. This particular lot had three of those original seven tenements. It is estimated that this lot was renovated to the form we see today between 1868 after the William Gossip Maps were published and before the Halifax Bird's Eye View map of 1890 was completed. Today the property is owned by Willard Strug.

Contextual Building Comments:

This building is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. According to historic plans the original dwelling was recorded at two storeys high. Upon review of those maps it is estimated that the building underwent renovations between 1868 and 1890 adding a unit along Clyde Street and a third floor at the corner. This building is occupied by three businesses and has residential units on the second and third floors. The corner unit of the building has been labeled as a grocery since the early Fire Insurance Maps of 1889.

In its current form, this building does not match the heritage character of Birmingham Street. Its scale is large in comparison to the remainder of the block but is relative to the buildings running easterly on Clyde street, however the setback is consistent with the remainder of the houses along Birmingham Street.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her father James Pedley's birthplace in Warwickshire, England, Birmingham Street is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Birmingham Street are largely intact with alterations and additions to a few properties.

Present Owner(s):	Willard Strug	Original Owner:	Samuel Story
Address:	--	Occupation:	--
Present Use:	Residence	Historic Use:	Residence and Grocery

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsml/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. Currie, Duncan D. <i>The City of Halifax, Nova Scotia, 1890 "Birds Eye View"</i> . Public Archives of Nova Scotia Library V6/239-1890 Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6/240-1831 Neg No N-674.

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Willard Strug	2008	2014	--	File 90443509
Morris Strug	1962	2008	--	Book 1812 Pg 67
Morris Strug & Jack Stone	1961	1962	--	Book 1717 Pg 467
Charles Zlatin	1955	1961	Merchant	Book 1362 Pg 698
Harry Bernstein (Kaye)	1952	1955	Merchant	Book 1266 Pg 29
Maude Forrestall	1929	1952	Widow	Book 642 Pg 441
William J. Forrestall	1909	1929	Grocer	Book 399 Pg 420
Robert T. Forrestall	1887	1909	Grocer	Book 258 Pg 434
Benjamin J. Gray	1887	1887	Barrister at Law	Book 261 Pg 492
Murdock M. Lindsay	1882	1887	Builder	Book 238 Pg 400
Michael Clinton	1878	1882	Grocer	Book 211 Pg 560
Timothy Meager	1856	1878	Grocer	Book 111 Pg 634
John B. Bland	1855	1856	Esquire	Book 111 Pg 505
Mather B. Almon	1851	1855	--	Book 99 Pg 414
Samuel Story	1844	1851	--	Book 76 Pg 500
Thomas O'Connors	1841	1844	--	Book 76 Pg 507
James, William & John O'Connors	1833	1841	--	Book 58 Pg 134
Elizabeth Schmidt	--	1833	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092270	Researcher:	Connor Architects and Planners Limited
Civic Address:	5512-14 Clyde Street	Date:	December 2014
Building Name:			
Construction Date:	Pre 1966 according to historical mapping		

Architectural Comments:

This Victorian Era two storey townhouse has a low sloped roof matching the properties to the East and West. The three bay residence has been updated with non traditional materials such as vinyl siding and windows, insulated steel doors and an aluminum storm door. The single hung vinyl windows on the second floor are evenly spaced into three bays and have wood trim detailing at the jambs and window heads. Flower boxes decorate the upper windows. The windows on the first floor are single hung wood sashes with aluminum storm sashes on the exterior. A single concrete step accesses the two entrance doors that have been updated with insulated steel doors. One of the doors is protected with an aluminum storm door and has a narrow vinyl transom above. The assemblies are encased in simple wood trim.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. James Kelly purchased this lot from Elizabeth Schmidts Estate in 1844. He owner it for 24 years before selling it to Thomas Egan, a gun maker, who then sold it to Hiram Blanchard a lawyer and politician. Today the property is owned by Christina Breckenridge.

Contextual Building Comments:

This townhouse is represented on a map of "Metropolitan Halifax" which was published in 1866. According to historic fire insurance plans the dwelling was previously recorded as a one and a half story residence in 1895 and 1899, then as a two and a half story residence in the revised maps of 1911 and 1914. The fire insurance map of 1951 is the first indication of it being the two story building we see today. In its current form, this townhouse contributes to the heritage character of the neighbourhood. At two stories it is smaller than most buildings along Clyde Street.

Contextual District Comments:

Clyde Street was originally named by Elizabeth Schmidt in honour of her husband Christian Wilhelm Schmidt's birthplace of Rottenburg, Germany. After World War Two, residents requested that the City of Halifax change the name to Clyde Street after the Scottish coastal lowlands. Clyde Street is located in the historic South Suburb of the City of Halifax known as Schmidtville and was used to connect Birmingham Street and Dresden Row with Queen street. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. Clyde Street was extended to Brenton Street in 1963 as part of the municipally propelled "Spring Garden South Redevelopment Scheme" that was approved by City Council in the mid-1960s.

Present Owner(s):	Christina Breckenridge	Original Owner:	James Kelly
Address:	5512-14	Occupation:	Yeoman
Present Use:	Residence	Historic Use:	Residence

Construction Date:	
Factual/Estimate?	
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999; "Metropolitan Halifax." <i>Archives of Nova Scotia Library</i> . V6 239-1866. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Christina Breckenridge	1984	2014	--	Book 3892 Pg 310
Tassia Annie Petretis (George)	1968	1984	--	Book 2254 Pg 15
Albert M. Surette	1952	1968	Painter	Book 1321 Pg 280

George Bourque	1946	1952	Carpenter	Book 936 Pg 1029
Kathleen M. Keefe (Richard)	1944	1946	--	Book 936 Pg 1033
Patrick J. Napier	1890	1944	Cooper	Book 273 Pg 477
Edward Quirk	1873	1890	Yeoman	Book 187 Pg 331
Louis DeChevery (Martha)	1872	1873	Dentist	Book 179 Pg 427
Hiram Blanchard	1872	1872	Barrister	Book 181 Pg 172
Thomas J. Egan	1868	1872	Gun maker	Book 161 Pg 370
James Kelly	1844	1868	Yeoman	Book 77 Pg 171
Elizabeth Schmidt	--	1844	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092262	Researcher:	Connor Architects and Planners Limited
Civic Address:	5516 Clyde Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1966 according to historical mapping		

Architectural Comments:

This building is a stand-alone townhouse from the Victorian era. The familiar form of the "Halifax House" is minimally accented with Late Victorian Plain ornamentation and exhibits a transition in style at the end of the 19th Century. It is a two story, three bay wide side hall plan dwelling with an asymmetrical façade. The entry is accessed with a single concrete step. Wood framed and shingled on two sides, the front elevation is clad with vinyl siding and has a deep eave that is underscored by the frieze board and brackets. The elevation to the west is also clad with Vinyl siding. The first and second floor windows are single hung with six over six wood sashes. Window shutters are attached at most of these minimally trimmed windows and flower boxes have been added along the first floor openings. The main entrance door is accessed with a single concrete step and has a narrow fixed transom above. The head of the transom is slightly higher than the windows of the first floor.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. James Kelly purchased this lot from Elizabeth Schmidts Estate in 1844. Kelly quickly sold the property to Hugh MacNamara that same year. The Cassel family has held ownership of the home since 1949.

Contextual Building Comments:

This townhouse is represented on a map of "Metropolitan Halifax" which was published in 1866. According to historic fire insurance plans the dwelling was always recorded as a two story patent roof residence. In its current form, this townhouse contributes to the heritage character of the neighbourhood. At two stories it is smaller than most buildings along Clyde Street. The stone foundation appears to be original and the wood cladding along the sides are traditional materials.

Contextual District Comments:

Clyde Street was originally named by Elizabeth Schmidt in honour of her husband Christian Wilhelm Schmidt's birthplace of Rottenburg, Germany. After World War Two, residents requested that the City of Halifax change the name to Clyde Street after the Scottish coastal lowlands. Clyde Street is located in the historic South Suburb of the City of Halifax known as Schmidtville and was used to connect Birmingham Street and Dresden Row with Queen street. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. Clyde Street was extended to Brenton Street in 1963 as part of the municipally propelled "Spring Garden South Redevelopment Scheme" that was approved by City Council in the mid-1960s.

Present Owner(s):	Christina Breckenridge	Original Owner:	James Kelly
Address:	5516	Occupation:	Yeoman
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1866 according to historical mapping
Factual/Estimate?	
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999; "Metropolitan Halifax." <i>Archives of Nova Scotia Library</i> . V6 239-1866. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

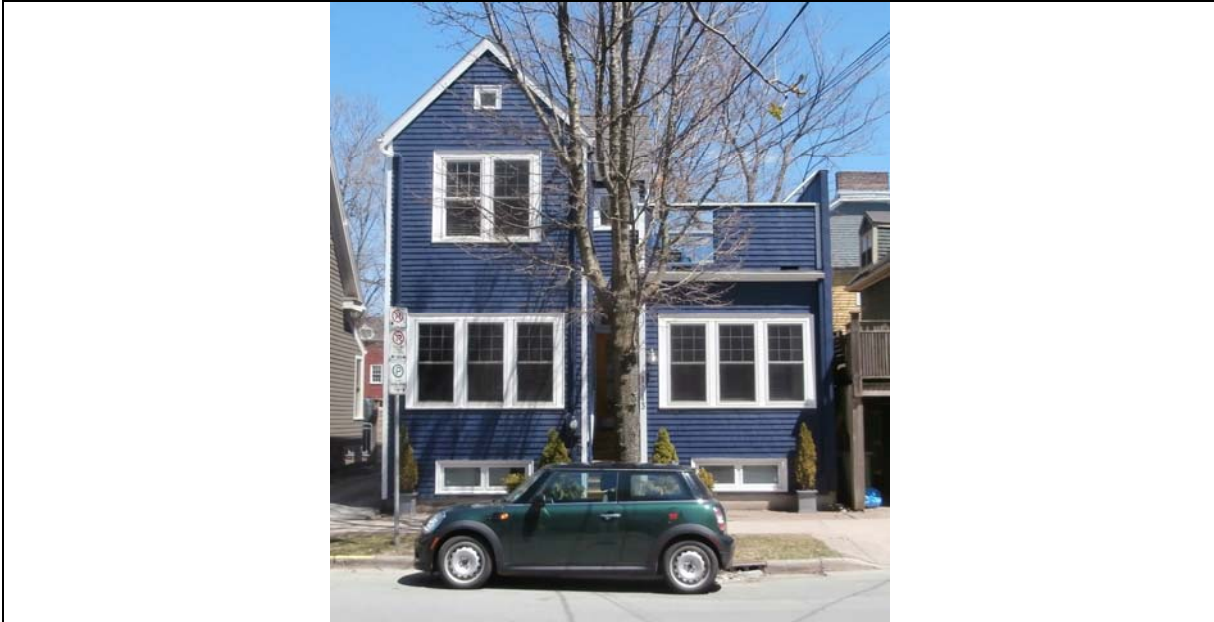
History of Building:

OWNER	FROM	TO:	OCCUPATION	SOURCE
Teresa & Patricia Cassels	1983	2014	--	Book 3710 Pg 1022
Mary Carew	1982	1983	--	Book 3633 Pg 890
John J. Cassels & Heirs	1981	1982	--	Will: Book 3505 Pg 860

Bernadette Cassels	1978	1981	--	Will: Book 3277 Pg 415
Thomas Cassels	1949	1978	--	Will: Book 1037 Pg 797
Clarence Mason	1921	1949	Mechanic	Book 539 Pg 276
Edward MacDonald	1920	1921	Stairs, Son & Morrow Employee	Book 505 Pg 229
Patrick Napier	1915	1920	Cooper	Book 462 Pg 921
Charles W Anderson	--	1915	Merchant	--
Hugh MacNamara	1844	--	--	Book 78 Pg 217
James Kelly	1844	1844	Yeoman	Book 77 Pg 171
Elizabeth Schmidt	--	1844	--	--

Photograph (front elevation)

Building Classification: New Building



Lot PID:	00092163	Researcher:	Connor Architects and Planners Limited
Civic Address:	1313 Dresden Row	Date:	17 October 2014
Building Name:			
Construction Date:	1989 – Development Agreement		

Architectural Comments:

This two storey contemporary residence was constructed in 1989-90. The façade is finished with modern clapboard siding and the ganged windows with six over one single hung wood sashes, reference historic windows. The central entrance with its wooden door, glazing panel and transom is recessed from the face of the building. There is a single long shallow two panel window at the basement level on both sides of the entrance.

Historical Comments:

The land originally owned by James Pedley, known as “Pedley’s Fields” was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block ‘D’ were purchased by Michael Wallace from Elizabeth’s Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers.

The building that was previously on this site housed the Mee Wah Laundry from 1914 to 1916, as well as Grocery & Meats from 1926 to 1943, Horne & Company Groceries & Meats from 1944 to 1966 and Dresden Market Groceries & Meats from 1967 to 1987. The land was sold and redeveloped by way of Development Agreement that was approved in the late 1980’s.

Contextual Building Comments:

At two stories the scale and proportion of this two bay plan with its raised recessed entrance is compatible with the neighbourhood however, the roof deck as seen on the front elevation with its glass railing is a more modern feature. The designers used complimentary materials on the new building that are in keeping with the other buildings along Dresden Row. The roof deck at the front of the building with its glass railing is a more modern feature but overall the building scale and materials fit within the streetscape.

Present Owner(s):	Garth Taylor & Margaret Ann Bennett	Original Owner:	
Address:	1313 Dresden Row	Occupation:	

Construction Date:	1989
Factual/Estimate?	Factual
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp McAlpine City Directories from 1869 to 1999; Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	The New Scotland Financial Group Limited (Developer listed in D.A.)
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Garth Taylor Bennett & Margaret Ann Bennett	1995	2014	Bank Manager, Dal/SMU Professor	Book 5826 pg 872
Douglas Stephen McCulloch	1989	1995	--	Book 4847 pg 439
The New Scotland Financial Group Limited (Development Agreement)	1988	1989	--	Book 4647 pg 454

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092197 & 4049558	Researcher:	Connor Architects and Planners Limited
Civic Address:	1323-25 Dresden Row	Date:	October 2014
Building Name:	Dresden Park Residences		
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

Standing at three and a half stories, this building at 1323-25 Dresden Row is large in comparison to the other buildings and houses along the street. The front elevation references a mirror image townhouse style with some variation in the ground floor, roof line and two bay jog on the southern half of the building. Originally home to a large bakery the building has been fully converted into apartment units. The front of this building is the full 50 foot length of Lot 13 in Block D of the historic Schmidtville subdivision.

The entrance on the ground level is covered with a fabric awning as are two of the central windows on this level. Access to the courtyard is gained by an original right of way leading through the center of the building. At the left side of the right of way is a curved 12 panel window wall followed by a stairwell leading to the basement units. The single hung windows on the front façade appear to have been updated to a vinyl insert. There are 6 evenly spaced windows on the second and third level, then three dormers in the mansard roof on the left half of the building. Below the eaves of the roof is a deep frieze board with paired wooden brackets. The right half of the structure has been updated to include a rooftop patio complete with steel guard rails. Aside from this addition, the building style appears to fit well within the neighbourhood.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers.

Lot 13 in Block 'D' of Schmidville was once home to a popular bakery known around town for its breads and biscuits. Beginning in the 1850's with Mr. Charles Sullivan, he then sold the business to James Miller, William Moir and John Fry in succession. A historic Fire Insurance Plan from 1895 shows the buildings at 1323 and 1325 Dresden Row to be three and three and a half stories, respectively, with a single storey carriage way below and leading to a courtyard with a two storey building attached to the rear of 1325 Dresden Row. At the rear of the 2 storey addition another 2 storey building is shown to house the bakery ovens. Sometime between 1911 and 1914 a third addition is added to the south wall of the bakery ovens. Today these buildings fronting on Dresden Row and the additions in the rear have been converted into residential apartments.

Contextual Building Comments:

While the scale of the building is large in comparison to the neighbouring buildings on Dresden Row, the form and features are in keeping with the rest of the neighbourhood. When the building was updated to be used as apartments, the designers used traditional materials and kept the features simple. Along with its size on the streetscape, the guard rail at the roof top patio and the fabric awnings are the only elements that allow this building to stand out from the neighbouring buildings.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husband's German Ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Dresden Row are largely intact with alterations and additions to a few properties. Three properties along this section of the street had their buildings demolished and modern Condominiums and apartments were built in their place.

Present Owner(s):	Frank R. Davis & Barbara R. Davis	Original Owner:	
Address:	1323-25 Dresden Row	Occupation:	
Present Use:	Apartments	Historic Use:	Bakery

Construction Date:	Pre 1858-64
Factual/Estimate?	Estimate
Source(s):	<p>Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i>. Heritage Trust of Nova Scotia.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacLean Grant. <i>Walk Historic Halifax</i>. Halifax: Nimbus Publishing Limited, 1996.</p> <p>McAlpine City Directories from 1869 to 1999;</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6 239-1866.</p>

	Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.
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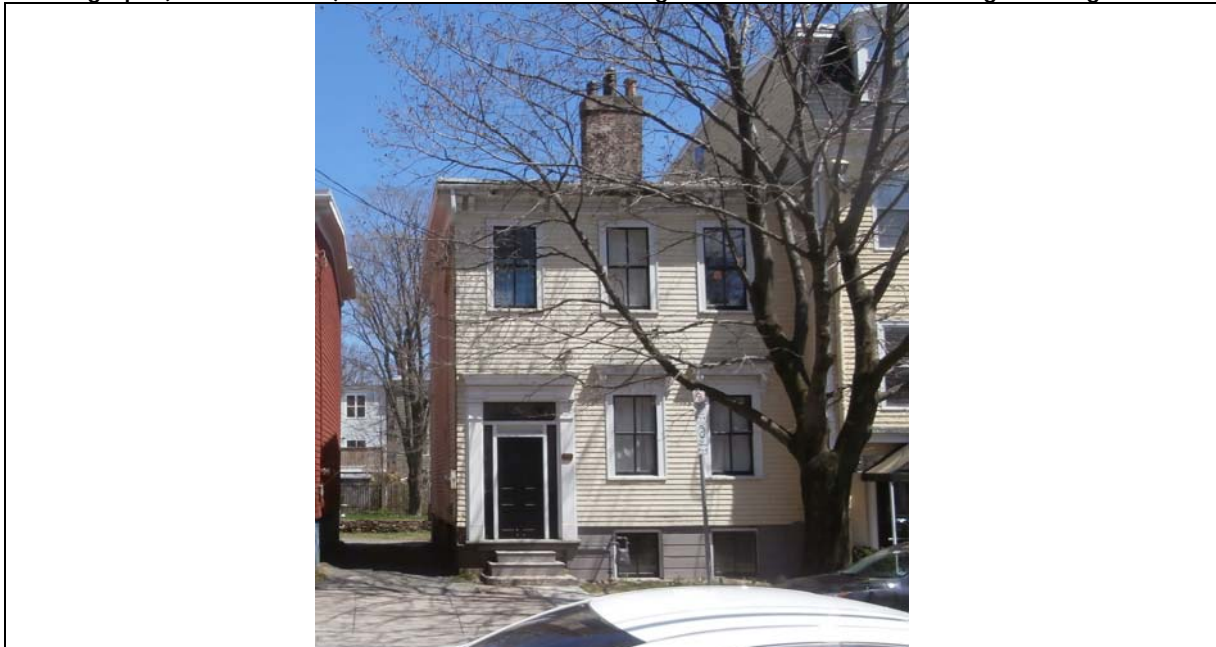
Builder and/or Architect:	
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Frank R. Davis, Barbara R. Davis	1989	2014	--	Book 4859 pg 170
The New Scotland Financial Group Ltd.	1988	1989	--	Book 4519 pg 395
The Granite Group Ltd.	1987	1988	--	Book 4465 pg 271
Arthur S. Horne Estate	1938	1987	Retired Policeman	Book 764 pg 692
John Fry Jr.	1932	1938		Book 663 pg 444
John Fry Sr.	1889	1932	Baker	Book 362 pg 541
Charles E. Smith	1889	1889	Lobster Packer	Book 266 pg 499
James Miller (1323 & 1325 are created)	1875	1889	Fancy Baker	Book 199 pg 193
Charles Sullivan	1852	1875	Baker	Book 100 pg 106
Thomas Moynihan	1850	1852	Builder	Book 95 pg 160
Hon. Edward Kenny	1847	1850	Merchant	Book 90 pg 7
Thomas Moynihan	1846	1847	Builder	Book 87 pg 232
William White	1846	1846	Merchant	Book 80 pg 230
Charles E. Schmidt	1844	1846	Esquire	Book 78 pg 341
Michael Wallace	1844	1844	Esquire	Book 78 pg 339
Elizabeth Schmidt Estate	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092205	Researcher:	Connor Architects and Planners Limited
Civic Address:	1329 Dresden Row	Date:	October 2014
Building Name:			
Construction Date:	1846 - 1858		

Architectural Comments:

The roof of this two storey single townhouse has a low sloped pitch that matches the property to the North. It appears that the central single chimney is original with some patchwork completed over the years. The façade is clad with traditional wooden shingles and in true Halifax House form, the residence is three bays with an asymmetrical front entrance door suggesting a side hall plan layout.

The windows are single hung wooden sashes with glazing bars dividing the panels into a two over two pattern. A narrow wooden double door assembly is surrounded by pilasters and bracketed entablature with classical revival detailing and includes two narrow side lites with four glazing panels and a six panel transom. Two square windows can be seen on the front elevation at the basement level. All wood trim, corner boards, bargeboards and the entablatures above the first floor rectangular windows appear to be in excellent condition and are substantially intact. The foundation along the front elevation appears to have been rebuilt with concrete or the existing stone and brick foundation observed at the side of the building has been parged. The wooden stairs leading to the front entrance are resting on a concrete pad. The wood treads and risers decrease in width as they ascend to the door opening.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This two storey Halifax House was sold by Charles E Schmidt to William Neville who later sold it to Thomas Reardon. It is currently owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

An 8 foot right of way between 1329 and 1333 was established and is to be maintained by Grantees of the adjoining lots. Like most two storey houses in the area today, the buildings low sloped roof is likely an indication of a modification made in the 1870's - 80's. The original building was probably a one and a half storey house which was then modified by removing the existing pitched roof to open the attic space up to become a full second storey as the need rose from the increase of multi generations living in the same house. This Halifax House style contributes to the character of the neighbourhood with its form and setback being consistent with the remainder of the East side of Dresden Row. At two stories, its scale is the average height of residences and buildings that have been altered or constructed on Dresden Row.

Contextual District Comments:

Dresden Row, named by Elizabeth Schmidt in honour of her husbands German Ancestry, and is located in the historic South Suburb of the City of Halifax known as Schmidville. Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on the West side of Dresden Row are largely intact with alterations and additions to a few properties, while properties along the East side have largely been demolished and replaced with larger condominium and apartment buildings.

Present Owner(s):	Lyndon Watkins	Original Owner:	William Neville
Address:	1329 Dresden Row	Occupation:	Yeoman
Present Use:	Residence	Historic Use:	Residence

Construction Date:	
Factual/Estimate?	
Source(s):	<p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Library V6 240-1831 Neg No N-674.</p> <p>McAlpine City Directories from 1869 to 1999;</p>

	Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia
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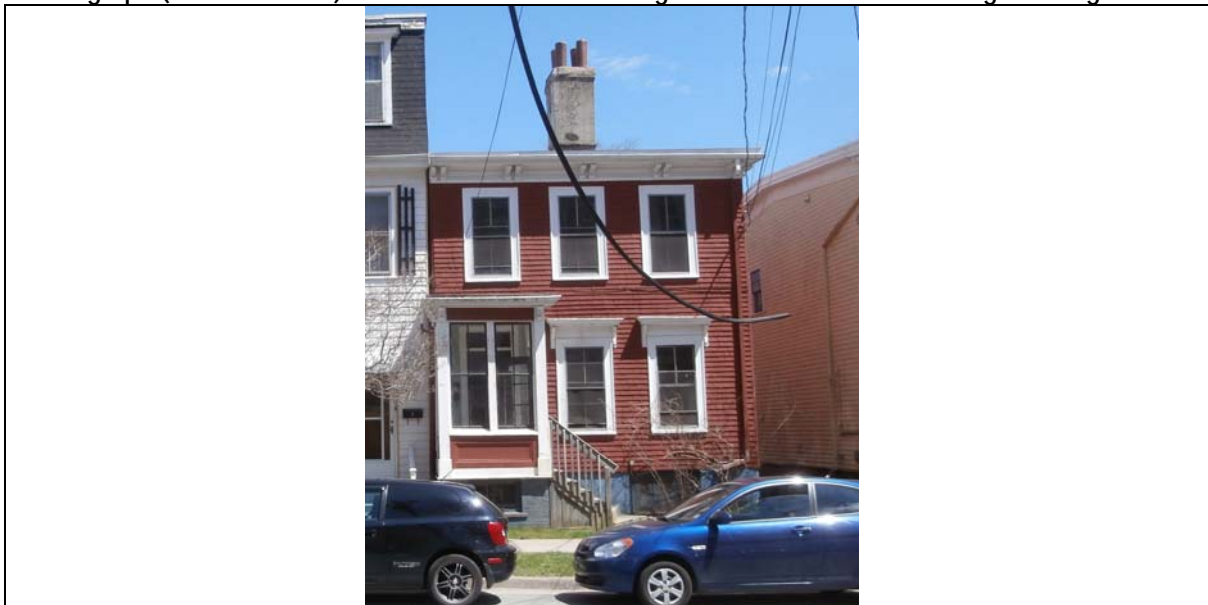
Builder and/or Architect:	
Biographic Description:	
Significance:	Nationally, provincially, locally, not significant

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lyndon Watkins	1976	2014	Fmr. Frank Magazine Owner	Book 2987 pg 110
Arnold Forsythe	1969	1976	Accountant	Book 2347 pg 228
Theresa M. Weagle & Wilfred D. Weagle	1967	1969	Saleslady, husband	Book 2191 pg 474
Margaret M. Remillard	--	1967	Stenographer	--
Ernest L. Batty	1936	--	--	Book 739 pg 314
Levi Batty	1907	1936	Pensioner	Book 384 pg 545
Joseph B. Scriven	1866	1907	Blacksmith	Book 151 pg 684
Thomas Reardon	1850	1866	Painter	Book 97 pg 26
William Neville	1846	1850	Yeoman	Book 83 pg 489
Charles E. Schmidt (Elizabeth)	1844	1846	Esquire	Book 78 pg 341
Michael Wallace	1844	1844	Esquire	Book 78 pg 339
Elizabeth Schmidt		1844	Widow	

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092213	Researcher:	Connor Architects and Planners
Civic Address:	1333 Dresden Row	Date:	October 2014
Building Name:			
Construction Date:	Pre 1858-64 according to William Gossip Plans		

Architectural Comments:

The roof on this two storey single townhouse has a low sloped pitch that matches the residence to the South. The central single chimney is original with some patchwork completed over the years. The façade is clad with traditional wood shingles and in true Halifax House form; the residence is three bays with an asymmetrical front entrance door. There is an enclosed porch on the ground level. The windows are single hung wooden sashes with glazing bars dividing the panels into a two over two pattern. All wood trim, corner boards, bargeboards and the entablatures above the first floor rectangular windows appear to be in good condition and are substantially intact. The front porch appears to be on a painted brick foundation while the main building foundation is stone that has been parged. The home is currently undergoing renovations including a rear addition. The original building was a one and a half storey house which was then modified by removing the existing pitched roof and adding a full second storey.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This two storey Halifax House was sold by Charles E Schmidt to William Neville who later sold it to Thomas Reardon. It is currently owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

An 8 foot right of way between 1329 and 1333 Dresden Row was established and is to be maintained by Grantees of the adjoining lots. Like most two storey houses in the area today, the building's low sloped roof is an indication of a modification made in the 1870's - 80's.

This Halifax House style contributes to the character of the neighbourhood and with its form and setback is consistent with the remainder of the East side of Dresden Row. At two stories, the building appears smaller than the other residences and buildings on the East side of the street.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husband's German Ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidtville. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Dresden Row are largely intact with alterations and additions to a few properties. Three properties along this section of the street had their buildings demolished and modern Condominiums and apartments were built in their place.

Present Owner(s):	Lyndon Watkins	Original Owner:	William Neville
Address:	1333 Dresden Row	Occupation:	Yeoman
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lyndon Watkins	1992	2014	Co-Founder of Frank Magazine	Book 5337 pg1237
Charles Benedict Martin	1948	1992	Government Employee	Book 997 pg 905
Margaret Mary Rockette (John)	1890	1948	School Teacher, Merchant	Book 279 pg 69
Harriet Taylor (William)	--	1890	--	--
Thomas Reardon	1850	--	Painter	Book 97 pg 26
William Neville	1846	1850	Yeoman	Book 83 pg 489
Charles E. Schmidt	1844	1846	Esquire	Book 78 pg 341
Michael Wallace	1844	1844	Esquire	Book 78 pg 339
Charles E. Schmidt	1844	1844	Esquire	Book 78 pg 341
Michael Wallace	1844	1844	Esquire	Book 78 pg 339
Elizabeth Schmidt	--	1844	Widow	

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092221	Researcher:	Connor Architects and Planners Limited
Civic Address:	1335 Dresden Row	Date:	October 2014
Building Name:			
Construction Date:	Between 1878-1889 according to fire mapping		

Architectural Comments:

This three storey residence was originally constructed as a two storey dwelling next to the neighbouring property sometime between 1878 and 1889. The mansard roof contains single and double window shed dormers. The façade is finished with painted wooden shingles and there are double and single window openings on the second level and an asymmetrical front entrance door with a double window at the opposite side on the ground level. Newer aluminum storm windows protect wood window frames. All wood trim, and the decorative wood shutters appear to be a more recent modification. The front door is wood with an aluminum storm door added. The foundation is a combination of stone and brick patchwork that has been parged. The exterior single chimney on the North side of the building has also been parged.

Historical Comments:

The land was owned by James Pedley who bequeathed "Pedley's Fields" to his daughter Elizabeth Schmidt. The center 8 lots of land fronting on Dresden Row and Birmingham Street as well as lot 11 and lot 3 in Block 'D' of Schmidtville were sold to Michael Wallace by Elizabeth Schmidt's Estate after her death. Wallace re-sold the land back to Charles E. Schmidt who then divided and sold half lots to individual buyers. Charles sold this property to Henry Pryor in 1849 who in turn sold it to Henry Leverman who remained at the address for 40 years. Original dwellings in this parcel were at the rear of the lot. The two storey dwelling was built adjacent between 1878 and 1889.

Contextual Building Comments:

The exterior design fits well within the surrounding houses along the streetscape. This Townhouse contributes to the character of the neighbourhood with its form and setback being consistent with the remainder of the East side of Dresden Row. At three stories, its height appears to be the average along this streetscape when comparing it to the larger condo buildings to the north and the smaller 2 storey residence to the South. The materials used are traditional and they appear to be well maintained.

Contextual District Comments:

Named by Elizabeth Schmidt in honour of her husbands German Ancestry, Dresden Row is located in the historic South Suburb of the City of Halifax known as Schmidtville. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's Elizabeth divided and sold the land in smaller parcels. The houses located on Dresden Row are largely intact with alterations and additions to a few properties. Three properties along this section of the street had their buildings demolished and modern Condominiums and apartments were built in their place.

Present Owner(s):	Ronald Rhodenizer	Original Owner:	Henry Leverman
Address:	1335 Dresden Row	Occupation:	Cabinet Maker
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Between 1879-1889 according to fire mapping
Factual/Estimate?	Estimate
Source(s):	Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 McAlpine City Directories from 1869 to 1999. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	
Biographic Description:	
Significance:	Nationally, provincially, locally, not significant

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Ronald Roy & Joan P. Rhodenizer	1988	2014	--	Book 4589 pg 477
Arthur Sylvester Horne	1939	1988	Police Officer	Book 790 pg 426
George C. Webster	1938	1939	Real Estate Agent	Book 778 pg 68
Issac Dauphinee	1916	1938	Merchant	Book 460 pg 925
Catherine & Gerald Millidge	1890	1916	Bookkeeper	Book 266 pg 614
Henry Leverman	1850	1890	Cabinet Maker	Book 97 pg 32
Henry Pryor	1849	1850	Esquire	Book 93 pg 57
Charles E. Schmidt (Elizabeth)	1844	1849	Esquire	Book 78 pg 341
Michael Wallace	1844	1844	Esquire	Book 78 pg 339
Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092239	Researcher:	Connor Architects and Planners Limited
Civic Address:	1341 Dresden Row	Date:	October 2014
Building Name:			
Construction Date:	1879-1889 according to fire mapping. Renovated between 2009 and 2012.		

Architectural Comments:

This two and a half storey Contemporary building has had significant alterations and upgrades to the exterior. Renovated between 2009 and 2012 the building was originally a two storey side hall plan that was modified to resemble a late Victoria plan. Originally located closer to the road, the house was lifted and moved further back on the site so that the new porch is in line with the other houses on the street. The design is a side hall plan that includes a front porch with a side entrance. The façade has been updated using more modern materials such as clapboard siding and a stone veneer product has been used around the foundation. A new steel framed stair complete with steel handrails with wooden treads and landing is attached to the main entrance. Tall windows on the first and second floor feature a six over six patterns in the glazing bars. The balcony with the sliding glass door on the second level is a feature that has been added to this house in recent years. The mansard style roof with bellcast at the eaves can be seen in other houses in the Schmidtville area. There is a flat roof addition at the left side of the building that appears to allow access to a roof top patio. New life has been given to this house by improving its exterior using modern materials that will last longer and should require less maintenance.

Historical Comments:

Charles Schmidt mortgages half of Lot-15 Block D, as shown on the 1831 Plan of Schmidt Ville to Thomas Bourke in 1849. Once released from his mortgage Bourke quickly sells to Andrew Richardson the following year. Richardson owns the land for one year before selling to Thomas Reardon who also sells the property within a year to F.W. Leverman. It is during the Leverman ownership that the building is assumed to be built. This assumption is substantiated by the length of time the Leverman's remain at the address as well as historical mapping that shows a large lot with buildings at the rear in 1878 and a newly constructed dwelling adjacent the street in 1889. The 1889 plan notes the residence to be two storey with a flat roof. From 2009

imagery it appears that the form and style of the late Victorian plan was largely maintained until its most recent renovation and alteration. Imagery from 2012 shows the residence as it exists today.

Contextual Building Comments:

The building has been modified and updated but its form and scale still fit within the Schmidtville neighbourhood. Improvements have been made to this property that will improve the longevity of its life. The newer building materials that have been applied will last longer and require less maintenance than some of the more traditional materials often used. This building is well positioned on the streetscape and even with its modern alterations, the buildings scale and appearance still feels as though it belongs in the Schmidtville neighbourhood.

Contextual District Comments:

Dresden Row, named by Elizabeth Schmidt in honour of her husbands German Ancestry, and is located in the historic South Suburb of the City of Halifax known as Schmidtville. Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. The center 8 lots of land fronting on Dresden Row and Birmingham Street as well as lot 11 and lot 3 in Block 'D' of Schmidtville were sold to Michael Wallace by Elizabeth's Estate after her death. Wallace re-sold the land to Charles E. Schmidt who then divided and sold half lots to other individual buyers. The houses located on the West side of Dresden Row are largely intact with alterations and additions to a few properties, while properties along the East side have largely been demolished and replaced with larger condominium and apartment buildings.

Present Owner(s):	Thomas Rose	Original Owner:	Henry Leverman
Address:	1341 Dresden Row	Occupation:	Cabinet Maker
Present Use:		Historic Use:	

Construction Date:	
Factual/Estimate?	
Source(s):	<p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Google Street View 2009-2012</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p> <p>McAlpine City Directories from 1869 to 1999;</p>

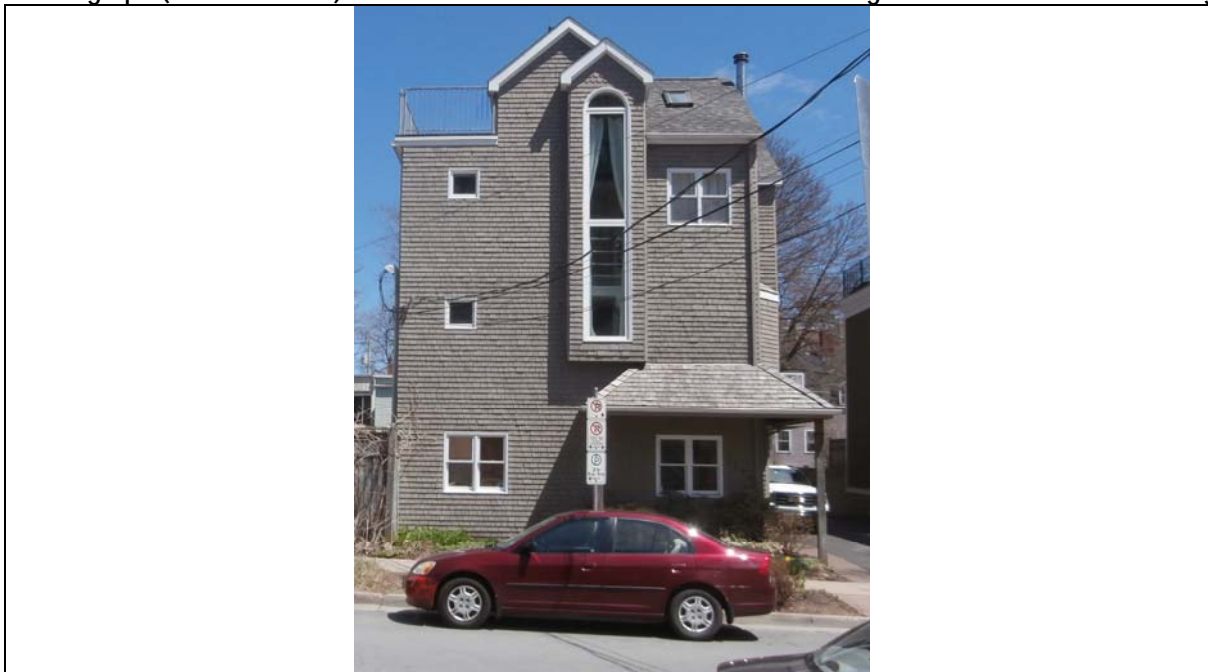
Builder and/or Architect:	
Biographic Description:	
Significance:	Nationally, provincially, locally, not significant

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Thomas Rose	2007	2014	--	File 89540737
Mah Shee Fong	1966	2007	Widow	Book 2116 pg 783
Chan Sui Wah Hoy	1964	1966	Widow	Book 1974 pg 86
Florence T. Adamore	1938	1964	Spinster	Book 781 pg 529
John Leahy	1925	1938	Stevedore	Book 595 pg 240
Johanna Donovan	1917	1925	Wife of Timothy	Book 467 pg 925
Charles Mader	1914	1917	Restaurant Keeper	Book 439 pg 340
Michael Goulding	1890	1914	Merchant	Book 279 pg 23
William Taylor	1887	1890	Merchant	Book 261 pg 760
F.W. Leverman/ Henry	1850	1887	Cabinet Maker	Book 97 pg 17
Thomas Reardon	1850	1850	--	Book 97 pg 22
Andrew Richardson	1849	1850	Esquire	Book 93 pg 552
Thomas Bourke	1849	1849	Truck man	Book 94 pg 64
Charles E. Schmidt	1844	1849	Esquire	Book 78 pg 341
Michael Wallace	1844	1844	Esquire	Book 78 pg 339
Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: New Building



Lot PID:	41259359	Researcher	Connor Architects and Planners Limited
Civic Address:	1345 Dresden Row	Date	17 October 2014
Building Name:			
Construction Date:	1989-1990		

Architectural Comments:

This three storey 4 unit Condo building is of asymmetrical design and constructed using largely traditional materials. The alignment of the building to the street is such tha the principle entrances are on the South face. The street facing elevation and the remainder of the building is clad with traditional wood shingles. Single hung and awning type vinyl windows with very little trim can be seen on the front elevation. One tall window lighting the central stairwell with an arch has an arch is in a small gable extension protrusion. A steel guardrail extending above the roof on the North side suggests this building is equipped with a roof top patio.

Historical Comments:

The land was owned by James Pedley who bequeathed "Pedley's Fields" to his daughter Elizabeth Schmidt. The center 8 lots of land fronting on Dresden Row and Birmingham Street as well as lot 11 and lot 3 in Block 'D' of Schmidtville were sold to Michael Wallace by Elizabeth Schmidt's Estate after her death. Wallace re-sold the land back to Charles E. Schmidt who then divided and sold half lots to individual buyers. Charles sold this property to Edward Dillon in 1846. It is during Dillons ownership that the building is assumed to be built due to the length of time he holds ownership over the land.

This is a 3 storey 4 unit condo building that was built on Lot-16 of Block D in Schmidtville. The original 2 storey Halifax House residence previously owned by the Horne Family, was sold to Dresden Gardens Limited then demolished and replaced with this condo building in 1989-90.

Contextual Building Comments:

The scale of this three storey building fits well at this North end of the block as it is next to a modern day four storey condo building situated at the corner of Dresden Row and Clyde Street. Traveling south along Dresden Row, the scale appears large in comparison to the smaller two storey houses central to the block. The form does not mimic or replicate any of the older styles seen on the block but the wooden shingles are a traditional material seen on most of the older homes in this area.

Present Owner(s):	Dresden Gardens Ltd.	Original Owner:	
Address:	1345 Dresden Row	Address:	

Construction Date:	
Present Use:	Condominium
History of Use:	Residence

Builder and/or Architect:	
Biographic Description:	
Significance:	Nationally, provincially, locally, not significant

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Dresden Gardens Ltd.	1989	2014	--	Book CR13 pg 743
Arthur R. Horne	1943	1989	Merchant	Book 4770 pg 1198
Johanna Shea Estate	1876	1943	Widow	Book 203 pg 481
George W. Langille	1869	1876	Butcher	Book 167 pg 98
Edward Dillon	1846	1869	Truckman	Book 85 pg 32
Charles E. Schmidt	1844	1846	Esquire	Book 78 pg 341
Michael Wallace	1844	1844	Esquire	Book 78 pg 339
Elizabeth Schmidt	--	1844	Widow	--

Photograph (front elevation)

Building Classification: New Building



Lot PID:	41260225	Researcher:	Connor Architects and Planners Limited
Civic Address:	1347-55 Dresden Row	Date:	17 October 2014
Building Name:	Dresden Court Condominiums		
Construction Date:	1987 (According to Condominium Act)		

Architectural Comments:

This three and a half storey Contemporary Condominium building with depressed entry level is compatible with the height of the neighbouring dwellings. Effort has been made to reference historical styles and to reduce the impact of the larger scale massing of this building in relationship to adjacent properties. The Condominium is clad with wood clapboard siding and capped with a mansard roof with bell cast eave as seen on many other buildings in the area. Tall rectangular windows with simple decorative trim and gable roofs in the mansard are also in keeping with the designs seen on other buildings.

The two storey house attached to the South of the new structure was once a standalone building that was purchased and incorporated into the Condominium plans. The building is a two storey "Halifax House" with a flat roof and a double side hall entrance plan. The windows are modern single hung vinyl inserts with one over one panes capped with bracket supported entablatures with dentil mouldings. The windows of the second floor have simple decorative trim matching the trim on the new Condominium and include a shallow arch built into the trim above the window. The clapboard siding has also been matched from that used on the new building.

Historical Comments:

The land was owned by James Pedley who bequeathed "Pedley's Fields" to his daughter Elizabeth Schmidt. The center 8 lots of land fronting on Dresden Row and Birmingham Street as well as lot 11 and lot 3 in Block 'D' of Schmidtville were sold to Michael Wallace by Elizabeth's Estate after her death. Wallace re-sold the land back to Charles E. Schmidt who then divided and sold half lots to other individual buyers.

Oral interviews with local historians indicate that the original building on this site was potentially the matrimonial home of Elizabeth and Christian. The 1831 Plan of Schmidt Ville has later added handwritten descriptions showing two lots as belonging to John Malorey and persons by the surname Wallace. Later historical mapping shows multiple smaller dwellings fronting on Rottenburg. The current building from the 1980's assumedly replaced the three two and two and a half storey buildings shown on a 1951 fire insurance plan.

Contextual Building Comments:

This three and a half storey Contemporary condominium built in the 1980's is a near mirror image design that has tried to be respectful with its size and form to the surrounding buildings still remaining in Schmidtville. The large scale of this building anchors this end of the block as other houses along Dresden Row are smaller in size. The depressed entry level and setback creates courtyard space along the front elevation that is not compatible with the adjacent buildings. In a neighbourhood where the majority of the buildings are clad with wood shingles, the clapboard is incongruous and the modern vinyl windows and patio doors are not traditional.

Present Owner(s):	Dresden Court Management Ltd.	Original Owner:	
Address:	1351-55 Dresden Row	Occupation:	

Construction Date:	1987 (According to Condominium Act)
Present Use:	Condominium
History of Use:	

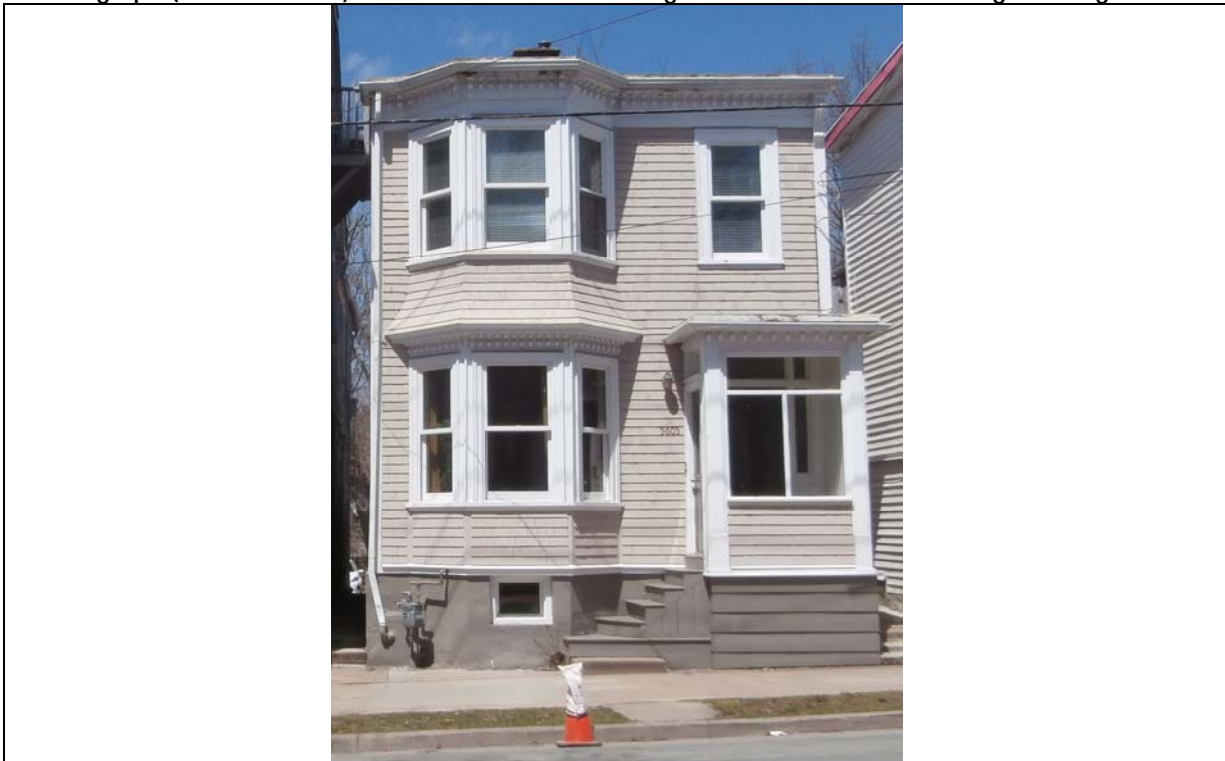
Builder and/or Architect:	
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Dresden Court Limited	1985	2014	--	Book 4083 pg 32
Issam Kadray & William Ritchie	--	1985	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092106	Researcher:	Connor Architects and Planners
Civic Address:	5605 Morris Street	Date:	November 2014
Building Name:			
Construction Date:	1899 -1911		

Architectural Comments:

This Late Victorian Plain residence is an excellent example of this architectural style. It is two storey, two bay wide side hall plan house with an asymmetrical façade and flat roof. Wood framed and shingled and resting on a red brick masonry foundation this home boasts a two storey bay and a raised entrance. The foundation is parged and painted on the street face. The corner boards, water line and eave are of moulded wood. The eave projection is underscored by a frieze board and ornamental brackets of varying sizes.

Wood steps lead to the main entrance in the side wall of a storm porch which rests on a wood skirted foundation. The building setback from the street and historical mapping from 1918 indicate that the porch is historic if not original. The flat roof is supported by corner posts and is underscored by numerous miniature ornamental brackets. The large window that is facing the street appears to have been replaced but appears to be of the same dimension of the original when compared to the similar porches along Morris Street.

The first and second floor windows have been replaced with single hung single pane vinyl inserts and are surrounded by simple moulding. The two storey bay projection is elegantly flared in a bellcast form above the first floor ganged bay windows. All wood trim, corner boards, bargeboards and decorative trim above the windows and at the roof edge appear to be in good condition and are substantially intact. Overall, the front facade appears to be well maintained and in excellent condition.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This property was sold by Charles E Schmidt as part of Elizabeth's Estate sale to a carpenter named Nelson Marvin who later sold it to Thomas Adams. It is currently owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until the issue of a 1911 fire insurance plan where a dwelling is represented in the location of the current building.

Assumed to be built approximate a half century after neighbouring properties to the East, the architectural style of this Late Victorian Plain residence succeeds the Scottish influenced Georgian and "Halifax House" styles of other residences on Morris Street. The cladding material is traditional wood shingle complete with moulded trim and is compatible with the neighbouring buildings. While the style of the residence is distinctly different, it is compatible with the neighbourhood as it shows the evolution of taste in Nova Scotia within the later part of the 19th Century.

Contextual District Comments:

Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels.

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Lyndon Watkins	Original Owner:	Nelson Marvin
Address:	5605 Morris Street	Occupation:	
Present Use:	Residential	Historic Use:	

Construction Date:	Between 1878 & 1889 according to Fire Insurance Plans
Factual/Estimate?	Estimate
Source(s):	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1885 revised 1899. Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1885 revised 1911. Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878

	<p>McAlpine City Directories from 1869 to 1999.</p> <p>Pickings, H.B. <i>City of Halifax Assessment Plan</i>. Halifax: H.B. Pickings, Mining Engineer & Provincial Land Surveyor, 1918.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lyndon Watkins	1989	2014	Co-founder of Frank Magazine	Book 5337 Pg 1237
The New Scotland Financial Group	1987	1989	Corporation	Book 4503 Pg 670
Arnold Forsythe	1972	1987	Employee of Roy O'Brien Ltd.	Book 2552 Pg 525
Margaret Tanner Conway	1940	1972	Clerk	Book 812 Pg 390
Frances (Frank) Glazebrook	1899	1940	--	Book 323 Pg 405
Jane Fader	1898	1899	--	Book 333 Pg 173
Samuel E. Brown	1896	1898	Clerk	Book 310 Pg 378
William MacKenzie (Annie)	1895	1896	Carpenter	Book 303 Pg 675
John Abbott (Alma)	1894	1895	Bank Agent	Book 311 Pg 151
Thomas Abbott	1863	1894	Merchant: Thomson, Abbott & Co.	Book 143 Pg 57
Thomas Belt (Jane)	1862	1863	Esquire	Book 135 Pg 168
Thomas Adams (Catherine)	1848	1862	Esquire	Book 91 Pg 77
Nelson Marvin (Margaret)	1844	1848	Carpenter	Book 76 Pg 319
Elizabeth Schmidt Estate	--	1844	Widow	

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092114	Researcher:	Connor Architects and Planners
Civic Address:	5607 Morris Street	Date:	October 2014
Building Name:			
Construction Date:	1844-1848		

Architectural Comments:

Typical of the Halifax House style, the house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. The façade is clad with traditional wood shingles. It has a steeply pitched truncated gable roof with a central 5 sided Scottish dormer on the front facade and a modest overhang with returned eaves. A modern skylight has been added to the roof slope. The windows are vertically proportioned wooden single hung sashes.

A single chimney positioned at the South-West wall looks original with some patchwork and re-pointing completed in the masonry. The main entrance porch stands proud of the facade resting on a concrete foundation while the main building foundation appears to be either concrete or concrete block. The entrance door is surrounded by paneling that appears to be an infill of sidelights from an earlier time. The transom above the double door still exists in the door surround.

All wood trim, corner boards, bargeboards, decorative trim at the roof edge and the bracket supported entablatures above the entrance and first floor windows appear to be in good condition and are substantially intact. Overall, the front facade appears to be well maintained and in good condition.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This property was sold by Charles E Schmidt as part of Elizabeth's Estate sale to a carpenter named Nelson Marvin who later sold it to Thomas Adams. The residence was once known as Smith's Rooming House which was operated by Catherine Coleman from 1932 to 1945. It is currently owned by Lyndon Watkins who has been active in conserving many of the early homes and buildings in the Schmidville area.

Contextual Building Comments:

This townhouse contributes to the heritage character of the neighbourhood. Its scale form and setback are consistent with the remainder of the Morris Street. At two and a half stories, it is the average height for the residences on this street. The "Halifax House" design is compatible with neighbouring dwellings.

Assumed to have been built by Nelson Marvin and later sold to Thomas Adams, Esquire, this middle class townhouse was originally constructed as a stand-alone building. According to fire insurance plans, the neighbouring dwelling located at 5611 Morris Street was extended sometime between 1895 and 1899 to meet the West side wall of 5607 Morris Street.

Contextual District Comments:

Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels.

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	The New Scotland Financial Group	Original Owner:	Nelson Marvin
Address:	5607 Morris Street	Occupation:	Esquire
Present Use:	Multi-unit residence	Historic Use:	Residence

Construction Date:	1844-1848
Factual/Estimate?	Estimate based on William Gossip Plans and occupation of Nelson Marvin.
Source(s):	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1889. Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1895. Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1885 revised 1899.

	<p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	Nelson Marvin
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
New Scotland Financial Group	1987	1989	Corporation	Book 4503 Pg 670
Arnold Forsythe	1966	1987	Employee at Roy O'Brien Ltd.	Book 2077 Pg 404
Wilfred D. Weagle (Theresa)	1965	1966	--	Book 2050 Pg 641
Anson B. Kimble	1965	1965	Engineer	Book 2031 Pg 1059
Elizabeth Holmes	1964	1965	--	Book 1956 Pg 493
Dianna Mitchell (George)	1958	1963	--	Book 1584 Pg 790
Elizabeth Smith	1948	1958	Widow	Book 1061 Pg 641
Robert Askil Smith	1946	1948	Carpenter	Book 921 Pg 681
Katherine Coleman	1932	1946	Boarding House Mistress	Book 681 Pg 1221
Alvin Publicover	1919	1932	Barber	Book 492 Pg 517
John F. Fry	1917	1919	Baker	Book 463 Pg 217
James C. Jones	1916	1917	Merchant	Book 463 Pg 213
Eva Fader	1901	1916	Spinster	Book 344 Pg 444
Jane Fader	1898	1901	Widow	Book 333 Pg 173
Samuel E. Brown	1896	1898	Clerk	Book 310 Pg 378
William MacKenzie (Annie)	1895	1896	Carpenter	Book 303 Pg 675
John Abbott (Alma)	1894	1895	Bank Agent	Book 311 Pg 151
Thomas Abbott	1863	1894	Merchant: Thomson Abbott & Co.	Book 143 Pg 57
Thomas Belt	1862	1863	Esquire	Book 95 Pg 408
Thomas Adams	1848	1862	Esquire	Book 91 Pg 77
Nelson Marvin	1844	1848	Carpenter	Book 76 Pg 319
Elizabeth Schmidt Estate	--	1844	Widow	

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092122	Researcher:	Connor Architects and Planners
Civic Address:	5611 Morris Street	Date:	November 2014
Building Name:			
Construction Date:	Pre-1858		

Architectural Comments:

This two storey single townhouse from the Victorian era in a transitional vernacular style with Neoclassical influences. It has a low sloped patent roof that matches the residence to the West. The façade is clad with traditional wood shingles and is two bays wide with an asymmetrical front entrance. The insulated metal panel door with mail slot and half light glazing is a more recent installation. The door is trimmed with wood and includes a transom with an entablature resting on decorative brackets. The window on the first floor is also shaded with an entablature being supported by wooden brackets while the windows on the second floor have brackets at the corners under the eave. The brackets are different sizes and widths suggesting that they may not all be original. The foundation appears to be brick with parging and is need of repair. The windows are single hung wooden sashes.

All wood trim, corner boards, bargeboards and the entablatures appear to be in good condition and are substantially intact. The building is in good condition and this style of architecture is a common sight in Halifax.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This property was sold by Charles E Schmidt as part of Elizabeth's Estate sale to Mary Ann Schmidt who later sold it to a Yeoman named Andrew Williams. It is currently owned by Brian Molloy, Owner of New Scotland Financial Group.

Contextual Building Comments:

This townhouse contributes to the heritage character of the neighbourhood. Its form and setback are compatible with the remainder of the Morris Street. According to fire insurance plans, this dwelling was converted from one and a half stories to two stories with flat roof and extended Eastwardly to the West side wall of 5607 Morris Street sometime between 1895 and 1899. This renovation indicates that this dwelling may have originally been a cottage from the Georgian era.

Contextual District Comments:

Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels.

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidtville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidtville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	The New Scotland Financial Group	Original Owner:	
Address:	5611 Morris Street	Occupation:	
Present Use:		Historic Use:	

Construction Date:	Pre-1858
Factual/Estimate?	Estimate based on William Gossip Plans
Source(s):	<p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p>

	<p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
The New Scotland Financial Group	1987	2014	Corporation	Book 4503 Pg 670
Arnold Forsythe	1968	1987	Employee at Roy O'Brien Ltd.	Book 2258 Pg 396
Centennial Realties Limited	1968	1968	Corporation	Book 2243 Pg 225
Mary Burkey (Daniel C.)	1951	1968	Widow	Book 1120 Pg 641
Herman Newman (Anna)	1950	1951	Merchant	Book 1111 Pg 925
Harold Knickle	1944	1950	Chef	Book 872 Pg 1177
Wilfred Mansour (Margaret)	1939	1944	Printer	Book 786 Pg 1125
Joseph M. Wilson (Margaret)	1935	1939	Gentleman	Book 725 Pg 197
Catherine Markley (Maurice)	1905	1935	Widow – Stone Mason	Book 370 Pg 437
Daniel McLeod	1891	1905	Blacksmith/ Farrier)	Book 268 Pg 120
George H. Williams	1882	1891	Commercial Traveller	Book 238 Pg 434
Charles S. Williams	??	1882	Cabinet Maker	??
Nova Scotia Building Society	1871	??	Corporation	Book 158 Pg 731
Andrew Williams	1846	1871	Yeoman	Book 83 Pg 322
Mary Ann Schmidt	1845	1846	Spinster	Book 80 Pg 406
Charles E. Schmidt	1844	1845	Esquire	Book 78 Pg 341
Michael Wallace	1844	1844	Widow	Book 78 Pg 339
Elizabeth Schmidt		1844	Widow	

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092130	Researcher:	Connor Architects and Planners
Civic Address:	5615 Morris Street	Date:	October 2014
Building Name:			
Construction Date:	Pre-1858		

Architectural Comments:

This Scottish Vernacular mirror image townhouse from the Victorian Era is a two story, two bay wide side hall plan, with a symmetrical façade, flat roof and a raised recessed central entry for the two adjoining residences. The head of the second floor windows is in line with the underside of a frieze board at the deep eave. The windows are single hung wooden sashes and are mirrored along the center line of the façade. Ornamental wood pilasters and entablature with brackets and dentil accents the recessed entry way and first floor windows. There are concrete stairs leading to the shared alcove entryway and set of two insulated metal doors

All wood trim, corner boards, bargeboards and the entablatures appear to be in good condition and are substantially intact. The foundation appears to be stone or brick masonry that has been parged. Overall the townhouse appears to be in excellent condition.

Historical Comments:

The land originally owned by James Pedley, known as "Pedley's Fields" was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block 'D' were purchased by Michael Wallace from Elizabeth's Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers. This property was sold by Charles E Schmidt as part of Elizabeth's Estate sale, to Mary Ann Schmidt who held on to the property for nine years before selling to Matthew Keefer. The building is currently owned by Brian Malloy, owner of The New Scotland Financial Group.

Contextual Building Comments:

This two storey mirror image townhouse contributes to the heritage character of the neighbourhood. Its form and setback are consistent with the remainder of the Morris Street. According to fire insurance plans, this dwelling was converted from one and a half stories to two stories with flat roof between 1889 and 1895. This renovation indicates that this mirror image dwelling may have been a cottage from the Georgian era.

Contextual District Comments:

Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels.

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidtville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidtville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	The New Scotland Financial Group	Original Owner:	
Address:	5615 Morris Street	Occupation:	
Present Use:		Historic Use:	

Construction Date:	Pre 1858-64 according to William Gossip Plans
Factual/Estimate?	Estimate
Source(s):	<p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p>

	<p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
The New Scotland Financial Group	1987	2014	Corporation	Book 4478 Pg 83
The Granite Group	1986	1987	Corporation	Book 4465 Pg 252
Arthur S. Horne (Estate)	1948	1986	Policeman	Book 1020 Pg 945
Ida MacKinnon (John?)	??	1948	Widow??	
	??			
Clement Courtney Ligoure	1919	??	Physician	Book 509 Pg 1
Bessie Waith	1919	1919	Spinster	Book 490 Pg 909
William M. McDonald	1918	1919	Merchant	Book 487 Pg 425
Isabella A. Muir	1897	1918	Widow	Book 320 Pg 153
William Muir	1862	1897	Sail maker	Book 134 Pg 446
Matthew H. Keebler	1954	1862	Gentleman	Book 106 Pg 248
Mary Ann Schmidt	1845	1854	Spinster	Book 80 Pg 406
Charles E. Schmidt	1844	1845	Esquire	Book 78 Pg 341
Michael Wallace	1844	1844	Esquire	Book 78 Pg 339
Elizabeth Schmidt	--	1844	Widow	

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092148	Researcher:	Connor Architects and Planners
Civic Address:	5619 Morris Street	Date:	November 2014
Building Name:			
Construction Date:	Completed in 1854		

Architectural Comments:

This one and a half story dwelling is a Scottish Vernacular mirror image cottage. It is a two bay wide side hall plan with mansard roof and Scottish five sided dormer to the side of a classical central gable. The front and rear chimneys at the East end of the building are brick and appear to have been reconstructed. The façade is clad with traditional wood shingles and the foundation has been parged and painted. The first floor window has a large rectangular upper sash with sixteen small panes. The lower sash contains a horizontal slider which appears to be a more recent modification. The small second floor window in the classical gable is single hung with nine over one wood sashes. The windows in the dormer are single hung vinyl inserts with one over one sashes.

The entrance enframing system is central to the building and includes ornamental wood pilasters and entablature complete with deep brackets and sidelights. The door is an insulated metal door. All wood trim, corner boards, bargeboards and the entablatures above the first floor rectangular windows appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as “Pedley’s Fields” was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block ‘D’ were purchased by Michael Wallace from Elizabeth’s Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers.

The double house was completed in 1854 according to the deed from William Young to Samuel Gray. The Grays were a distinguished Loyalist family active in the advancement of the legal system and founding politics in Nova Scotia.

Gray later sold Eastern half of the double house to Sophia Head who was the widow of Dr. Samuel Head. Head was the son of a surgeon and a doctor of medicine who became a member of the Royal College of Surgeons of London in 1803. Head practiced medicine in Halifax beginning in 1804 and ran the pharmacy that was opened by his father in 1790. In 1814, Head’s concern for better medical treatment and supplies led to him opening a 40-50 bed hospital on Water Street for Travellers and sick and injured seamen.

Today, the building is owned by Brian Malloy, owner of The New Scotland Financial Group.

Contextual Building Comments:

This mirror image house contributes to the character of the neighbourhood and with its style, form and setback are compatible with other buildings along Morris Street.

Contextual District Comments:

Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830’s the land was divided and sold in smaller parcels.

Morris Street is named after Charles Morris, the “Chief Surveyor of Lands within the Province,” who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidtville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidtville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	The New Scotland Financial Group	Original Owner:	Samuel Gray
Address:	5619 Morris Street	Occupation:	Esquire
Present Use:	Residence	Historic Use:	Residence

Construction Date:	Completed in 1854
Factual/Estimate?	Factual from the Deed of William Young to Samuel Gray
Source(s):	Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidtville</i> . Heritage Trust of Nova Scotia. Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-</i>

	<p>1864. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Pryke, K.G. "Head, Samuel." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/head_samuel_7E.html</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p> <p>Wallace, C.M. "Gray, John Hamilton." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/gray_john_hamilton_1814_89_11E.html</p>
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Builder and/or Architect:	
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM :	TO:	OCCUPATION	SOURCE
Paul Geoffrey Conrad	2010	2014		File 96925996
David J. Gunn	1982	2010		Bk 3551 Pg 1210
William J. Hayter	1980	1982		Book 3432 Pg 243
William Hayter and Laurie J Smith	1976	1980		Book 3075 Pg 610
Nick Spiropoulos (Natalie)	1972	1976		Book 2563 Pg 177
Gerald Herman (Erminie)	1946	1972	Policeman	Book 897 Pg 173
Muriel Wood and Edna McFarlane	1946	1946		Will Bk 934 Pg 59
Mary F Ruddle	1931	1946		Will Bk 659 Pg 765
Frank W. Ruddle (Mary)	1919	1931	Grocer	Book 493 Pg 377
Capt. John Simmons	1913	1919	Master Mariner	Book 435 Pg 28
Harry Kitz	1907	1913	Jeweler	Book 383 Pg 549
Robert Pearson (Margaret)	1904	1907		Book 358 Pg 477
Sophia A. Head (Samuel)	1857	1904	Widow (Doctor of Medicine)	Book 118 Pg 402
Samuel Gray (Janet Anderson)	1856	1857	Esquire	Book 114 Pg 413
William Young	1854	1856	Esquire	Book 107 Pg 216
Samuel Gray	1854	1854	Esquire	Book 107 Pg 215
William Young and Samuel L Thomson	??	1854	Esquire, Esquire	??

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00092155	Researcher:	Connor Architects and Planners
Civic Address:	5621 Morris Street	Date:	November 2014
Building Name:			
Construction Date:	Completed in 1854		

Architectural Comments:

This one and a half story dwelling is a Scottish Vernacular mirror image cottage. It is a two bay wide side hall plan with mansard roof and Scottish five sided dormer to the side of a classical central gable. The rear chimneys at the West end of the building is brick and appears to have been reconstructed. The façade is clad with traditional wood shingles and the foundation has been parged and painted. The first floor window has a large single pane upper sash and a lower horizontal slider which appears to be a more recent modification. The small second floor window in the classical gable is single hung with one over one wood sashes. The windows in the dormer are single hung vinyl inserts with one over one sashes.

The entrance enframing system is central to the building and includes ornamental wood pilasters and entablature complete with deep brackets and sidelights. The door is an insulated metal door. All wood trim, corner boards, bargeboards and the entablatures above the first floor rectangular windows appear to be in good condition and are substantially intact.

Historical Comments:

The land originally owned by James Pedley, known as “Pedley’s Fields” was bequeathed to his daughter Elizabeth Schmidt who subdivided the field into blocks and sold the house lots after the death of her husband Christian Schmidt. Most of the lots in Block ‘D’ were purchased by Michael Wallace from Elizabeth’s Estate after her death. Wallace re-sold some land back to Charles E. Schmidt who in turn divided and sold half lots to other individual buyers as the area began to grow with new settlers.

The double house was completed in 1854 according to the deed from William Young to Samuel Gray. The Grays were a distinguished Loyalist family active in the advancement of the legal system and founding politics in Nova Scotia.

Gray later sold the Western half of the double house to Christian Thomson, widow. Today, the building is owned by Brian Malloy, owner of The New Scotland Financial Group.

Contextual Building Comments:

This mirror image house contributes to the character of the neighbourhood and with its style, form and setback are compatible with other buildings along Morris Street.

Contextual District Comments:

Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830’s the land was divided and sold in smaller parcels.

Morris Street is named after Charles Morris, the “Chief Surveyor of Lands within the Province,” who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Peter Kontak & Janet Shea	Original Owner:	William Young and Samuel L Thomson
Address:	5621 Morris Street	Occupation:	Esquire, Esquire
Present Use:		Historic Use:	Double House

Construction Date:	Completed in 1854
Factual/Estimate?	Factual from the Deed of William Young to Samuel Gray
Source(s):	Fennell, Irene and Elizabeth Pacey. <i>Houses and Stories of Schmidville</i> . Heritage Trust of Nova Scotia. Government of Nova Scotia. <i>Property Online</i> . http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 McAlpine City Directories from 1869 to 1999.

	<p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p> <p>Wallace, C.M. "Gray, John Hamilton." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/gray_john_hamilton_1814_89_11E.html</p>
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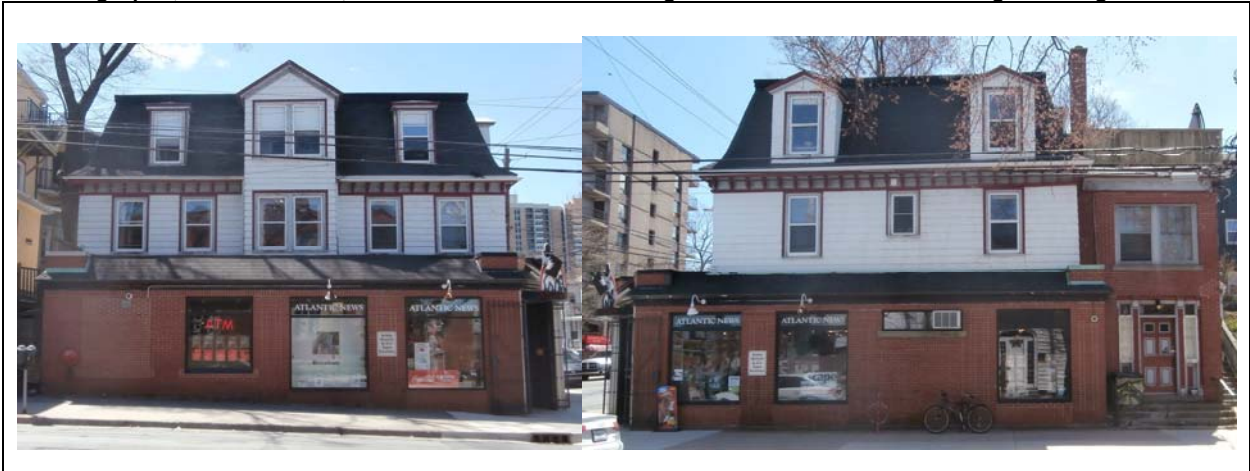
Builder and/or Architect:	
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Peter S Kontak & Janet A. Shea	1998	2014		Book 6364 Pg 615
Paul Andre La Rose	1981	1998		Book 3546 Pg 371
William J. Hayter	1980	1981		Book 3432 Pg 243
William Hayter and Laurie J Smith	1976	1980		Book 3075 Pg 610
Nick Spiropoulos (Natalie)	1972	1976		Book 2563 Pg 180
Art Spiropoulos (Colette)	1969	1972		Book 2297 Pg 983
Elva Dowdall	1963	1969	Investor	Book 1942 Pg 62
Arthur Melvin	1958	1963		Book 1526 Pg 38
The Provincial Realty Company Ltd.	1957	1958		Book 1506 Pg 279
Patrick J. Napier (Alice)	1909	1957	Cooper	Book 396 Pg 128
John Willis (Elizabeth)	1872	1909	Control Dept./ Bookkeeper	Book 180 Pg 20
John C. Campbell	1869	1872	Post Office Clerk	Book 167 Pg 44
Christian Thomson	1864	1869		Book 143 Pg 740
Samuel Gray	1856	1864	Esquire	Book 114 Pg 413
William Young	1854	1856	Esquire	Book 107 Pg 216
Samuel Gray	1854	1854	Esquire	Book 107 Pg 215
William Young and Samuel L Thomson	??	1854	Esquire, Esquire	??

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00093641	Researcher:	Connor Architects and Planners
Civic Address:	5560-62 Morris Street	Date:	December 2014
Building Name:	Atlantic News		
Construction Date:	Between 1858 & 1864 according to Gossip Maps and 1864 Church Map		

Architectural Comments:

This Second Empire style building has a mansard roof with steep sides and bell curved edges, flat roof top and multiple dormers on all sides. It is an excellent example of this architectural style. The eave projection is underscored by a frieze board and multiple ornamental brackets. It is a two and a half storey building with commercial space on the ground level and residential space on the second level and in the attic. A double height bay begins on the second floor above the shingled roof of the commercial space extending to the roof level and is capped with a gable that is taller than the mansard. The building is a wood framed structure finished with brick veneer on the first level and wood shingles on the second level.

Concrete steps lead to the residential entrance at the right side of the building along Morris Street. The entrance is setback from the street and historical mapping from 1895 indicate that the porch is historic if not original. The main entrance to the commercial space is located on an angle of the building at the corner of the Queen and Morris Street intersection. Some window modifications and upgrades appear to have been completed over the years and a roof top terrace has been added above the residential entrance along Morris Street.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to George Blaiklock in 1961. Blaiklock was an Architect and Master Builder who moved to Halifax from Quebec City in 1851 to work on the Wellington Barracks. Later, Blaiklock formed a partnership with Simon and Henry Peters to form the company Peters & Blaiklock with whom they constructed several government projects. Today, the property is owned by Norwood Enterprises and the Commercial space is home to Atlantic News which was founded in 1973. The space was used for many years as a pharmacy by Frank L. Fry from 1934 to 1954 and then it was home to Lawtons Drugstore prior to becoming a magazine and newspaper shop.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until a 1864 church plan shows the lot with a building. Mapping from that date forward consistently show a dwelling represented in the location of the current building.

The building is assumed to have been constructed by George Blaiklock during his ownership between 1861 and 1868. Blaiklock was an Architect and Master Builder that moved to Halifax from Quebec in 1851.

Contextual District Comments:

Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of this division of land, the lots on the South side of Morris street make up the southern boundary of Schmidville.

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, this section of Morris Street boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Norwood Enterprises Ltd.	Original Owner:	George Blaiklock
Address:	5560-62 Morris Street	Occupation:	Master Builder
Present Use:	Residential/ Commercial	Historic Use:	Residential/ Commercial

Construction Date:	Between 1858 & 1864 according to Gossip Maps and 1864 Church Map
Factual/Estimate?	Estimate
Source(s):	<p>"Blaiklock, George Frederick" Biographical Dictionary of Architects in Canada 1800-1950 www.dictionaryofarchitectsincanada.org</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

Builder and/or Architect:	George Blaiklock
Biographic Description:	Architect and Master Builder
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Norwood Enterprises Ltd.	1977	2014	--	Book 3124 Pg 359
Dr. Srultulio Laufer (Irmgard)	1955	1977	--	Book 1370 Pg 128
Ralph Gould & Rose Gould	1954	1955	--	Book 1244 Pg 499
Frank L. Fry (Muriel)	1934	1954	Drugist - Pharmacy	Book 698 Pg1057
John E. Wood	1908	1934	Broker	Book 384 Pg 757
Alexander F. Mackintosh (Edith W.)	1904	1908	--	Book 367 Pg 95
Eastern Canada Savings & Loan	1904	1904	--	Book 367 Pg 51
Charles J. MacDonald (Annie)	1886	1904	Barrister	Book 261 Pg 39
Bank of Nova Scotia	1883	1886	--	Book 237 Pg 583
John Smith	1882	1883	Merchant	Book 237 Pg 424
Philip Colford	1968	1882	Gentleman	Book 159 Pg 594
George Blaiklock	1861	1868	Master Builder	Book 131 Pg 193
John Stairs	1860	1861	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00093971	Researcher:	Connor Architects and Planners
Civic Address:	5578 Morris Street	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1866 - Metropolitan Halifax Map		

Architectural Comments:

This building is a Georgian Mansion from the Victorian era is determined by its raised main level entrance as well as an entrance to the basement. It is a three and a half story, three bay wide side hall plan dwelling with an asymmetrical façade and a low sloped roof. Wood framed and shingled, the house rests on a brick cladded foundation. There is minimal trim and detailing on the façade of this building. The windows on the ground level are single hung vinyl sashes with security grills attached over the bottom panel. The windows on the upper levels are single hung with six over six vinyl sashes. The porch windows are tall rectangular panels with simple detailing in the wood below.

Concrete steps with a steel railing lead to the main entrance in the side wall of the storm porch which is set on the concrete foundation with brick veneer. The building is setback from the street by the width of the porch and mapping from 1889 indicate that the porch is historic if not original. The townhouse is in good condition and largely intact. More recent upgrades to the building include the vinyl windows, vinyl siding and brick veneer around the foundation.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to George Blaiklock in 1961. Blaiklock was an Architect and Master Builder who moved to Halifax from Quebec City in 1851 to work on the Wellington Barracks. Later, Blaiklock formed a partnership with Simon and Henry Peters to form the company Peters & Blaiklock with whom they constructed several government projects. The building was used as a rooming house during the 1960's. Today it is owned by Cygnet Properties Limited and is used as rental apartments.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until an 1864 church plan shows the lot having a building on it. Mapping from that date forward consistently show a dwelling represented in the location of the current building.

The building is assumed to have been constructed by George Blaiklock during his ownership between 1861 and 1864. Blaiklock was an Architect and Master Builder that moved to Halifax from Quebec in 1851. This Victorian era townhouse was historically used as a rooming house and is used as rental apartments today.

Contextual District Comments:

Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of this division of land, the lots on the South side of Morris street make up the southern boundary of Schmidville.

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, this section of Morris Street boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Cygnat Properties Ltd.	Original Owner:	George Blaiklock
Address:	187-A Bluewater Road	Occupation:	Architect, Master Builder
Present Use:	Residential/ Rental	Historic Use:	Residence/ Rooming House

Construction Date:	Between 1858 & 1864 according to Gossip Maps and 1864 Church Map
Factual/Estimate?	Estimate
Source(s):	<p>"Blaiklock, George Frederick" Biographical Dictionary of Architects in Canada 1800-1950 www.dictionaryofarchitectsincanada.org</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

Builder and/or Architect:	George Blaiklock
Biographic Description:	Architect and Master Builder
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Cygnets Properties Ltd.	2009	2014	--	File 92543611
Christopher L. Crowell	1985	2009	--	Book 4433 Pg 1156
Albert T. Crowell (Mayola M.)	1980	1985	--	Book 3426 Pg 796
Christopher L. Crowell	1977	1980	Cobblestone Realty Ltd.	Book 3167 Pg 730
Douglas Alan Snow (Doreen)	1973	1977	Businessman	Book 2740 Pg 536
John Laba (Fotin)	1932	1973	--	Book 688 Pg 508
General Trust Corp (W. MacIntosh)	1932	1932	--	Book 682 Pg 289
Edward C. Fudge	1927	1932	Master Mariner	Book 587 Pg 1021
Frederick M. Grant (Annie M.)	--	1927	--	--
Francis Parker (Marianne)	1874	--	Mechant	Book 193 Pg 583
William A. Black	1874	1874	Gentleman	Book 193 Pg 581
James W. Nutting	1863	1874	Esquire	Book 140 Pg 439
George Blaiklock	1861	1863	Master Builder	Book 131 Pg 193
John Stairs	1860	1861	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860		--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00093963	Researcher:	Connor Architects and Planners
Civic Address:	5588 Morris Street	Date:	December 2014
Building Name:			
Construction Date:	Pre 1866 - Metropolitan Halifax Map		

Architectural Comments:

This building is a Georgian Mansion from the Victorian era is determined by its raised main level entrance as well as an entrance to the basement. It is a three and a half story, three bay wide side hall plan dwelling with an asymmetrical façade and a low sloped roof. Wood framed and shingled, the house rests on a brick cladded foundation. There is minimal trim and detailing on the façade of this building. The windows on the ground level are single hung vinyl sashes with security grills attached over the bottom panel. The windows on the upper levels are single hung with six over six vinyl sashes. The porch windows are tall rectangular panels with simple detailing in the wood below.

Concrete steps with a steel railing lead to the main entrance in the side wall of the storm porch which is set on the concrete foundation with brick veneer. The building is setback from the street by the width of the porch and mapping from 1889 indicate that the porch is historic if not original. The townhouse is in good condition and largely intact. More recent upgrades to the building include the vinyl windows, vinyl siding and brick veneer around the foundation.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to George Blaiklock in 1961. Blaiklock was an Architect and Master Builder who moved to Halifax from Quebec City in 1851 to work on the Wellington Barracks. Later, Blaiklock formed a partnership with Simon and Henry Peters to form the company Peters & Blaiklock with whom they constructed several government projects. The building was used as a rooming house during the 1960's. Today it is owned by Cygnet Properties Limited and is used as rental apartments.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until an 1864 church plan shows the lot having a building on it. Mapping from that date forward consistently show a dwelling represented in the location of the current building.

The building is assumed to have been constructed by George Blaiklock during his ownership between 1861 and 1864. Blaiklock was an Architect and Master Builder that moved to Halifax from Quebec in 1851. This Victorian era townhouse was historically used as a rooming house and is used as rental apartments today.

Contextual District Comments:

Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of this division of land, the lots on the South side of Morris street make up the southern boundary of Schmidville.

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, this section of Morris Street boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Cygnat Properties Ltd.	Original Owner:	George Blaiklock
Address:	187-A Bluewater Road	Occupation:	Architect, Master Builder
Present Use:	Residential/ Rental	Historic Use:	Residence/ Rooming House

Construction Date:	Between 1858 & 1864 according to Gossip Maps and 1864 Church Map
Factual/Estimate?	Estimate
Source(s):	<p>"Blaiklock, George Frederick" Biographical Dictionary of Architects in Canada 1800-1950 www.dictionaryofarchitectsincanada.org</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Cygnnet Properties Ltd.	2009	2014	--	File 92543611
Christopher L. Crowell	1985	2009	--	Book 4433 Pg 1156
Albert T. Crowell (Mayola M.)	1980	1985	--	Book 3426 Pg 799
Christopher L. Crowell	1977	1980	Cobblestone Realty Ltd.	Book 3167 Pg 723
Douglas Alan Snow (Doreen)	1971	1977	Businessman	Book 2461 Pg 771
Jacques Bernard Gaudet	1969	1971	--	Book 2356 Pg 675
Gregoire Gaudet	1941	1969	--	Book 829 Pg 1173
Arthur C. Johnston	1924	1941	Accountant	Book 571 Pg 538
Susan D. Harris (John C.)	1922	1924	--	Book 547 Pg 681
John C. Harris (Susan D.)	1921	1922	Butcher	Book 540 Pg 609
Patrick J. Sheehan (Mary A.)	1921	1921	Carpenter	Book 540 Pg 397
Marvin Clarke (Alberta A.)	1921	1921	Real Estate Broker	Book 539 Pg 395
George Campbell	1897	1921	Physician	Book 315 Pg 270
Edmund Crawley Twining (Elizabeth)	1863	1897	Merchant	Book 143 Pg 254
George Blaiklock	1861	1864	Master Builder	Book 131 Pg 193
John Stairs	1860	1861	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860		--

Photograph (front elevation)

Building Classification: New Building



Lot PID:	40266553	Researcher:	Connor Architects and Planners
Civic Address:	5594-96 Morris Street	Date:	December 2014
Building Name:			
Construction Date:	1982-1983		

Architectural Comments:

This modern two storey building is wood framed and shingled and rests on a concrete foundation. This building is set back from the street with a main entrance to Spencer House, a drop in seniors centre, at the front of the building and a Day Care accessed on the second level around the back of the building. The first floor entrance is accessed by wooden steps leading to a covered veranda. The siding, corner boards and eaves are of traditional wood.

The form of the building is stepped back from the street along the driveway and the gable roofs are asphalt shingled. The first and second floor windows are single hung, single pane vinyl inserts and are surrounded by simple moulding. The sloped roof of the veranda is supported by posts at the corners of the deck.

All wood corner boards and trim above the windows and at the roof edge appear to be in good condition and are substantially intact. Overall, the front facade appears to be well maintained and in excellent condition.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to Samuel Gray in 1961. Gray owned the property until 1863 when he then sold to George Lang (Laing). Lang was an Architect, Builder and Mason who moved to Halifax from Scotland in 1858 and became a leading builder in Halifax winning principal government and commercial contracts. His first building in Halifax was the Halifax County Court House. Other notable contracts he complete are the Halifax Club, the monument for the Crimean War in St. Paul's Cemetary, St. Luke's School House, Keith Hall for the brewer and politician, Alexander Keith, Quinlan House and he was also responsible for many important contracts for rebuilding Granville Street after the fire of 1858. Lang lived his remaining years in Shubenacadie where he operated a brick manufactory with Halifax carpenter James Thompson. Lang sold the land to James Lawlor, a carpenter, in 1864 who then sold it to the Board of School Comissioners who are the current owners of the property.

Contextual Building Comments:

This property was the site of the original Morris Street School built between 1866 and 1869 according to the 1866 "Metropolitan Halifax" map and 1869 "New Map of the City Compiled from Most Recent Surveys." Morris Street school was nearly destroyed in the Halifax Explosion of 1917. The brick building was out of commission for several months while repairs were being made due to the collapse of stairwells and a rooftop water tank falling through the ceiling. The site is now home to Spencer House, a senior's drop in community center that was opened in 1983.

Spencer House is a two story building set back from the road. The parking lot wraps the side of the building and the steep grade allows access at the second level around the back of the site. While the style of the building is distinctly different, it is compatible with the neighbourhood with its use of traditional materials.

Present Owner(s):	Board of School Commissioners	Original Owner:	Board of School Commissioners
Address:	5594-96 Morris Street	Occupation:	
Present Use:	Institutional	Historic Use:	Morris Street School

Construction Date:	Between 1982-83
Factual/Estimate?	Factual
Source(s):	<p>Clarke's Lith, <i>New Map of the City of Halifax Compiled from most Recent Surveys</i> - Established 1869</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>"Metropolitan Halifax." <i>Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Pickings, H.B. <i>City of Halifax Assessment Plan</i>. Halifax: H.B. Pickings, Mining Engineer & Provincial Land Surveyor, 1918.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Board of School Commissioners	1868	2014	--	Book 159 Pg 262
James Lawlor (Eliza)	1864	1868	Carpenter	Book 143 Pg 716
George Lang (Susan)	1863	1864	Architect	Book 143 Pg 715
Samuel Gray	1861	1863	Barristers	Book 141 Pg 49
John Stairs	1860	1861	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00093955	Researcher:	Connor Architects and Planners
Civic Address:	5604 Morris Street	Date:	December 2014
Building Name:	--		
Construction Date:	1863-64		

Architectural Comments:

This building is a stand-alone townhouse from the Victorian era in the “Halifax House” style with understated Italianate ornamentation. It is a two storey, three bay wide side hall plan dwelling with an asymmetrical façade, raised first floor and a low sloped roof with a deep eave that is underscored by a wide fascia and scribed frieze board with brackets. Wood framed and shingled, the house rests on a red brick foundation, which is painted on the front elevation and parged on the side elevations. The narrow painted wood trim around the windows is slightly flared at the head of the second floor windows.

Wood steps lead to the main entrance in the side wall of a wood framed and shingled storm porch built upon a painted brick foundation. The building is setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. Representing the Italianate design of the porch are the large symmetrical expanses of glass with arches and ornamental wood detailing. The entry door is paneled wood with a small window in the upper section. The windows on the first and second floor are two over two wood sashes.

The townhouse is in fair condition, largely intact and has been maintained using traditional materials. A more recent modification includes aluminum storm windows over single hung single pane wood sash windows on the first floor.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to Samuel Gray in 1961. Gray owned the property until 1863 when he then sold it to George Lang (Laing). Lang was an Architect, Builder and Mason who moved to Halifax from Scotland in 1858 and became a leading builder in Halifax winning principal government and

commercial contracts. His first building in Halifax was the Halifax County Court House. Other notable contracts he complete are the Halifax Club, the monument for the Crimean War in St. Paul's Cemetary, St. Luke's School House, Keith Hall for the brewer and politician, Alexander Keith, Quinlan House and he was also responsible for many important contracts for rebuilding Granville Street after the fire of 1858. Lang lived his remaining years in Shubenacadie where he operated a brick manufactory with Halifax carpenter James Thompson. Today the property is owned by Ian Buchanan Booth.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until a dwelling is represented in the location of the current building on the 1866 "Metropolitan Halifax" mapping. It is assumed that the building was built by builder George Lang during his ownership of the property in 1863-64.

The architectural style of this Victorian era Halifax House is in the same style, scale and character as many of the other residences on Morris Street. The cladding material is traditional wood shingle complete with moulded trim and it is compatible with the neighbourhood as it shows the evolution of taste in Nova Scotia within the later part of the 19th Century.

Contextual District Comments:

Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of that division of land, the lots on the South side of Morris street make up the southern boundary of Schmidtville.

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, this section of Morris Street boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidtville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Ian Buchanan Booth	Original Owner:	George Lang
Address:	5604 Morris Street	Occupation:	Architect, Builder, Mason
Present Use:	Residential	Historic Use:	Residential

Construction Date:	1863-64 according to Gossip Plans and Fire Insurance Plans
Factual/Estimate?	Estimate
Source(s):	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1889. Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999.

	"Metropolitan Halifax." <i>Archives of Nova Scotia Library</i> . V6 239-1866. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.
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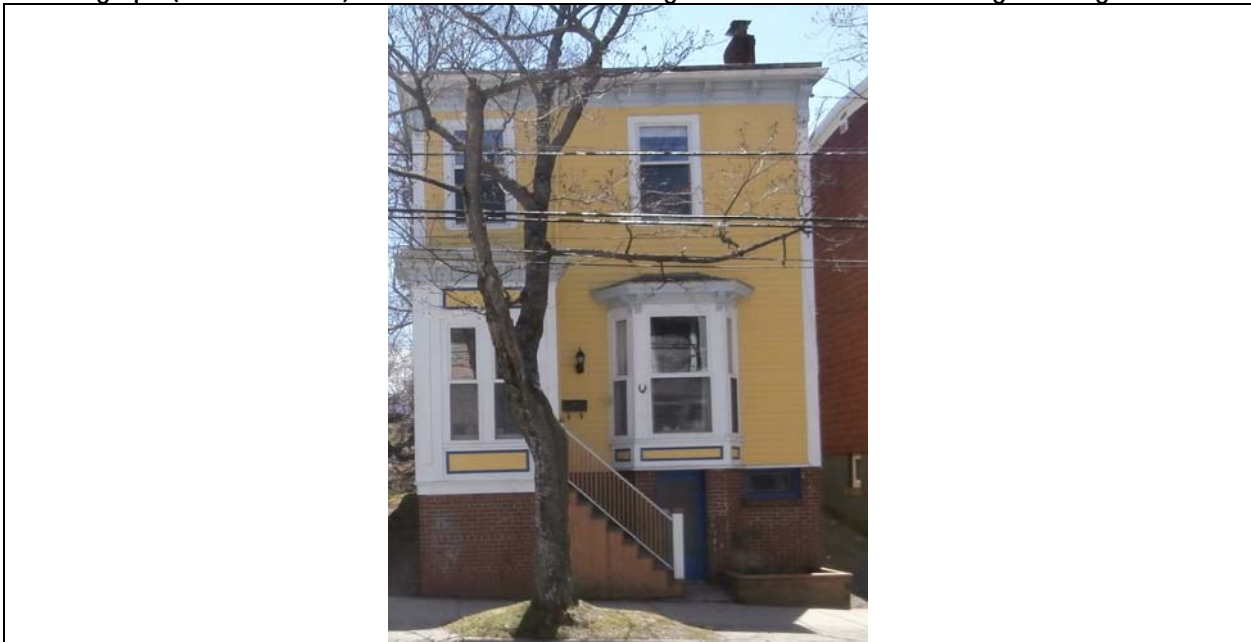
Builder and/or Architect:	George Lang (Liang)
Biographic Description:	Born in Scotland, 1821, moved to Halifax 1858, died 1881
Significance:	Built many Government and Commercial Buildings in Halifax

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Ian Buchanan Booth	2014	2014	--	File 105808845
Ceridwen H. Booth & Ian B. Booth	2005	2014	--	File 81371818
John M. Booth & Ceridwen H. Booth	1984	2005	--	Book 3916 Pg 541
John M. Booth & Associates	1975	1984	--	Book 2920 Pg 919
Victorian Leasehold	1973	1975	--	Book 2634 Pg 720
Maria Presutti	1964	1973	Widow	Book 1995 Pg 938
Hazel Mae Bernard	1949	1964	--	Book 1034 Pg 1141
Mabel Spence	1941	1949	Widow	Book 806 Pg 1109
James Thomson	1939	1941	--	Book 791 Pg 182
Harriet K. Calnan (Jeremiah)	1919	1939	Contractor (Jeremiah)	Book 498 Pg 835
Eliza Keith	1897	1919	Spinster	Book 319 Pg 367
Mary A. Keith	1968	1897	Spinster	Book 161 Pg 169
James Lawlor (Eliza)	1864	1968	Carpenter	Book 143 Pg 714
George Lang (Susan)	1863	1864	Architect, Builder, Mason	Book 143 Pg 713
Samuel Gray	1861	1863	Esquire	Book 141 Pg 49
John Stairs	1860	1861	Esquire/ Barrister	Book 129 Pg 69
Robert Brown Estate	--	1860	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00093948	Researcher:	Connor Architects and Planners
Civic Address:	5606 Morris Street	Date:	December 2014
Building Name:			
Construction Date:	1864-68		

Architectural Comments:

This building is a stand-alone Late Victorian Plain residence is an excellent example of this architectural style. It is two storey, two bay wide side hall plan house with an asymmetrical façade and flat roof. Wood framed and shingled and resting on a red brick masonry foundation this home boasts a two storey bay and a raised entrance. The foundation is parged and painted on the street face. The corner boards, water line and eave are of moulded wood. The eave projection is underscored by a frieze board and ornamental brackets of varying sizes.

Wood steps lead to the main entrance in the side wall of a storm porch which rests on a red brick foundation. The red brick wraps around the corners of the front elevation and the remaining foundation is parged and painted. The building is setback from the street and historical mapping from 1889 indicates that the porch is historic if not original. The low slope roof is underscored by a wide fascia and scribed frieze board and numerous ornamental brackets. The single red brick chimney is internal at the side wall of the building.

The windows appear to have been replaced with single hung vinyl inserts and are surrounded by simple moulding. The single storey bay projection and the storm porch is detailed with simple decorative trim at the base and around the windows with small brackets under the eaves. All wood trim, corner boards, bargeboards and decorative trim above the windows and at the roof edge appear to be in good condition and are substantially intact. Overall, the front facade appears to be well maintained and in excellent condition.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to Samuel Gray in 1961. Gray owned the property until 1863 when he then sold the property to Francis Keating. Keating was a Builder who is assumed to

have built the original house that sits on the property today.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until a dwelling is represented in the location of the current building on the 1866 "Metropolitan Halifax" mapping. It is assumed that the building was built by carpenter Francis Keating during his ownership of the property in 1864-68.

The architectural style of this Victorian era Halifax House is in the same style, scale and character as many of the other residences on Morris Street. The cladding material is traditional wood shingle complete with moulded trim and it is compatible with the neighbourhood as it shows the evolution of taste in Nova Scotia within the later part of the 19th Century.

Contextual District Comments:

Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of this division of land, the lots on the South side of Morris street make up the southern boundary of Schmidtville.

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, this section of Morris Street boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidtville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Lawrence Haiven	Original Owner:	Francis Keating
Address:	5606 Morris Street	Occupation:	Carpenter
Present Use:	Residential	Historic Use:	Residential

Construction Date:	Between 1864-68 according to Gossip Plans and Fire Insurance Plans
Factual/Estimate?	Estimate
Source(s):	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1889. Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999. "Metropolitan Halifax." <i>Archives of Nova Scotia Library</i> . V6 239-1866. Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	Francis Keating
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Lawrence G. Haiven & Judith A. Haiven	2001	2014	--	Book 6828 Pg 1252
Paul Edward Donovan	1988	2001	Film Director – Salter Street Films Co-Founder	Book 4511 Pg 936
Mary E. Donovan & Gordon D. Hebb	1976	1988	Barristers	Book 3019 Pg 421
Alban J. Gallant	1973	1976	Musician	Book 2714 Pg 777
Frank A. Wedge (Jessie E.)	1965	1973	Moir’s Chocolate Factory	Book 2070 Pg 582
Evelyn M. Leblanc	1964	1965	--	Book 1996 Pg 540
Nova Realty	1964	1964	--	Book 1982 Pg 775
Joseph Hartnett (Mary)	1955	1964	Freight Handler	Book 1322 Pg 280
John Wolman (Ester)	1955	1955	Manager	Book 1322 Pg 77
Nicholas Petropolis (Vivian)	1952	1955	Merchant	Book 1215 Pg 635
Harold Knickle (Marcella)	--	1953	Chef	--
John Watson	1868	--	--	Book 159 Pg 440
Francis Keating (Martha)	1864	1868	Carpenter	Book 148 Pg 303
Samuel Gray	1861	1864	Esquire	Book 132 Pg 458
John Stairs	1860	1861	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00093922	Researcher:	Connor Architects and Planners
Civic Address:	5608-10 Morris Street	Date:	December 2014
Building Name:			
Construction Date:	1864-66		

Architectural Comments:

This Late Victorian Plain residence is an excellent example of this architectural style. It is a deep two and a half storey, two bay wide side hall plan house with an asymmetrical façade and mansard roof. Wood framed and shingled, this home boasts a two storey bay and a raised double entrance accessed by wooden stairs. The home rests on a painted brick foundation. The corner boards, water line and eave are all made of moulded wood. The eave projection is underscored by a frieze board and ornamental brackets. There is a dormer with a gable roof in the mansard above the entrance.

The wood steps lead to the main entrance access for the two units. The building is setback from the street and historical mapping from 1889 indicates that the porch is historic if not original. The roof is underscored by a wide fascia and scribed frieze board and ornamental brackets. The single red brick chimney is internal at the side wall of the building. There is a third access into the building at the front elevation leading to the basement level. The doors are all wood panel with mail slots and half lites.

The first and second floor windows are single hung single pane wood sashes and are surrounded by simple moulding. The two storey bay projection is elegantly flared above the first floor bay windows with the second floor bay having a flat or low sloped roof. All wood trim, corner boards, bargeboards and decorative trim above the windows and at the roof edge appear to be in good condition and are substantially intact. Overall, the front facade appears to be well maintained and in excellent condition.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to Samuel Gray in 1961. Gray owned the property until 1864 when he then sold the property to Francis Keating. Keating was a Builder who is assumed to have built the original house that sits on the property today.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until a building is represented in the location of the current residence on the 1866 "Metropolitan Halifax" mapping. It is assumed that the building was built by carpenter Francis Keating during his ownership of the property in 1864-66. In 1906, a building permit was made for an alteration and addition by Mrs. Emma Casey to "raise the roof and build an ell on the west side hallway".

The architectural style of this Late Victorian Plain residence is in the same style, scale and character as many of the other residences on Morris Street. The cladding material is traditional wood shingle complete with moulded trim and it is compatible with the neighbourhood as it shows the evolution of taste in Nova Scotia within the later part of the 19th Century.

Contextual District Comments:

Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of this division of land, the lots on the South side of Morris street make up the southern boundary of Schmidville.

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, this section of Morris Street boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Mary E. Donovan	Original Owner:	Francis Keating
Address:	6180 Oakland Road	Occupation:	Carpenter
Present Use:	Residential	Historic Use:	Residential

Construction Date:	Between 1864-68 according to Gossip Plans and Fire Insurance Plans
Factual/Estimate?	Estimate
Source(s):	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1889. Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21. Hopkins, H.W. <i>City Atlas of Halifax, 1878</i> . Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878 MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002. McAlpine City Directories from 1869 to 1999.

	<p>"Metropolitan Halifax." <i>Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	Francis Keating
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Mary E. Donovan & Gordon D. Hebb	1976	2014	Barristers	Book 3055 Pg 886
Capital Realities Ltd.	1961	1976	--	Book 1769 Pg 83
Betty Arron	1935	1961	--	Book 720 Pg 425
Charles Arron (Betty)	1929	1935	Merchant	Book 641 Pg 245
Walter H. Boutilier (Lilla B.)	1918	1929	Merchant	Book 483 Pg 533
Emma Casey (Married John Oland)	1908	1918	Widow of John	Book 381 Pg 402
Thomas W. Casey (Emma)	1879	1908	Clerk	Book 222 Pg 199
James Riddell (Jane)	1866	1879	Yeoman	Book 154 Pg 504
Francis Keating (Martha)	1864	1866	Carpenter	Book 148 Pg 303
Samuel Gray	1861	1864	Esquire	Book 132 Pg 458
John Stairs	1860	1861	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860	--	--

Photograph (front elevation)

Building Classification: New Building



Lot PID:	00093930	Researcher:	Connor Architects and Planners
Civic Address:	5614 Morris Street	Date:	December 2014
Building Name:			
Construction Date:	1952		

Architectural Comments:

This modern building was built in 1952 to replace the Morris Street School built in 1869 at 5594 Morris Street. It is a two storey masonry building set back on the site from Morris Street. The grade climbs the length of the building until it reaches the second level and becomes a one story at the back of the site. Built on a concrete foundation with a brick façade, the second level entrance off of Morris Street is accessed by concrete stairs and a walkway which follow the increasing grade from the road. The second entrance from Morris Street is accessed at the driveway on the lower level. The two story section of building has a flat roof while the single story sections at the back of the site are hip roofs. The windows are fixed panel with upper awnings for ventilation. Overall, the front facade appears to be well maintained and in excellent condition.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to Samuel Gray in 1861. Gray owned the property until 1864 when he then sold it to Philip Letson. Letson held onto the property until 1868 when he sold it to the School of Commissioners who also owned the land at 5594-96 Morris Street where the original Morris Street School was located. This lot remained vacant until 1952 when Tower Road Annex was built to replace the Morris Street School. The school closed for a short time in the 1970's and was used as a daycare and a teachers resource centre. Saint Mary's School moved into the space from their Grafton Street location in 1975 and Portable classrooms were added to accommodate the increase in student population at that time. Saint Mary's School still exists on the site today.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until 1952. The building was built to replace the aging Morris Street School on the other half of the lot.

The brick cladded building appears to be in excellent condition. As it is set back from the street and is only two story's tall, it fits well within the community along Morris Street.

Contextual District Comments:

Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of this division of land, the lots on the South side of Morris Street make up the southern boundary of Schmidtville.

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, this section of Morris Street boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidtville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Board of School Commissioners	Original Owner:	School of Commissioners
Address:	5614 Morris Street	Occupation:	--
Present Use:	Institutional	Historic Use:	School

Construction Date:	1952
Factual/Estimate?	Factual
Source(s):	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1889.
	Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1914 revised 1951.
	Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i> . Halifax, NS, A1-17, A1-19, A1-20, A1-21.
	MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i> . Halifax: Formac Publishing Company Limited, 2002.
	McAlpine City Directories from 1869 to 1999.
	"Saint Mary's Elementary School" www.smes.ednet.ns.ca
	Thomson, James. <i>Plan of Schmidt Ville, 1831</i> . Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.

Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
School of Commissioners	1868	2014	--	Book 159 Pg 310
Philip Letson	1864	1868	Carpenter	Book 148 Pg 01
Samuel Gray	1861	1864	Esquire	Book 132 Pg 458
John Stairs	1860	1861	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00093666	Researcher:	Connor Architects and Planners
Civic Address:	1268-74 Queen Street	Date:	December 2014
Building Name:	--		
Construction Date:	1864		

Architectural Comments:

This residence has features that suggest that it was one of the early Georgian style Mansions. Due to the wealth of the owners, most of the early mansions were remodeled when new styles dictated. This residence has likely fell prey to that phenomenon. Some of the base features of the mansion style are still visible with its raised main entrance accessed by a wooden stair leading to the sidewall of the storm porch and a secondary access to the basement which may have led to the lower level kitchen at the time of it's construction.

The building stands two and a half storey's tall with a walk out basement. Fire Insurance Plans from 1889 list the building as one and a half story's and the 1895 plan lists the building as two and a half story's tall. The building is a deep three bay wide side hall plan house with an asymmetrical façade and truncated roof form. Wood framed and shingled and resting on a painted and parged field stone foundation this home boasts a single bay on the second floor and a raised main entrance. The top floor is set back from the front elevation. Aerial photos show a patio over the second floor roof space.

Wood steps lead to the main entrance in the side wall of a storm porch which rests on a parged and painted field stone foundation. The windows are uneven single hung wood sashes. The trim around windows and doors is simple and plain and the eave projection at the roof is underscored by a narrow frieze board.

All corner boards and wood trim around the windows and at the roof edge appear to be in good condition and are substantially intact. Overall, the front facade appears to be well maintained and in excellent condition.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots, selling one portion to George Blaiklock in 1961. Blaiklock was an Architect and Master Builder who moved to Halifax from Quebec City in 1851 to work on the Wellington Barracks. Later, Blaiklock formed a partnership with Simon and Henry Peters to form the company Peters & Blaiklock with whom they constructed several government projects. Today, the property is owned by Special Projects Limited, a general contracting company specializing in custom homes, renovations and small to medium commercial projects.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until an 1864 church plan shows the lot with a building. Mapping from that date forward consistently show a dwelling represented in the location of the current building.

The building is assumed to have been constructed by George Blaiklock during his ownership between 1861 and 1864. Blaiklock was an Architect and Master Builder that moved to Halifax from Quebec in 1851. While the style of the residence is distinctly different, it is compatible with the neighbourhood as it shows the evolution of taste in Nova Scotia within the later part of the 19th Century.

Contextual District Comments:

Schmidtville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of this division of land, the lots on the South side of Morris street and at the West corner of Queen Street make up the southern and Eastern boundaries of Schmidtville.

The origin of Queen Streets name is unknown but is assumed to be a reference to Queen Victoria who had been Queen for 20 years a published reference had been made to the street in the 1850's. Located in the South Suburbs, extending from the base of Citadel hill and extending Southward as far as Victoria Road, this section of Queen Street boasts a historic middle income housing stock as well as many small to medium businesses and residential buildings. Larger than the working class houses in the inner blocks of Schmidtville, there are a number of more elaborate townhouses and detached single family homes along both sides of Queen Street in the study area.

Present Owner(s):	Special Projects Ltd.	Original Owner:	George Blaiklock
Address:	1341 Brenton Street	Occupation:	Master Builder/ Architect
Present Use:	Multi-Residential	Historic Use:	Residential

Construction Date:	1864
Factual/Estimate?	Estimate
Source(s):	<p>"Blaiklock, George Frederick" Biographical Dictionary of Architects in Canada 1800-1950 www.dictionaryofarchitectsincanada.org</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c.1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G</p>

	<p>1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	George Blaiklock
Biographic Description:	Architect and Master Builder
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Special Projects Limited	1978	2014	--	Book 3227 Pg 515
Dr. Srul. T. Laufer (Irmgard)	1965	1978	--	Book 2026 Pg 118
David Rafuse (Rose)	1958	1965	--	Book 1543 pg 327
Lillian Benjamin (David)	1956	1958	Widow	Book 1440 Pg 338
Mary E. Dunn (Daniel)	1952	1956	Widow	Book 1160 Pg 1173
Marion F. Nicholson (Peter John)	1949	1952	Diver – Royal Canadian Navy	Book 1040 Pg 953
John H. Crooks	1949	1949	Real Estate Agent	Book 1056 Pg 405
Jennie Glick (John)	1948	1949	Tailor	Book 1027 Pg 645
Lois Hanna (Edward)	1948	1948	--	Book 1014 Pg 997
Leonard A. Kitz (Alice)	1947	1948	Barrister	Book 968 Pg666
John B. Douglas (Julia)	1918	1947	--	Book 487 Pg 225
Melvin S. Clarke (Alberta A.)	1917	1918	Auctioneer & Real Estate Broker	Book 473 Pg 913
Jane H. Crichton (James)	1899	1917	--	Book 333 Pg 330
Edward F. Mitchell (Sarah J.)	1887	1899	Photographer	Book 263 Pg 213
Alexander Stephen (Mary A.)	1863	1887	--	Book141 Pg 195
George Blaiklock	1861	1863	Master Builder/ Architect	Book 131 Pg 193
John Stairs (Mary)	1860	1861	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860	--	--

Photograph (front elevation)

Building Classification: Contributing Building



Lot PID:	00093658	Researcher:	Connor Architects and Planners
Civic Address:	1278 Queen Street	Date:	December 2014
Building Name:	--		
Construction Date:	Between 1858 & 1864 according to Gossip Maps and 1864 Church Map		

Architectural Comments:

This residence has features that suggest that it was one of the early Georgian style Mansions. Due to the wealth of the owners, most of the early mansions were remodeled when new styles dictated and it has likely fell prey to that phenomenon. Some of the base features of the mansions style are still visible with its raised main entrance accessed by a wooden stair leading to the sidewall of the storm porch and a secondary access to the basement which may have led to the lower level kitchen at the time of its construction.

The building stands two and a half storeys tall with a walk out basement. Fire Insurance Plans from 1889 list the building as one and a half storeys and then the 1895 plan lists the building as two and a half storeys tall. The building is a deep three bay wide side hall plan house with an asymmetrical façade and recently updated mansard roof form. Wood framed and shingled and resting on a recently modified stone foundation this home boasts a single bay projection set central between the first level windows on the second floor and a vertical extension of the storm porch up to the second floor. A recent renovation to this house expanded the top floor attic space to be in line with the first and second floor elevation. A mansard style roof with three dormers was added to this top level. The dormers in the attic space and the roof of the bay windows and the storm porch extensions are complete with a slight bell curve. The updates to the wood trim around windows, the corner boards and at the eaves were kept simple in shape and accented with various paint colours. Overall the renovations to this house are in keeping with the historical styles of the neighbourhood and it is in excellent condition.

Historical Comments:

The original lot of land between Queen Street and Letsons Lane (Wright Ave.) was sold by Robert Browns Estate to John Stairs who then divided it into two lots selling one portion to George Blaiklock in 1961. Blaiklock was an architect and master builder who is assumed to have built this and the neighbouring residence and then sold the property to Sir Edward Kenny in 1863. Kenny was a clerk who was brought to Halifax from Ireland with his brother in 1824. Their drive and ambition caused the brothers to create their own business and eventually diversify into utilities and banking. He assisted in bringing utilities such as water, gas and the telegraph to Halifax. Kenny helped secure Halifax's incorporation as a city in 1841 and became Mayor the following year. Described by archbishop Thomas Connolly as "perhaps the second richest man in Nova Scotia", after Enos Collins, his family's net worth was estimated at \$1,000,000 at the time of his death.

Contextual Building Comments:

Historic mapping and plans show the property as a vacant lot up until a 1864 church plan shows the lot with a building. Mapping from that date forward consistently show a dwelling represented in the location of the current building.

The building is assumed to have been constructed by George Blaiklock during his ownership between 1861 and 1864. Blaiklock was an Architect and Master Builder that moved to Halifax from Quebec in 1851.

Contextual District Comments:

Schmidville was a planned development surveyed in 1831. The development was derived from 12 acres of grazing land purchased by James Pedley in 1781 which was then inherited by his daughter Elizabeth. In the 1830's the land was divided and sold in smaller parcels. Although not a direct part of this division of land, the lots on the South side of Morris street and at the east along Queen Street make up the southern and Eastern boundaries of Schmidville.

The origin of Queen Streets name is unknown but is assumed to be a reference to Queen Victoria who had been Queen for 20 years when a published reference had been made to the street in the 1850's. Located in the South Suburbs, extending from the base of Citadel hill and extending Southward as far as Victoria Road, this section of Queen Street boasts a historic middle income housing stock as well as many small to medium businesses and residential buildings. Larger than the working class houses in the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Queen Street in the study area.

Present Owner(s):	Heather Rankin & James MacInnis	Original Owner:	Robert Brown
Address:	1278 Queen Street	Occupation:	--
Present Use:	Residential	Historic Use:	Residential

Construction Date:	Between 1858 & 1864 according to Gossip Maps and 1864 Church Map
Factual/Estimate?	Estimate
Source(s):	"Blaiklock, George Frederick" Biographical Dictionary of Architects in Canada 1800 - 1950 www.dictionaryofarchitectsincanada.org D.A. Sutherland, "Kenny, Sir Edward," in Dictionary of Canadian Biography, vol 12, University of Toronto/ Universite Laval, 2003-, accessed November 28 2014 Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1885 revised 1899.

	<p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>Halifax Regional Municipality Archives, <i>William Gossip Plans and Profiles, c. 1858-1864</i>. Halifax, NS, A1-17, A1-19, A1-20, A1-21.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>McAlpine City Directories from 1869 to 1999.</p> <p>Pickings, H.B. <i>City of Halifax Assessment Plan</i>. Halifax: H.B. Pickings, Mining Engineer & Provincial Land Surveyor, 1918.</p> <p>Thomson, James. <i>Plan of Schmidt Ville, 1831</i>. Public Archives of Nova Scotia Library V6 240-1831 Neg No N-674.</p>
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Builder and/or Architect:	George Blaiklock
Biographic Description:	Architect and Master Builder
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Heather Elaine Rankin & James Scott MacInnis	1996	2014	--	Book 5963 Pg 960
Dora Lynch Estate	1948	1996	Boarding House Keeper	Book 987 Pg 461
Leonard A. Kitz (Alice)	1947	1948	Barrister	Book 968 Pg 666
John B. Douglas	1915	1947	--	Book 448 Pg 201
David A. Scott (Bessie M.)	1891	1915	Master Mariner	Book 288 Pg 403
Brenton Collins (Helen Elizabeth)	1891	1981	Esquire	Book 283 Pg 677
William Moir & Stephen Selden	1871	1891	--	Book 177 Pg 332
John B. Campbell (Marianne V.)	1865	1871	--	Book 149 Pg 486
Hon. Edward Kenny	1863	1865	Businessman, Politician	Book 142 Pg 75
George Blaiklock	1862	1863	Master Builder/ Architect	Book 131 Pg 193
John Stairs	1860	1862	Merchant	Book 129 Pg 69
Robert Brown Estate	--	1860	--	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093914	Researcher:	Connor Architects and Planners
Civic Address:	5628 Morris St.	Date:	19 December 2014
Building Name:			
Construction Date:	Pre 1866 - Source, 1866 Metropolitan Halifax		

Architectural Comments:

This house is in its original detached two storey form as a three bay Halifax House with a single central Scottish dormer. The three bay pattern is intact complete with the architraves over the front street facing windows although this trim is of a recent iteration. While all windows appear to be recent, most are in keeping with the type and style of the original windows. The basement is of stone with the exception of an addition with a concrete foundation at the rear. The front entry is a fully enclosed porch with a clerestory above and a side light flanking the door. Columnar pilasters with a projected lintel frame the porch appear to be original. The street façade is clad in wood shingles which may be original with some repair between the main floor windows. The east and west side façades have vinyl cladding. The rear south elevation is clad in wood shingles which are recent. There is a full shed dormer across the rear which may not be original. The windows in the west elevation appear to have the original architraves. The chimney is located at the east side of the house.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park

and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests “to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter.” This house is one of a group of three adjacent and alike three bay detached Halifax houses on the south side of Morris Street between St. Mary’s School and Wright Avenue. This is the only such grouping found in the Schmitville area.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials, the form and style are akin with the other historic houses on Morris Street and within the neighbouring Schmitville. This house is a mid eighteenth hundreds Scottish influenced Georgian Halifax House Scottish that is compatible with the other prevalent styles in the neighbourhood.

Contextual District Comments:

Morris Street is named after Charles Morris, the “Chief Surveyor of Lands within the Province,” who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmitville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmitville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	David Edward Bentley & Catherine Patricia MacLean	Original Owner(s):	
Address:	5628 Morris St.	Occupation	
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1866
Factual/ estimate?	estimate
Source(s):	<p>“Metropolitan Halifax.” <i>Public Archives of Nova Scotia Library. V6/239-1866.</i></p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine’s Halifax City Directory.</i> Halifax: McAlpine’s Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p>

Builder and/or Architect:	Undetermined
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
David Edward Bentley & Catherine Patricia MacLean	2011	2014	--	Book , page
David Edward Bentley	2002	2011	--	Book 7055, page 1249
Steven Gregory Lumb	2001	2002	--	Book 6890, page 441
Keith Purrell	1995	2001	--	Book 5756, page 673
William B. Holland & Mary M. Holland	1967	1995	--	Book 2152, page 342
Jack P. Rafuse	1961	1967	Barrister	Book 1728, page 638
John J. Moriarity	1961	1961	Manager	Book 1722, page 863
Margaret M. Sheehan	1928	1961		Book 635, page 615
Nora Sheehan	1919	1928	Tailoress	Book 499, page 861
Thomas D. Sheehan	1915	1919	Painter	Book 449, page 609
William M.P. Webster	1913	1915	Merchant	Book 433, page 169
Estate of George Wright	1912	1913		
George Wright	1896	1912	Publisher	Book 0317, page 111
Philip Letson	1864	1896	Tanner	Book 148, page 1
Samuel Gray	1861	1864	--	Book 132, page 458
John Stairs	1860	1861	Merchant	Book 129, page 69

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093906	Researcher:	Connor Architects and Planners
Civic Address:	5632 Morris St.	Date:	19 December 2014
Building Name:	--		
Construction Date:	Circa 1855 - Source, Royal LePage real estate listing write-up		

Architectural Comments:

This house is in its original two storey form as a detached three bay Halifax House with two Scottish dormers located over the outer bays. The three bay pattern is intact complete with the architraves over the windows. Most of the windows appear to be replacements and are in character with what would have been the original windows. The architraves are original including the hinge pins for exterior shutters. The corner boards and water boards, while sympathetic to the original, appear to be replacements with updated trim articulation. The cornice may be original and has returns on both ends. The basement is of stone. The front basement windows may be replacements and are of the original type. The west basement windows may be original, both are 6/6 with one window being fixed, the other window is operable as a vertical slider. The front entry is a fully enclosed projected porch with a central street facing window with two flanking side-lights and with the west side fully glazed. Columnar pilasters with a projected lintel frame the porch. The columnar pilasters are of a recent replacement although the window frames appear to be original. The street façade, side and rear elevations have been re-clad with wood shingles. The windows in the west elevation appear to have the original architraves. The rear windows do not have architraves but appear to have the original frames. There is a single centred rear Scottish dormer with a centre 6/6 vertical sliding window with two 2/2 flanking angled windows. The chimney is located at the east side of the house and may be in its original location.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to

Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter." This house is one of a group of three adjacent and alike three bay detached Halifax houses on the south side of Morris Street between St. Mary's School and Wright Avenue. This is the only such grouping found in the Schmitville area.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials, the form and style are akin with the other historic houses on Morris Street and within the neighbouring Schmitville. This house is a mid eighteenth hundreds Scottish influenced Georgian Halifax House Scottish that is compatible with the other prevalent styles in the neighbourhood.

Contextual District Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmitville, this dwelling is located in the same district on Morris Street and was once owned by Philip Letson and then by George Wright who was a noted philanthropist, developer, compiler/ publisher and sportsman. His other Morris Street, South Park Street and Wright Avenue houses were part of a mixed income integrated housing development.

Present Owner(s):	Hedy Boggild Armour	Original Owner(s):	
Address:	5632 Morris St.	Occupation	
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1866
Factual/ estimate?	estimate
Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i></p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory.</i> Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p>

Builder and/or Architect:	Undetermined
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Hedy Boggild Armour	2013	2014	--	Book , page
Charles Arthur Armour & Hedy Boggild Armour	1977	2013	Archivist, Dalhousie U.	Book 3110, page 29
Jacob Gerrit Van Brummen & Marjorie F. Van Brummen	1973	1977	--	Book 2751, page 729
Sentinel Estates Ltd.	1973	1973	--	Book 2700, page 94
S. Chuck Lee	1973	1973	--	Book 2700, page 90
Nancy Yait Har Eng- Fong	1959	1973	--	Book 1953, page 502
Lee Fong Oy & Nancy Ha Lee	1956	1959	--	Book 1403, page 642
Harding A. Geldart	1947	1956	--	Book 0978, page 277
Jean Gertrude Melvin	1946	1947	--	Book 897, page 1235
Emily Pynn	1944	1946	--	Book 0871, page 521
Henry Pynn	1918	1944	Fish Inspector	Book 479, page 360
William M.P. Webster	19	1918	Merchant	Book , page
Estate of George Wright	1912	1913	--	--
George Wright	1896	1912	Publisher	Book 0317, page 111
Philip Letson	1864	1896	Tanner	Book 148, page 1
Samuel Gray	1861	1864	--	Book 132, page 458
John Stairs	1860	1861	Merchant	Book 129, page 69

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093898	Researcher:	Connor Architects and Planners
Civic Address:	5636 Morris St.	Date:	19 December 2014
Building Name:	--		
Construction Date:	Pre 1866 - Source, 1866 Metropolitan Halifax		

Architectural Comments:

This house is in its original two storey form as a detached three bay Halifax House with two Scottish dormers located over the outer bays. The three bay pattern is intact although the architraves have been removed from the main floor street facing windows. The upper floor appears to have the original architraves over the windows and have original hinge pins for exterior shutters. The aluminium siding is a recent cladding. The original corner boards and water board are no longer evident but may have been covered over with the aluminium siding. The original cornice is still in place as are the returns on both ends. The basement is of stone. A basement window along the east side (Wright Avenue) appears to be original. The front entry is a fully enclosed projected porch with a central street facing window with two flanking side-lights and a full height west window. Columnar pilasters with a projected lintel frame the porch and appear to be original. The windows in the west elevation appear to have the original architraves. At the rear, there are two Scottish dormers which are on axis with the two front dormers. The windows in the rear dormers are recent. The chimney appears to have been removed as there is none visible.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter." This house is one of a group of three adjacent and alike three bay detached Halifax houses on the south side of Morris Street between St. Mary's School and Wright Avenue. This is the only such grouping found in the Schmidville area.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials, the form and style are akin with the other historic houses on Morris Street and within the neighbouring Schmitville. This house is a mid eighteen hundreds Scottish influenced Georgian Halifax House Scottish that is compatible with the other prevalent styles in the neighbourhood.

Contextual District Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on Morris Street and was once owned by Philip Letson and then by George Wright who was a noted philanthropist, developer, compiler/ publisher and sportsman. His other Morris Street, South Park Street and Wright Avenue houses were part of a mixed income integrated housing development.

Present Owner(s):	Daniel W. Ingersoll & Cynthia M. Ingersoll	Original Owner(s):	--
Address:	5636 Morris St.	Occupation	--
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1866
Factual/ estimate?	estimate
Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i></p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory.</i> Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p>

Builder and/or Architect:	Undetermined
Biographic Description:	--

Significance:	--
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History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Daniel W. Ingersoll & Cynthia M. Ingersoll	2006	2014	--	Book , page
Charles Arthur Armour & Hedy Elaine Boggild Armour	1988	2006	Archivist, Dalhousie U.	Book 4589, page 869
Peter B. LeClaire	1987	1988	Architect	Book 4319, page 1004
Dorothy Jeanne LeClaire	1975	1987	--	Book 2968, page 672
Monique Gusset	1974	1975	--	Book 2802, page 659
John A. Renouf	1969	1974	--	Book 2325, page 724
Arthur Spiropoulos	1969	1969	--	Book 2299, page 656
Carol Anne Risley	1968	1969	--	Book 2293, page 474
Peter H. Fry & Cecilia Fry, Frank Fry & Jean Fry	1968	1968	--	Book 2286, page 764
James S. MacDonald	1962	1968	Architect	Book 1803, page 545
Florence Rubin	1955	1962	Wife of Alan Rubin, merchant	Book 133, page 257
Winnifred Comeau	1948	1955	--	Book 990, page 817
Chantal Malvina Carland	1946	1948	Nurse	Book 921, page 441
Robert L. Stalling	1946	1946	Salesman	Book 987, page 389
Bride V. Blackadar	1929	1946	--	Book 638, page 1093
Annie Davidson	1913	1929	--	Book 429, page 433
Estate of George Wright	1912	1913	--	--
George Wright	1896	1912	Publisher	Book 0317, page 111
Philip Letson	1864	1896	Tanner	Book 148, page 1
Samuel Gray	1861	1864	--	Book 132, page 458
John Stairs	1860	1861	Merchant	Book 129, page 69

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093880	Researcher:	Connor Architects and Planners
Civic Address:	5642 Morris St.	Date:	19 December 2014
Building Name:			
Construction Date:	Pre 1866 - Source, 1866 Metropolitan Halifax		

Architectural Comments:

This house is in its original storey and one-half form as a semi-detached double house with two Scottish dormers located over the centre bay bays. The three bay pattern is intact including the architraves over the main floor street facing windows. The main floor appears to have the original architraves over the windows with the original hinge pins for exterior shutters. The exterior cladding is wood shingles. The original cornice is still in place as are the returns on both ends. The basement is of stone with a later addition to the rear with stone and brick foundation. The front entry is a fully enclosed projected porch with a central street facing window with two flanking side- lights and a full height east window. Columnar pilasters with a projected lintel frame the porch and appear to be original. There is a single large Scottish dormer which appears to be off axis enlargement from an original centered front dormer. The windows in the rear are recent. One chimney is centered and shared by the neighbouring half of the double house while the other chimney, which is topped with a chimney pot, is in the middle of the "L" to the rear. The rear elevation has a three window projected bay on the first floor, a simple dormer on the second floor which abuts the "L" and another simple dormer in the attic. There is a feature arched window on the east elevation which may be in the stairwell near the second floor.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the

ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter."

Contextual Building Comments:

This cottage is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. Its scale, form and setback are historic and consistent with the remainder of the street. At one and a half storeys it is below the average height for the residences on this street. This house is a mid eighteenth hundreds Scottish influenced Georgian Cottage that is compatible with the other prevalent styles in the neighbourhood.

Contextual District Comments:

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmitdville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmitdville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Paul Edward Donovan	Original Owner(s):	--
Address:	5642 Morris St.	Occupation	--
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1866
Factual/ estimate?	estimate
Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i></p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory.</i> Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p>

Builder and/or Architect:	Undetermined
Biographic Description:	--

Significance:	--
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History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Paul Edward Donovan	1992	2014	--	Book 5260 , page 73
Alan J. Gordon	1981	1992	--	Book 3470, page 416
Nick Spiropoulos & Art Spiropoulos	1968	1981	Business Man	Book 2257, page 808
Ideal Real Estate Limited	1967	1968	--	Book 2171, page 846
Kenson Limited	1967	1967	--	Book 2170, page 32
Donalda Gibbs	1957	1967	Short Order Cook	Book 2188, page 784
Kenneth R. Johnson	1952	1957	--	Book 1498, page 306
Benjamin O. Johnston	1945	1952	--	Book 1209, page 540
Robert L. Stailing	1943	1945	--	Book 901, page 677
Ruth M. Stailing	1943	1943	Salesman	Book 857, page 1021
Elizabeth Haynes	1932	1943	--	Book 855, page 317
John A. Brennan	1929	1932	--	Book 682, page 9
Agnes Browning	1927	1929	--	Book 649, page 909
Rachel Schofer	1917	1927	--	Book 611, page 703
Simon Fraser	1913	1917	Hotel Proprietor	Book 469, page 905
William M.P. Webster	1913	1913	--	Book 432, page 361
Estate of George Wright	1912	1913	--	--
George Wright	1907	1912	Publisher	Book 0380, page 805
Josephine D. Delaney	1902	1907	--	Book 353, page 394
Charlotte A. Delaney	1894	1902	--	Book 299, page 541
Henry H. Bell	1894	1894	Broker	Book 299, page 539
William C. Delaney	1875	1894	Dentist	Book 199, page 214
Philip Letson	1864	1875	Tanner	Book 148, page 1

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093864	Researcher:	Connor Architects and Planners
Civic Address:	5648 Morris St.	Date:	19 December 2014
Building Name:	--		
Construction Date:	Pre 1866 - Source, 1866 Metropolitan Halifax		

Architectural Comments:

This house is in its original one and a half storey form as a semi-detached double house with a Scottish dormer located over the centre bay. The three bay pattern is intact including the architraves over the main floor street facing windows. The main floor appears to have the original architraves over the windows with the original hinge pins for exterior shutters. The exterior cladding is wood shingles. The original cornice is still in place as are the returns on both ends. The basement is of stone. The front entry is a fully enclosed projected porch with a central street facing window with two flanking side- lights and a full height west window. Columnar pilasters with a projected lintel frame the porch and appear to be original. There is a single Scottish dormer which is centred above front middle bay. The chimney is centered at the midpoint between the two double houses. At the rear of the house on the first floor is a three window projected bay which is supported on a single bracket. There is a Scottish dormer on the second floor which abuts the "L". There is also a simple dormer in the attic.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter."

Contextual Building Comments:

This cottage is represented on a survey plan produced by William Gossip which contains data from 1858 to 1864. Its scale, form and setback are historic and consistent with the remainder of the street. At one and a half storeys it is below the average height for the residences on this street. This house is a mid eighteenth hundreds Scottish influenced Georgian Cottage that is compatible with the other prevalent styles in the neighbourhood.

Contextual District Comments:

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidtville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidtville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	David Regan	Original Owner(s):	--
Address:	5648 Morris St.	Occupation	--
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1866
Factual/ estimate?	estimate
Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i></p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory.</i> Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p>

Builder and/or Architect:	Undetermined
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
David Andrew Regan	2014	2014	--	Book _ , page _
David Regan & Amy Elizabeth Gordinier- Regan	2009	2014	--	Book _ , page _
Sandra Johnson	2007	2009	--	Book _ , page _
John D. MacNab	1983	2007	Bachelor	Book 3649, page 592
Arthur S. Horne	1947	1983	Merchant	Book 0962, page 721
Helen L. Wright	1904	1947	Spinster	Book 0365 , page 244
Mary A S. Bolton & Elizabeth J. Bolton	1885	1904	Spinsters	Book 253, page 407
James Scott	1884	1885	Merchant	Book 248, page 408
James Harris	1876	1884	--	Book 207, page 134
Charles Romans	1868	1876	Merchant	Book 159, page 697

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093856	Researcher:	Connor Architects and Planners
Civic Address:	5654 Morris St.	Date:	19 December 2014
Building Name:	--		
Construction Date:	1895-1899		

Architectural Comments:

This building is a Queen Anne Revival dwelling from the Victorian Era. It is a two and a half storey, three bay wide side hall plan house with an asymmetrical façade and gable roof. The painted wood shingles on the front elevation at the first floor and attic storey are characteristically scalloped. Wood framed, this dwelling rests on a field stone and painted brick masonry foundation and boasts a two storey three sided bay complete with bellcast roof with pediment at the second floor line. The bay reduces on the second floor and terminates under a large pediment formed by the projecting gable end of the roof above. Two large wood shingled concave-convex brackets provide structural support at the eave. An oriel with two ganged single hung wood windows at the peak of the gable protrudes from the face of the pediment.

A raised porch with flat roof protects an entry door and window below. There is a small railing around the edge of one half of the flat roof that is in poor repair. The roof is supported by large scribed columns with cornice moulding and by large curved wood brackets resembling classical arches. Tucked around the corner, the West end of the flat roof boasts smaller scribed wood brackets.

Recently constructed wood steps and handrail with pickets lead to the main entry. The main entry door is panelized wood with half glazing and mail slot that is surrounded by wide mouldings and capped by a fixed transom. The window beside the door is the only vinyl window on the front elevation of this dwelling while most

others are single hung wood sash windows protected by aluminum storm windows. The exception is a small round window with ornamental keystones centered on the second floor.

The defining characteristics on the front elevation of this home have largely been retained, lending a high level of architectural integrity to this façade. The rear of this home has been significantly expanded and modified. Two large shed dormers facing East and West respectively have been added to convert the top one half storey into usable space.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter." This Queen Anne Revival dwelling is remarkably similar to the Morris Street dwelling referenced in the above mentioned building permit. While a permit was not found for this residence, it was constructed around the same time and during Wright's ownership and with the strong resemblance in architectural styling, it is possible that this dwelling was designed by Halifax Architect James Charles Philip Dumaresq.

Contextual Building Comments:

The scale, form, setbacks and design are highly compatible with adjacent buildings. The materials are traditional with the exception of some windows and doors. This dwelling contributes to the heritage character of the neighbourhood.

Contextual District Comments:

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Jane M Stewart & Michele M. Samson	Original Owner:	George Wright
Address:	52 Bellmore Drive, Wellington, NS	Occupation	Publisher
Present Use:	Multi Unit Residence	Historic Use:	Residence

Construction Date:	1895-1899
Factual/ estimate?	Estimate based on historical mapping
Source(s):	"Dumaresq, James Charles Philip". <i>Biographical Dictionary of Architects in Canada 1800-1950</i> . http://dictionaryofarchitectsincanada.org/architects/view/1649

	<p>Carnell, Monique Marie. "The Life and Works of Maritime Architect J.C Dumaresq (1840-1906)." Thesis, University of New Brunswick, 1993.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895 revised 1899.</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p> <p>SP Dumaresq Architects Ltd. <i>Dumaresq Legacy</i>. http://www.spda.ca/dumaresq-legacy</p> <p>Young, Carolyn A. "Dumaresq, James Charles Philip." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/dumaresq_james_charles_philip_13E.html</p>
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Builder and/or Architect:	James Charles Philip Dumaresq
Biographic Description:	Born in 1844 in Sydney Nova Scotia, JC Dumaresq was educated in Sydney and later Wolfville. Prior to establishing his career in Halifax, JC was a carpenter in Sydney. It was common for architects of the time to ascend to the level of professional from craftsman. JC's 1870s architectural business marked the beginning of an architectural legacy that has contributed to the built environment of the provinces of Nova Scotia and New Brunswick. Personally responsible for a multitude of institutional, ecclesiastical, commercial and residential projects he passed on his talents to his children and subsequent generations resulting in 145 years of continuous architectural influence on the maritime provinces.
Significance:	Nationally significant for his contribution to the fabric of a number of communities and cities in Nova Scotia and New Brunswick.

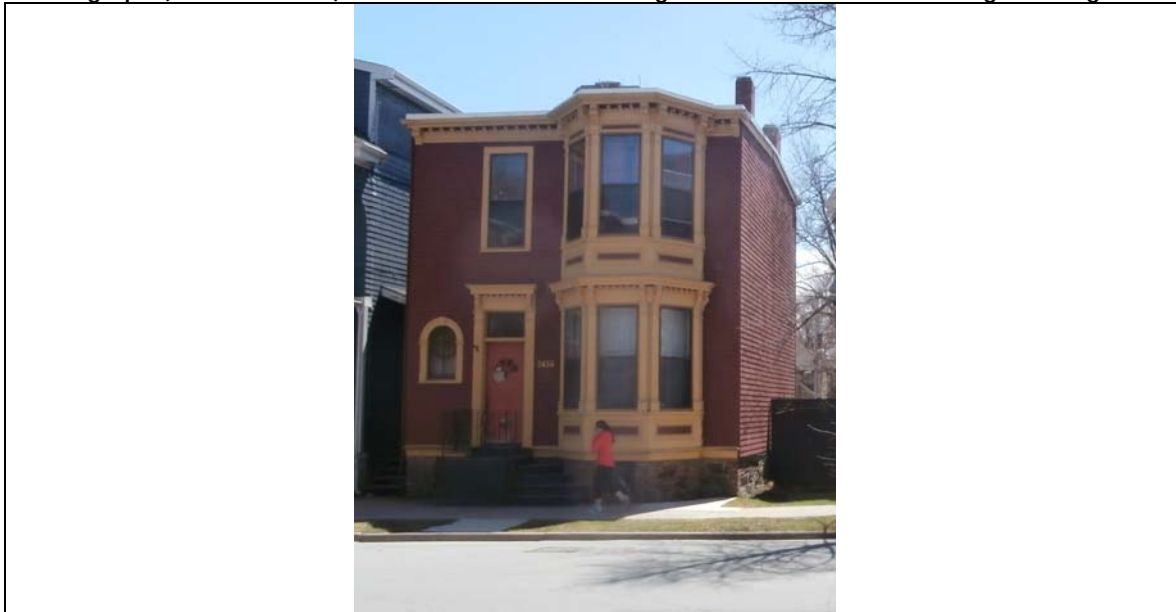
History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jane M. Stewart & Michele M. Samson	2010	2014	--	Deed
Elaine Coyle, Elizabeth Smith & Nancy MacKenzie	2003	2010	--	Book 8034, page 447
Charles F. Reardon	1978	2003	--	Book 3231, page 508
Kathleen L. Chisholm	1977	1978	--	Book 3166, page 988
Sheldon P. Chisholm & Kathleen L. Chisholm	1969	1977	Barrister	Book 2335, page 739
Estate of Arthur S. Horne	1951	1969	--	Will Book 1109, page 336
Arthur S. Horne	1943	1951	Grocer	Book 865, page 528
Mary Jane Smith	1916	1943	Widow	Book 472, page 596
George E. Smith	1913	1916	Merchant	Book 425 , page 773
Estate of George Wright	1913	1913	--	Will Book 428 Page 270
George Wright	1896	1913	Publisher	Book 317, page 111

Estate of Philip Letson	1896	1896	--	Will Book 257 Page 216
Philip Letson	1836	1896	Tanner	Book 63, page 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093849	Researcher:	Connor Architects and Planners
Civic Address:	5656 Morris St.	Date:	19 December 2014
Building Name:	--		
Construction Date:	1896		

Architectural Comments:

This Late Victorian Plain house is in its original two storey form as a single family residence with an asymmetrical two bay composition. One bay contains the front entry door with an upstairs window centred over it. The other is a two story projected bay with three equally sized windows creating a bay on each story. The front door appears to be a replacement while the frame trim may be the original. The door and transom are surrounded by fluted columns and an entablature supported on end brackets with dentils in between. Similarly the projected three windowed bay has entablatures which is supported on brackets at the sides of each window with dentils between the brackets. The roof edge is supported by a projected cornice which runs the length of the street elevation. There are decorative dentils and brackets running the length of the roof edge.

All of the windows appear to be more recent replacements and some are covered by aluminium storm windows. The vertical trim between the windows and against the shingled wall appears to be a more recent replacement. There is a feature window next to the door, likely located in the stairwell, with an arched frame at the window head. The four window panes under the arch form a circle. There are two panes below the circular form which are pebbled and are likely original. This feature window trim has carved columnar sides with fluting, column type base blocks and a wood keystone in the arch.

Two internal chimneys are positioned at approximately the third points at the west side of the home. The east rear walls have been re-cladded with artificial shingles while the street side and west walls are clad in wood shingles which may be original. The street elevation has a water board at the bottom of the wall which may be original. The exposed stone foundation is original.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter."

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Morris Street and within the neighbouring Schmidtville. This house is a late eighteen hundreds Victorian house prevalent in this neighbourhood.

Contextual District Comments:

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidtville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidtville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Daw Developments Inc.	Original Owner(s):	--
Address:	5656 Morris St.	Occupation	--
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1896
Factual/ estimate?	Estimate based on 1896 City of Halifax building permit
Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i></p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory.</i> Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p>

	<p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p> <p>HRM 1896 Building Permit</p>
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Builder and/or Architect:	Undetermined
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Daw Developments Inc.	2014	2014	--	Book _ , page _
Estate of Ann- Marie Gray Clifford	2014	2014	--	Book _ , page _
Ann- Marie Gray Clifford	1991	2014	--	Book 5149, page 302
Lee Cushman Clifford & Ann- Marie Gray Clifford	1978	1991	--	Book 3284, page 832
Donald R. Burns & Theresa Burns	1977	1978	--	Book 3160, page 816
Mamie Lee (David)	1950	1977	Married Woman/ Restaurant Owner	Book 1073, page 213
Laura Alberta Purchase (Henry)	1948	1950	Married Woman	Book 988, page 1077
Irene Forsyth (George)	1946	1948	Married Woman	Book 930, page 187
Annie Rozosky (Louis)	1944	1946	Married Woman/ Tailor	Book 874, page 713
Raymond L. Adamore	1931	1944	Canadian National Telegraph	Book 681, page 1069
Parker Archibald	1918	1931	Municipal Clerk and Treasurer	Book 484, page 142
Bridget Hayes (John)	1896	1918	Married Woman/ Retired Pilot	Book 316, page 76

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093831	Researcher:	Connor Architects and Planners
Civic Address:	5660 Morris St.	Date:	19 December 2014
Building Name:	--		
Construction Date:	1896		

Architectural Comments:

This Late Victorian Plain house is in its original single storey form as an "L" shaped story and a half dwelling with an end gable and a hipped roof gable facing the street. The front verandah has been enclosed which alters the appearance of the end gable three windowed projected bay by enclosing the west bay window. The roof above the first story projected bay is a bellcast shape which returns around to the east and west sides. Above the east angled bay window is a set of original brackets which support the frieze board over the first story window. A water board, which appears to be original, separates the foundation from the bottom of the wood shingled front wall. All the windows appear to be later replacements with the exception of front and rear basement windows. There are two enclosed chimneys, one at the ridge on the west wall, the other before the ridge towards the street on the east wall. At the centre rear is a single pitched roof dormer. The frieze board running around the house under the roof edge appears to be original. A small addition has been added to the rear and is clad in different style shingles than the rest of the house.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development

began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter." This house is well set back from the street line and features off street front yard parking.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale and materials. Form and style are akin with the other historic houses on Morris Street and within the neighbouring Schmidtville. This house is a late eighteen hundreds Victorian house prevalent in this neighbourhood.

Contextual District Comments:

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidtville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidtville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Micala Marie Nauss	Original Owner(s):	--
Address:	5660 Morris St.	Occupation	--
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	1896
Factual/ estimate?	estimate
Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i></p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory.</i> Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p> <p>HRM 1896 Building Permit</p>

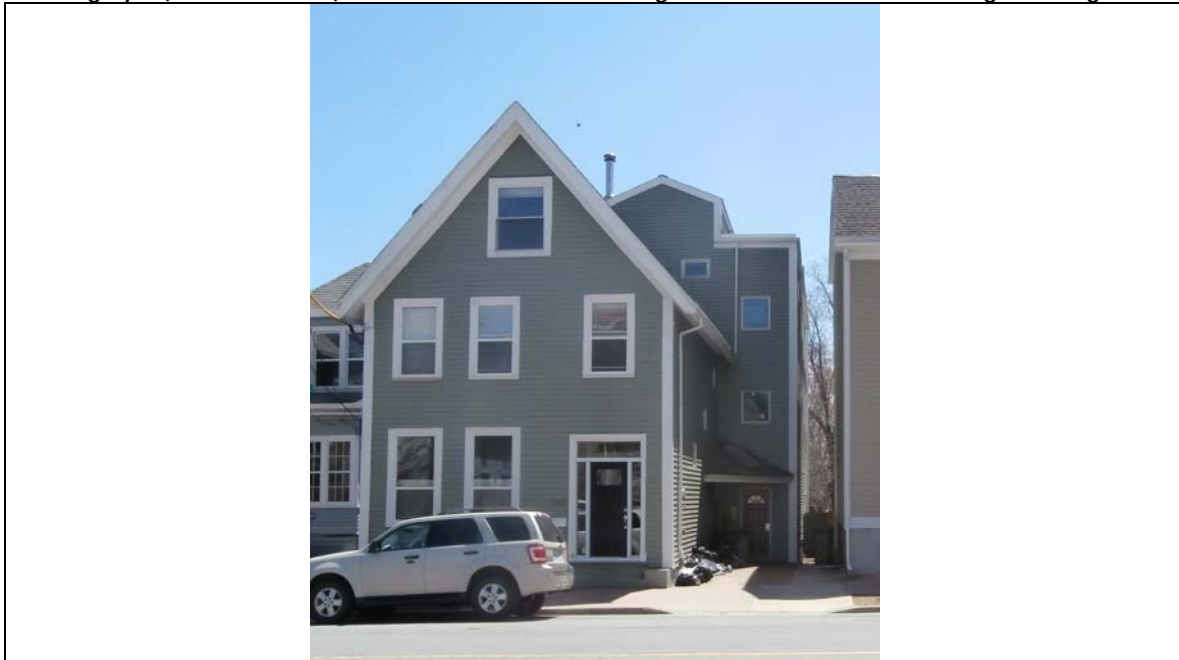
Builder and/or Architect:	Undetermined
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Micala Marie Nauss	2004	2014	--	Book 7703 , page 1025
Rose Margaret Saulnier, Shirley Anne Chase, Donna Marie Maillet & Deborah Anne Saulnier	1998	2004	--	Book 6269, page 217
Rose Margaret Saulnier	1994	1998	--	Book _ , page _
Rose Margaret Saulnier & Joseph Felix Saulnier	1975	1994	--	Book _ , page _
Frederick Roma	1963	1975	--	Book 1904, page 547
Beatrice Mumford Church	1960	1963	Widow	Book 1707, page 556
Beatrice Mumford Church	1960	1963	Widow	Book 1707, page 551
Florence L. Taylor	1923	1960	Married Woman	Book 561, page 905
Arthur F. Taylor	1912	1923	Accountant	Book 420, page 108
Emma M. Power	1902	1912	Spinster	Book 342, page 662
Margaret Power	1881	1902	Spinster	Will, Book 227, page 320

Photograph (front elevation)

Building Classification: Contributing Building



PID:	41260688	Researcher:	Connor Architects and Planners
Civic Address:	5666 Morris St.	Date:	19 December 2014
Building Name:			
Construction Date:	Pre 1866 & 1989		

Architectural Comments:

This house has been extensively renovated and has a major addition. Its use has changed from a single dwelling to that of a multi-unit residential condominium building. It's likely that the three bay street elevation is of its original composition with the eastern most bays composed of aligned windows on both of the first and second storeys. The western bay has the front door with sidelights on both sides and a transom window above the door which appear to be more recent as the original may have a multi pane arrangement. This house has its original side hall entry and stairwell. Within the western bay, a second storey a window is aligned with the door below. The windows on the first and second storeys are recent replacements within the original window trim. This house presents an end gable to the street with an attic window below its peak. This attic window is likely a later iteration due to its size and proportions. The building has been re-clad in wood siding. The windows on the west elevation are of a recent addition. There is no evidence of the original chimney. The metal chimney is part of the major addition.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter."

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials the form and style are akin with the other historic houses on Morris Street and within the neighbouring Schmidville. This house started as a mid eighteenth century dwelling which has been renovated and has a major addition that is reflective of the evolution with parts of the neighbourhood. Some of the buildings original features can be determined from the drawings prepared by architect Peter Henry for the condominiums renovation and addition in 1998.

Contextual District Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on Morris Street and was once owned by Philip Letson.

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Halifax County Condominium Corporation # 168	Original Owner(s):	--
Address:	5666 Morris St.	Occupation	--
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1866 & 1989
Factual/ estimate?	Estimate & factual
Source(s):	<p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i></p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia.</i> Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory.</i> Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p>

	Peter Henry Architects, architectural drawings 1989
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Builder and/or Architect:	Peter Henry, architect of the 19089 renovation and addition
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Halifax County Condominium Corporation #168	1990	2014	--	Book CR 15, page 325
H. Robert Harrop	1988	1990	--	Book 4562, page 445
Peter T. Assaly	1988	1988	--	Book 4562, page 441
H. Robert Harrop	1987	1988	--	Book 4341, page 388
Peter T. Assaly	1986	1987	--	Book 4154, page 770
Central Trust Company	1986	1986	--	Order, Book 4074, page 691
Estate of Marilyn L. Simpson	1985	1986	--	Will, Book 4074 , page 691
Marilyn Simpson	1954	1985	Divorced	Book 1268, page 246
J. Douglas Campbell	1946	1954	Employee at City of Halifax	Book 920, page 421
Estate of Clara E. Letson	1945	1946	Spinster	Will, Book 907, page 544
Clara Letson			Spinster	Book __, page __
Estate of Robert Letson			Merchant	Book __, Page __
Robert Letson	1866		Tanner	Book 151, 582

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093815	Researcher:	Connor Architects and Planners
Civic Address:	5670 Morris St.	Date:	December 2014
Building Name:	--		
Construction Date:	Pre 1866 - Source, 1866 Metropolitan Halifax Map		

Architectural Comments:

This stand-alone townhouse from the Victorian Era has recently been renovated from its original Georgian style with Italianate detailing, by removing the five sided Scottish dormer and the Italianate triple arched windows and pilasters from the porch. It is a two and a half storey, two bay wide side hall plan with an asymmetrical façade, raised first floor and a mansard roof with a shallow eave that is underscored by a wide frieze board. Wood framed and updated with clapboard siding, and vinyl windows, the house appears to rest on a red brick foundation which is parged and painted.

Wood steps lead to the main entrance in the side wall of a storm porch built upon a parged and painted red brick foundation. The building is setback from the street and historical mapping from 1889 indicate that the porch is historic if not original. The front elevation of the house and porch are framed with wide corner boards. The eave of the flat roofed porch appears deeper than that of the main roof but has similar detailing. The entry door is an insulated steel door with a full glazing panel. During the renovations, the windows have all been updated to vinyl inserts from the original wood sashes. The first and second floor has windows with a large fixed central panel and narrow single hung sashes with glazing bars dividing the glass into a four over one pattern at both sides. The windows in the front wall of the porch are a pair of single hung sashes with a six over one pattern and are trimmed with a simple wide moulding.

Historical Comments:

Philip Letson acquired ownership of the land in 1834 from the Honorable Enos Collins. Collins is an important figure in the history of Halifax and Nova Scotia. With a gamut of marine business occupations in his lifetime Collins began his working life out of the seaports in Liverpool. He was a schooner captain by age 20 and owned shares in many trading vessels. In his late thirties he moved to Halifax and established a large trading and shipping company with wharves and warehouses overlooking the Halifax Harbour. Collins benefited from privateering contracts in the War of 1812 and other succeeding mercantile ventures in Nova Scotia and the United States. He was enticed to remain in Halifax by an offering of a seat in Legislative Council. In 1825 he founded and was dominant partner in the Halifax Banking Company with seven other prominent merchants, including William Pryor and Henry H Cogswell, who also invested in property in the historic Schmidville neighbourhood.

Contextual Building Comments:

The original design was a true Georgian style. It had a single five sided Scottish dormer on the mansard roof inline with the windows of the first and second floor; also the storm porch had Italianate detailing in its trim and arched window design. Although most of these characteristics have been completely removed from the design, the scale form and setback are consistent with the remainder of the Morris Street. At two and a half storeys, it is the average height for the residences on this street.

Contextual District Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on Morris Street and was once owned by Philip Letson.

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	College Realty Limited	Original Owner(s):	Philip Letson
Address:	5670 Morris St.	Occupation	Tanner
Present Use:	Dwelling	Historic Use:	Dwelling

Construction Date:	Pre 1866
Factual/ estimate?	estimate
Source(s):	<p>Barker, Diane M and David A Sutherland. "Collins, Enos." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/collins_enos_10E.html.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-</p>

	<p><u>100.01-e.php</u></p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library. V6/239-1866.</i> Pacey, Elizabeth. <i>Georgian Halifax.</i> Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p>
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Builder and/or Architect:	--
Biographic Description:	--
Significance:	--

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
College Realty Limited	2009	2014	--	Book _ , page _
Lyndon Watkins	1986	2009	Co-founder of Frank Magazine	Book 4113, page 716
William S. Lewis	1980	1986	--	Book 3395, page 94
David Stewart Leadbeater	1977	1980	--	Book 313, page 419
Hearthstone Real Estate Limited	1974	1977	--	Book 2761, page 77
Christopher McLean Ryan	1974	1974	Merchant	Book 2761 , page 76
Grecian Realty Limited	1973	1974	--	Book 2650, page 459
Harry Kapsales	1972	1973	--	Book 2593, page 84
Harry Berall	1968	1972	Realtor	Book 2277, page 225
Peter Jessen & Marie Jessen	1949	1968	--	Book 1060, page 161
Mary Bozhoff	1949	1949	--	Book 1057, page 861
Rose Rose (James)	--	1949	Married Woman	Book _ , page _
Annie Mullins	1925	--	Widow	Book 589, page 773
James C. Jones	1925	1925	Broker	Book 590, page 784
Max Hornstein	1916	1925	Merchant	Book 455, page 997
Estate of Alice Letson	1911	1916	--	Will 1911, book 421, page 43
Alice Letson	1895	1911	--	Book 303, page 612
Sarah Letson	1895	1895	--	Book 303, page 609
Estate of Philip Letson	--	1895	--	Will 1887, book 257, page 216
Philip Letson	1836	--	Tanner	Book 63, page 282
Enos Collins	--	1836	Merchant	--

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093807	Researcher:	Connor Architects and Planners
Civic Address:	5676 Morris St.	Date:	19 December 2014
Building Name:	--		
Construction Date:	1896		

Architectural Comments:

This building is a Queen Anne Revival dwelling from the Victorian Era. It is a two and a half storey, three bay wide side hall plan house with an asymmetrical façade and large dormer in a hipped roof. The painted wood shingles on the front elevation on the first and second floors are characteristically scalloped. Wood framed this dwelling rests on a parged field stone and brick masonry foundation and boasts a two storey three sided bay complete with bellcast roof form at the second floor line. The bay reduces on the second floor and terminates under the deep eave of the hipped roof above. Two large ornamental concave-convex brackets complete with scribed leading edges and medallions visually support the corners of the projecting eave. The side walls of the large dormer above mimic the curvature of the brackets. The dormer's gable roof cantilevers beyond the face of the wall containing two single hung vinyl windows creating a pediment. This pediment and the fascia board are decorated with scribed wood fretwork. A raised porch with flat roof protects two entry doors below. An insulated metal door with half glazing opens onto a second floor roof top balcony with plain wood railing. The new wood steps complete with wood handrail and pickets lead to the double entry. The main entry doors are panelized wood with half glazing, surrounded by wide mouldings and capped by a fixed transom. Most windows have been replaced with single hung vinyl units with the exception of the large picture window in the first floor bay and a small round window with ornamental keystones on the second floor.

The rear of this home has been significantly expanded and modified; however, the front elevation has retained enough character defining elements to be representative of the original architectural style.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on the South side of Morris Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter." The application lists George Wright as the owner and Curry Brothers and Bent as the applicant. These dwellings are known to have been designed by Halifax Architect James Charles Philip Dumaresq.

Another notable resident from 1946 to 1950 was Clarence L Gosse, a physician and surgeon who would later serve as the Lieutenant Governor of Nova Scotia from 1973 to 1978.

Contextual Building Comments:

The scale, form, setbacks and design are highly compatible with adjacent buildings. The materials are largely traditional with the exception of some windows and doors. This dwelling contributes to the heritage character of the neighbourhood.

Contextual District Comments:

Morris Street is named after Charles Morris, the "Chief Surveyor of Lands within the Province," who was responsible for the layout of the town of Halifax. Located in the South Suburbs, the section of Morris Street that acts as the Southern boundary of Schmidville boasts a historic middle income housing stock. Larger than the working class houses fronting the streets is the inner blocks of Schmidville, there are a number of more elaborate townhouses and detached single family homes along both sides of Morris Street in the study area.

Present Owner(s):	Black Rose Co-operative Limited	Original Owner(s):	George Wright
Address:	5676 Morris St.	Occupation	Publisher
Present Use:	Multi Unit Residence	Historic Use:	Residence

Construction Date:	1896
Factual/ estimate?	Factual – Building Permit
Source(s):	"Dumaresq, James Charles Philip". <i>Biographical Dictionary of Architects in Canada 1800-1950</i> . http://dictionaryofarchitectsincanada.org/architects/view/1649 Carnell, Monique Marie. "The Life and Works of Maritime Architect J.C Dumaresq (1840-1906)." Thesis, University of New Brunswick, 1993. Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1895. Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works –

	<p>Gravitational Supply, 1895 revised 1899.</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989</p> <p>SP Dumaresq Architects Ltd. <i>Dumaresq Legacy</i>. http://www.spda.ca/dumaresq-legacy</p> <p>Young, Carolyn A. "Dumaresq, James Charles Philip." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/dumaresq_james_charles_philip_13E.html</p>
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Builder and/or Architect:	James Charles Philip Dumaresq
Biographic Description:	Born in 1844 in Sydney Nova Scotia, JC Dumaresq was educated in Sydney and later Wolfville. Prior to establishing his career in Halifax, JC was a carpenter in Sydney. It was common for architects of the time to ascend to the level of professional from craftsman. JC's 1870s architectural business marked the beginning of an architectural legacy that has contributed to the built environment of the provinces of Nova Scotia and New Brunswick. Personally responsible for a multitude of institutional, ecclesiastical, commercial and residential projects he passed on his talents to his children and subsequent generations resulting in 145 years of continuous architectural influence on the maritime provinces.
Significance:	Nationally significant for his contribution to the fabric of a number of communities and cities in Nova Scotia and New Brunswick.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Black Rose Co-operative Limited	1978	2014	Company	Book 3201, page 732
Fram Realty Limited	1974	1978	Company	Book 2786, page 394
Brenda M & Malcolm P Shannon	1971	1974	Physician	Book 2459, page 444
P Mellish & Marjorie Mary E Lane	1950	1971	Engineer	Book 1100, page 645
Clarence L Gosse	1946	1950	Physician, Surgeon, Lieutenant Governor of Nova Scotia (1973-1978)	Book 886, page 1177
Austin E Brownell	1945	1946	District Supervisor War Time Housing Limited	Book 883, page 257
Evelyn M and Commander CRH Taylor R.C.N.	1945	1945	Commander in the Royal Canadian Navy	Book 874, page 1213
James C Jones	1913	1945	Merchant	Book 430, page 16
Estate of George Wright	1913	1913	--	Will Book 428 Page 270
George Wright	1896	1913	Publisher	Book 317, page 111
Estate of Philip Letson	1896	1896	--	Will Book 257 Page 216
Philip Letson	1836	1896	Tanner	Book 63, page 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093781	Researcher:	Connor Architects and Planners
Civic Address:	1289 South Park Street	Date:	23 January 2015
Building Name:	--		
Construction Date:	1896		

Architectural Comments:

This building is a Queen Anne Revival dwelling from the Victorian Era. It is a three storey, two bay wide side hall plan house with an asymmetrical façade and flat roof. The painted wood shingles on the front elevation on the first and second floors are characteristically scalloped. Wood framed, this dwelling rests on a painted concrete and masonry foundation and boasts a shallow two storey three sided bay of windows adjacent the entryway. The bay terminates under a small raked eave that underscores a third floor modern addition. The wide frieze above the first floor bay windows is decorated with swag and rosette mouldings and these ornamental mouldings continue in the same line above the entry portico. The moulding that surrounds the second floor bay windows is plain. The windows on the first floor are wood units with ornamental stain glass in the upper sashes. The lower sashes of the center windows are fixed while the lower sashes of the side windows are single hung.

A smaller three sided bay with flat roof rests on top of the entry portico. The scalloped shingles have been carried under the windows which are wood frame, single hung units. The two flanking lights have one over one sashes while the middle window has two over two sashes. The portico below is supported on the leading edge by classical orders. The raised entrance porch with low ornamental wood railing leads to the main entry door which is panelized wood with half glazing and surrounded by wide mouldings and capped by a fixed transom. An asymmetrically placed window adjacent the entry door is a single hung wood unit surrounded by simple wood moulding. There is a one storey bump out on the south elevation with a bellcast wall/roof transition that is wood shingled.

The third storey addition is wood shingled and flat roofed with a moderate eave. The two windows on the front elevation of the addition are asymmetrically located and mirror images of one another. The units are wood framed with a large fixed side light that is separated from the operating window by a vertical mullion. The operating window is single hung with one over one sashes.

Historical Comments:

On the periphery of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located in the same district on the East Side of South Park Street. The land was once owned by Philip Letson and was sold by auction in 1896. George Wright purchased the Letson land with the exception of one house lot on Morris Street. Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Wright's re-development of the former Letson property as a mixed income integrated housing development began with the removal of a large Tannery and outbuildings. Letson's residence at the corner of South Park and Morris Streets was relocated to the corner of Edward and Morris Streets in 1896 to make way for six new wood dwellings. A building permit application from the same year requests "to erect 6 wooden buildings com(mencing) Park & Morris St., five on former & one on latter." The application lists George Wright as the owner and Curry Brothers and Bent as the applicant. These dwellings are known to have been designed by Halifax Architect James Charles Philip Dumaresq.

The executors of Wright's estate sold one of the six Dumaresq houses located at 1289 South Park Street to Captain William George Squares de Carteret in 1913. De Carteret was employed by the Cable Service and Captain of the ship CS Minia and played a significant role in the development of cross Atlantic communications. Both Captain and ship were heavily involved in the search and retrieval of dead bodies from the wreckage of the RMS Titanic. Indeed, the Minia was one of two cable ships contracted at the outset of the retrieval mission.

Contextual Building Comments:

The scale, form, setbacks and design are highly compatible with adjacent buildings as they were designed the same architect and constructed by the same contractor at the same time. The materials are largely traditional. A historical photograph reproduced in a book published by the Nova Scotia Museum shows this home to have been very similar if not identical to the residence built at 1279 South Park Street. Historically a two and a half storey residence, the original tower and roof complete with large dormer were removed and replaced with a full 3rd floor addition with flat roof and contemporary styling. The three sided bay supported by the entry portico is also a later addition and not a part of the original Dumaresq design. Despite these and other significant alterations to the rear of the building, this home retains enough character defining elements to contribute to the heritage character of the neighbourhood.

Contextual District Comments:

South Park Street was not developed as a formal street until the mid - 18th Century. Historic mapping of the Halifax peninsula indicate that the Fresh Water River acted as border between the Town of Halifax and undeveloped wilderness. This river traversed across the peninsula, through what is now known as the Public Gardens and Victoria Park. These lands are a small portion of land that was held in common and remain as public park land today. Known as simply Park Street in its first incarnation this road ran North - South from South Street to Citadel Hill where it intersected with the Main Road to Windsor. The section of the Main Road to Windsor that skirted the rear of the Citadel was renamed sometime between 1830 and 1866 to Park Street and was extended to North Street as the North suburbs developed in response to the increasing population. In Hopkins City Atlas from 1878. The names are shown as North intersection all the way to Point Pleasant Park at the Southernmost tip of the Halifax peninsula.

Present Owner(s):	Donald Cummings	Original Owner(s):	George Wright
Address:	1684 Walnut Street, Halifax, NS	Occupation	Publisher
Present Use:	Multi Unit Residence	Historic Use:	Residence

Construction Date:	1896
Factual/ estimate?	Factual – Building Permit
Source(s):	<p>"Dumaresq, James Charles Philip". <i>Biographical Dictionary of Architects in Canada 1800-1950</i>. http://dictionaryofarchitectsincanada.org/architects/view/1649</p> <p>"Metropolitan Halifax." <i>Archives of Nova Scotia Library</i>. V6 239-1866.</p> <p>"Plan of the Town of Halifax including the North and South Suburbs." <i>Archives of Nova Scotia Library</i>. V6 240-1830.</p> <p>"The Cablesip Minia Arrived Early This Morning With Fifteen Bodies From Scene of Titanic Wreck." <i>The Chronicle Herald</i>. May 6, 1912. http://thechronicleherald.ca/sites/default/files/archive_article_source_media/Titanic.230%20-%201912May6p1.pdf</p> <p>Carnell, Monique Marie. "The Life and Works of Maritime Architect J.C Dumaresq (1840-1906)." Thesis, University of New Brunswick, 1993.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1895 revised 1911.</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Robertson, Barbara R. <i>Gingerbread & House Finish of Every Description</i>. Halifax: Nova Scotia Museum, 1990.</p> <p>SP Dumaresq Architects Ltd. <i>Dumaresq Legacy</i>. http://www.spda.ca/dumaresq-legacy</p> <p>Young, Carolyn A. "Dumaresq, James Charles Philip." <i>Dictionary of Canadian Biography</i>.http://www.biographi.ca/en/bio/dumaresq_james_charles_philip_13E.html</p>

Builder and/or Architect:	James Charles Philip Dumaresq
Biographic Description:	Born in 1844 in Sydney Nova Scotia, JC Dumaresq was educated in Sydney and later Wolfville. Prior to establishing his career in Halifax, JC was a carpenter in Sydney. It was common for architects of the time to ascend to the level of professional from craftsman. JC's 1870s architectural business marked the beginning of an architectural legacy that has contributed to the built environment of the provinces of Nova Scotia and New Brunswick. Personally responsible for a multitude of institutional, ecclesiastical, commercial and residential projects he passed on his talents to his children and subsequent generations resulting in 145 years of continuous architectural influence on the maritime provinces.
Significance:	Nationally significant for his contribution to the fabric of a number of communities and cities in Nova Scotia and New Brunswick.

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Donald Cummings (Nephew)	1968	2014	Attorney	Book 2256 Page 355
Nieces and Nephew of Margaret W Cummings	1964	1968	--	Will Book 2016 Page 661
Catherine F and Margaret W Cummings	1955	1964	Spinsters	Book 1369 Page 69
Mary B, Catherine F and Margaret W Cummings	1954	1955	Spinsters	Book 1285 Page 795
Betty M Abraham	1945	1954	Single Woman	Book 880 Page 556
George William Squares deCarteret	1913	1945	Ship Captain of CS Minia, Retired Commander of the Cable Submarine Service	Book 425 Page 635
Estate of George Wright	1913	1913	--	Will Book 428 Page 270
George Wright	1896	1913	Publisher	Book 317, page 111
Estate of Philip Letson	1896	1896	--	Will Book 257 Page 216
Philip Letson	1836	1896	Tanner	Book 63, page 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40284127	Date:	31 October 2014
Civic Address:	1245 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has two brick chimneys on the East and West ends of the building. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. This house may have an original front door. The front windows are a recent addition as are the aluminium storm windows on the west side elevation. The windows behind the storms may be original windows.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Brenda Oland which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours appear to match almost all those listed in the covenant.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Davida MacKay	Original Owner(s):	George Wright
Address:	1245 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-req/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p>

	<p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 - 1862, 1830, 1836, 1892-1899, 1890</i>. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Davida MacKay	1986	2014		Bk 4157, pg 269
Malcolm B. MacKay & Davida MacKay	1985	1986	Architect	Bk 4079, pg 415
Dr. Ronald D. Janes & Dr. B. Lynn Janes				Bk 3881, pg 45 Bk 3862, pg 147
Brenda Marjorie Oland	1981	1984		Bk 3525, pg 423
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40285959	Date:	
Civic Address:	1247 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has two brick chimneys on the East and West ends of the building. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. Vinyl windows are more recent modifications is a recent addition. This house may have an original front door.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Frederick Spencer which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours appear to match those listed in the covenant.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmitville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Mark Alan Nickerson & Stephanie Anne Nickerson	Original Owner(s):	George Wright
Address:	1247 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 - 1862, 1830, 1836, 1892-1899, 1890</i>. Halifax, NS, 102-19A</p>

	<p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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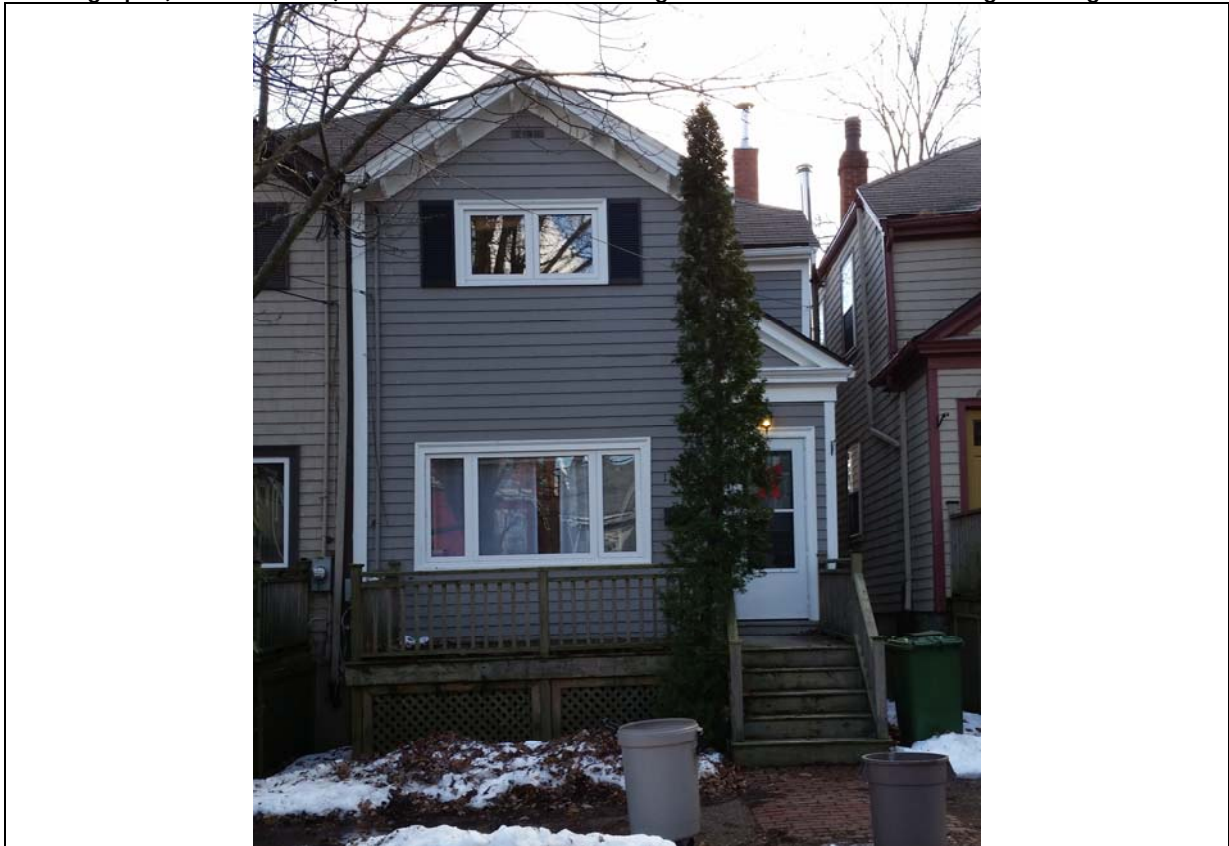
Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Mark A Nickerson & Stephanie A Nickerson	2002	2014		Bk 7092 , pg 484
John Andrew Stanton & Mary Eileen Clarke	1996	2002		Bk 5973, pg 259
Carolyn E Hassard, Frank A Hassard & Mary K Hassard	1993	1996		Bk 5361, pg 690
Carolyn E Hassard & Frank A Hassard	1990	1993		Bk 4977, pg 192
Victoria B. E. Riley	1987	1990		Bk 4460, pg 1093
Homequity Canada Limited	1987	1987		Bk 4415, pg 558
James D & Heather D Bartholomew	1986	1987		Bk 4211, pg 273
David J Hirsch & Geralynn C Hirsch	1984	1986		Bk 3833, pg 540
Barbara Spencer	1983	1984		Bk 3743, pg 804
Fredrick Simon Spencer	1981	1983		Bk 3526, pg 1123
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent/ Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40284325	Date:	31 October 2014
Civic Address:	1249 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has two brick chimneys on the East and West ends of the building. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. An aluminum storm door and vinyl windows are more recent modifications.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Diane Ferguson which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours do not match those listed in the covenant.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Glen Strang	Original Owner(s):	George Wright
Address:	1249 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 - 1862</i>,</p>

	<p>1830, 1836, 1892-1899, 1890. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths.</i> https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Glen Strang	2003	2014		Bk 7404, pg 190
James Thomas Strang	1999	2003		Bk 6406, pg 931
Charles F. & Ruby J. Parlee	1993	1999		Bk 6256, pg 1228
Charles F. & Ruby J Parlee and Kathryn A. Parlee	1985	1993		Bk 5437, pg 646
Madeline Comeau	1984	1985		Bk 4022, pg 1103
Catherine Jean Harrison & Jean Fraser Harrison	1981	1984		Book 3826, pg 776
Diane E. Ferguson	1981	1981		Bk 3521, pg 11
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40285967	Date:	31 October 2014
Civic Address:	1253 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has two brick chimneys on the East and West ends of the building. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. An aluminum storm door and vinyl windows are more recent modifications.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to John Jay which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours do not match those listed in the covenant.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Jon David Eppell	Original Owner(s):	George Wright
Address:	1253 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 -</i></p>

	<p>1862, 1830, 1836, 1892-1899, 1890. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths.</i> https://www.novascotiagenealogy.com Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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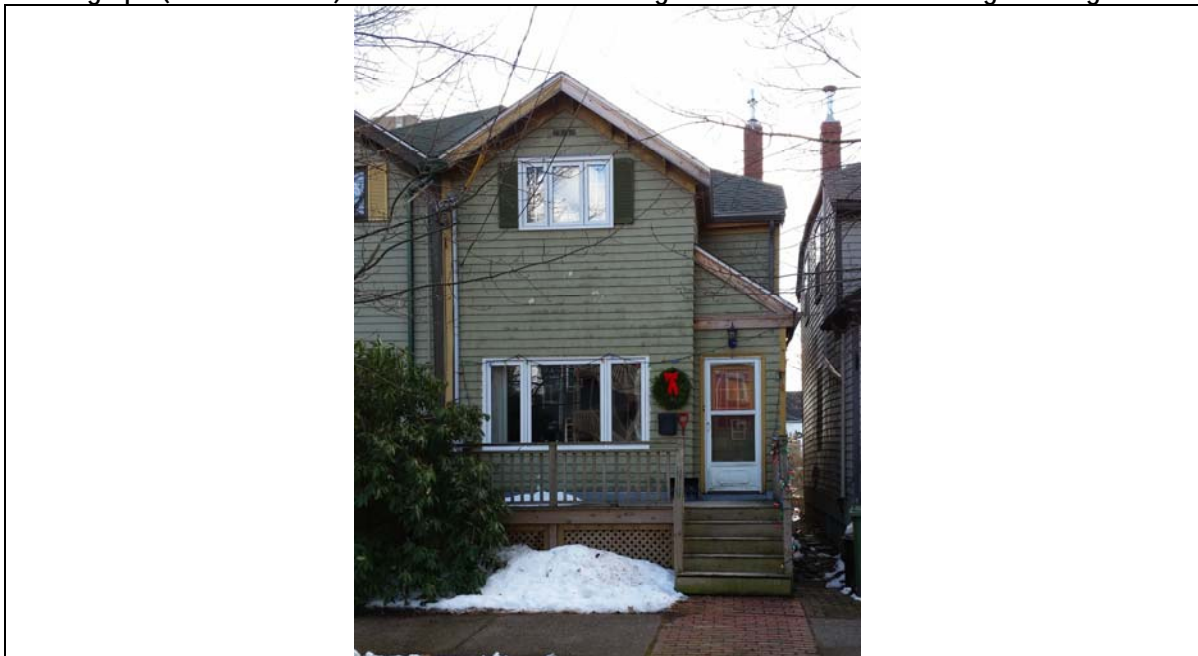
Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jon David Epell	1997	2014		Bk 6077, pg 1249
Katherine Fierlbeck	1993	1997		Bk 5472, pg 1235
John R. & Barbara B. Taylor	1985	1993		Bk 4030, pg 32
Asset Management Limited	1985	1985		Bk 4000, pg 527
John Jay	1981	1985		Bk 3524, pg 985
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	402804147	Date:	31 October 2014
Civic Address:	1255 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has two brick chimneys on the East and West ends of the building. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. An aluminum storm door and vinyl windows are more recent modifications.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Rodney MacFarlane and Gregory Smith which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours are similar but do not match those listed in the covenant.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Jeffrey A. Hutchings	Original Owner(s):	George Wright
Address:	1255 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 - 1862, 1830, 1836, 1892-1899, 1890</i>. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>.</p>

	https://www.novascotiagenealogy.com Penney, Allan. <i>Houses of Nova Scotia</i> . Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.
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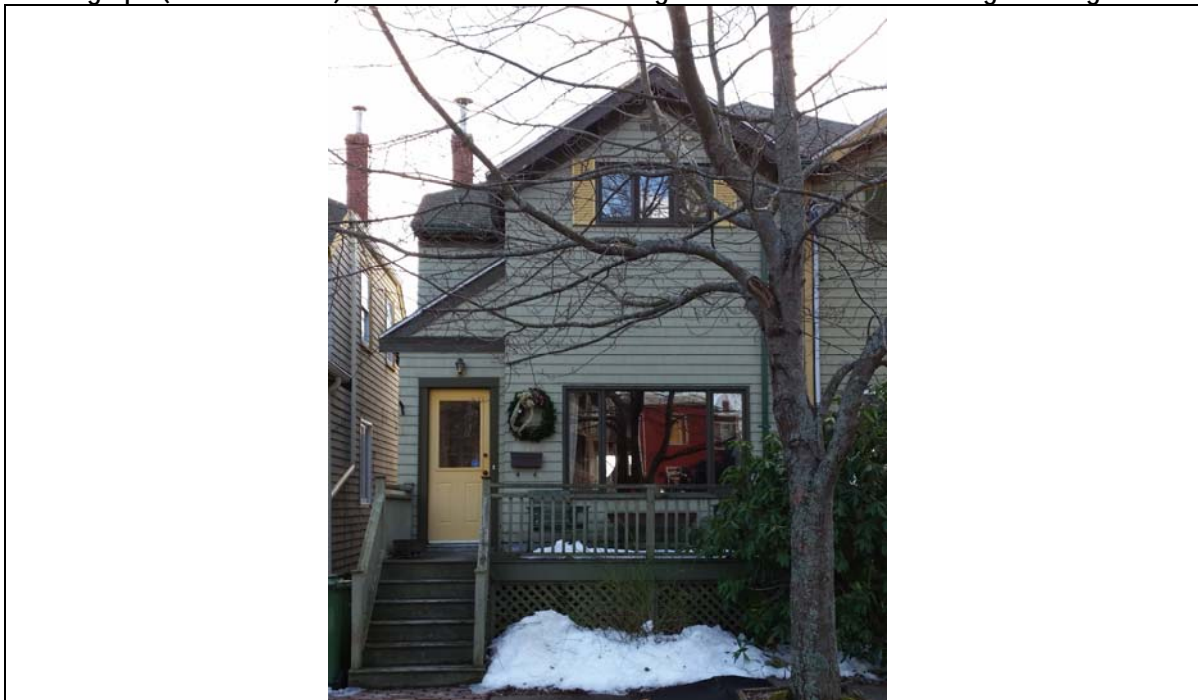
Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jeffrey A. Hutchings	2009	2014		Deed
A. James Fanning	1996	1996		Bk 5887, pg 261
A. James Fanning & Kelly Leanne Stone	1985	1996		Bk 5764, pg 967 Bk 5887, pg 257
Patrick J. Wright & Charlotte A. LeBlanc	1984	1985		Bk 4000, pg 985
Rodney C. MacFarlane	1981	1984		Bk 3870, pg 346
Rodney C. MacFarlane & Gregory R. Smith	1981	1981		Bk 3542, pg 1090
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40285975	Date:	31 October 2014
Civic Address:	1257 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has two brick chimneys on the East and West ends of the building. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. An insulated and glazed steel door and vinyl windows are more recent modifications.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Mary MacDonald which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours are similar but do not match those listed in the covenant.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Mary Lynn MacDonald	Original Owner(s):	George Wright
Address:	1257 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 -</i></p>

	<p>1862, 1830, 1836, 1892-1899, 1890. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths.</i> https://www.novascotiagenealogy.com Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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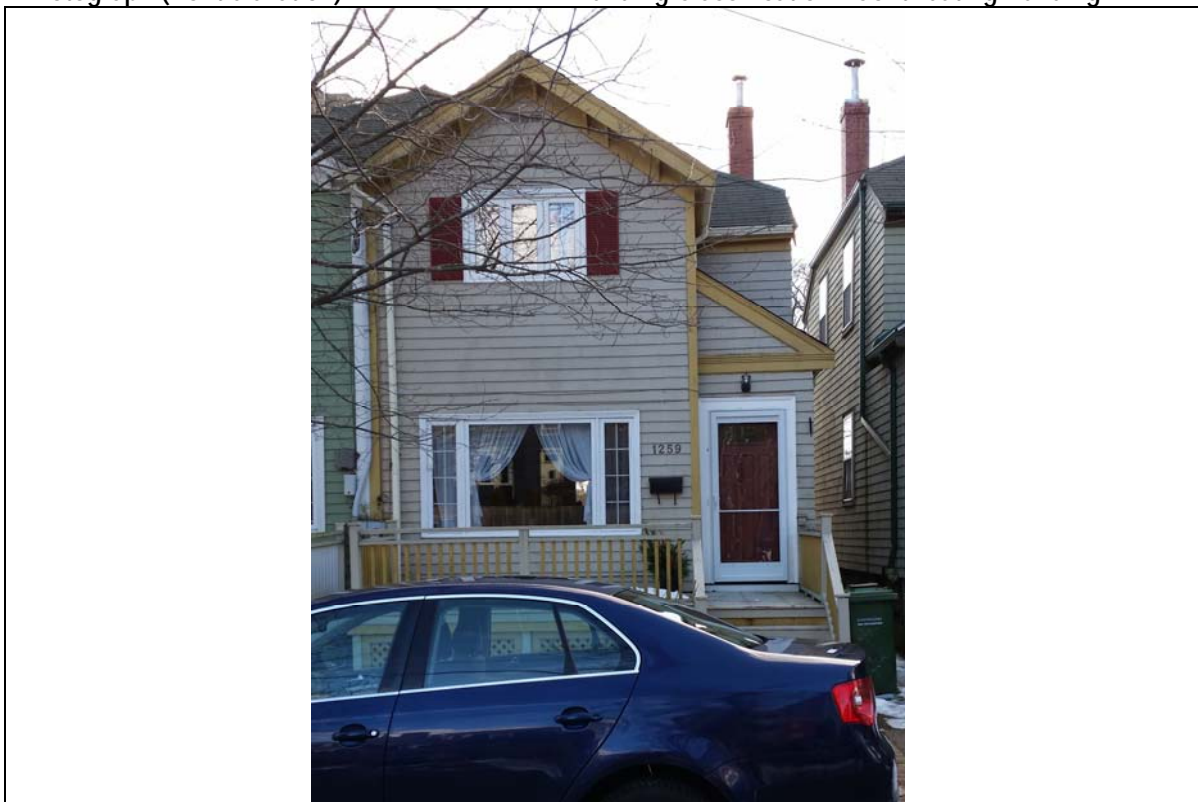
Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Mary Lynn MacDonald	1982	2014		Bk 3546, pg 621
Marcan Investment Corporation Limited	1981	1982	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40285983	Date:	31 October 2014
Civic Address:	1259 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has two brick chimneys on the East and West ends of the building. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbor. An aluminum storm door and vinyl windows are more recent modifications.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Geraldine Hicks which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours appear to match those listed in covenant.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Marilyn Ruby Hicks	Original Owner(s):	George Wright
Address:	1259 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 -</i></p>

	<p>1862, 1830, 1836, 1892-1899, 1890. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths.</i> https://www.novascotiagenealogy.com Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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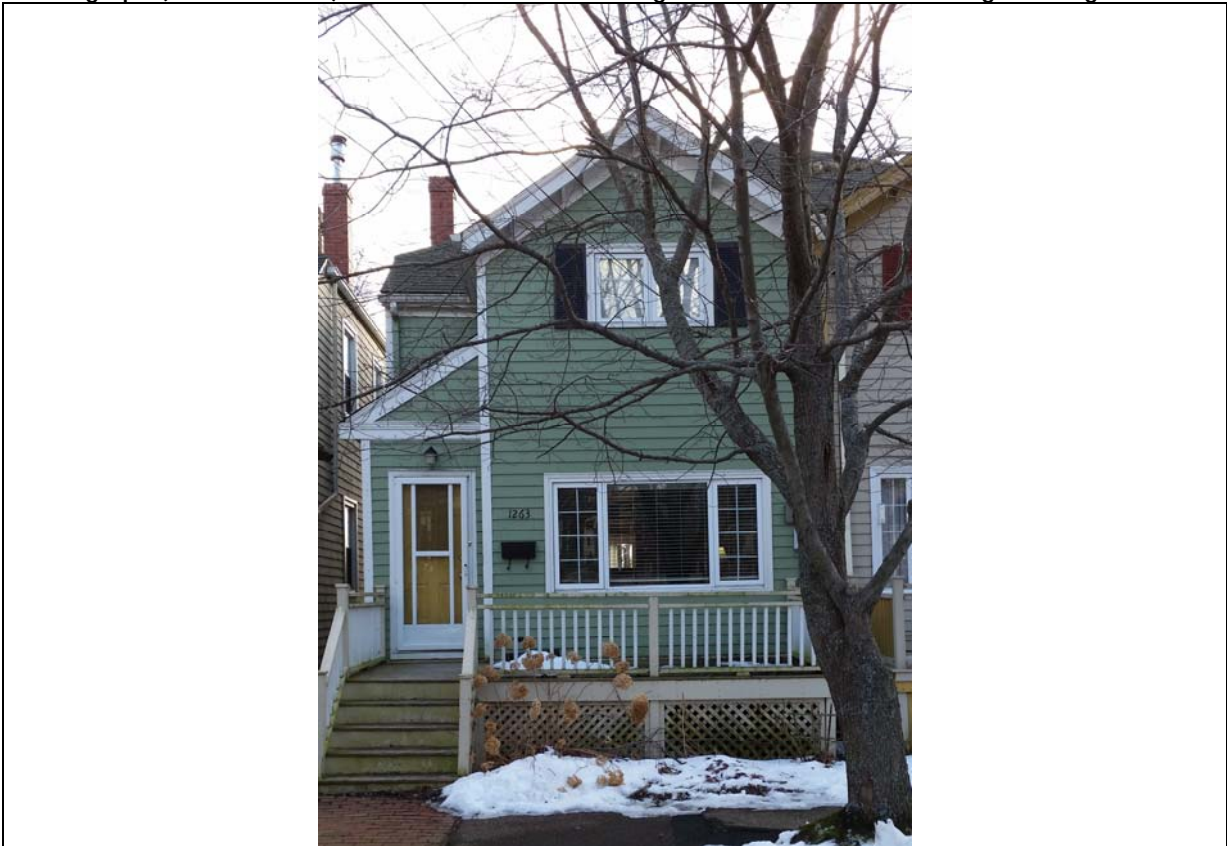
Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Marilyn Ruby Hicks	2001	2014		Bk 6705, pg 809
Geraldine Susan Hicks	1981	2001		Bk 3523, pg 646
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40283723	Date:	31 October 2014
Civic Address:	1263 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has two brick chimneys on the East and West ends of the building. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. An insulated steel front door and vinyl windows are more recent modifications is a recent addition.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Geraldine Hicks which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours do not match those of the 1981 colour scheme.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Jeffrey Steven Hunt	Original Owner(s):	George Wright
Address:	1263 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	"Local Women's Council House." <i>Canada's Historic Places</i> . http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109 "Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i> . V6/239-1866. Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i> . Montreal: Water works – Gravitational Supply, 1885 revised 1899. Government of Nova Scotia. <i>Property Online</i> .

	<p>http://www.novascotia.ca/snsmr/access/land/property-online.asp Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 - 1862, 1830, 1836, 1892-1899, 1890</i>. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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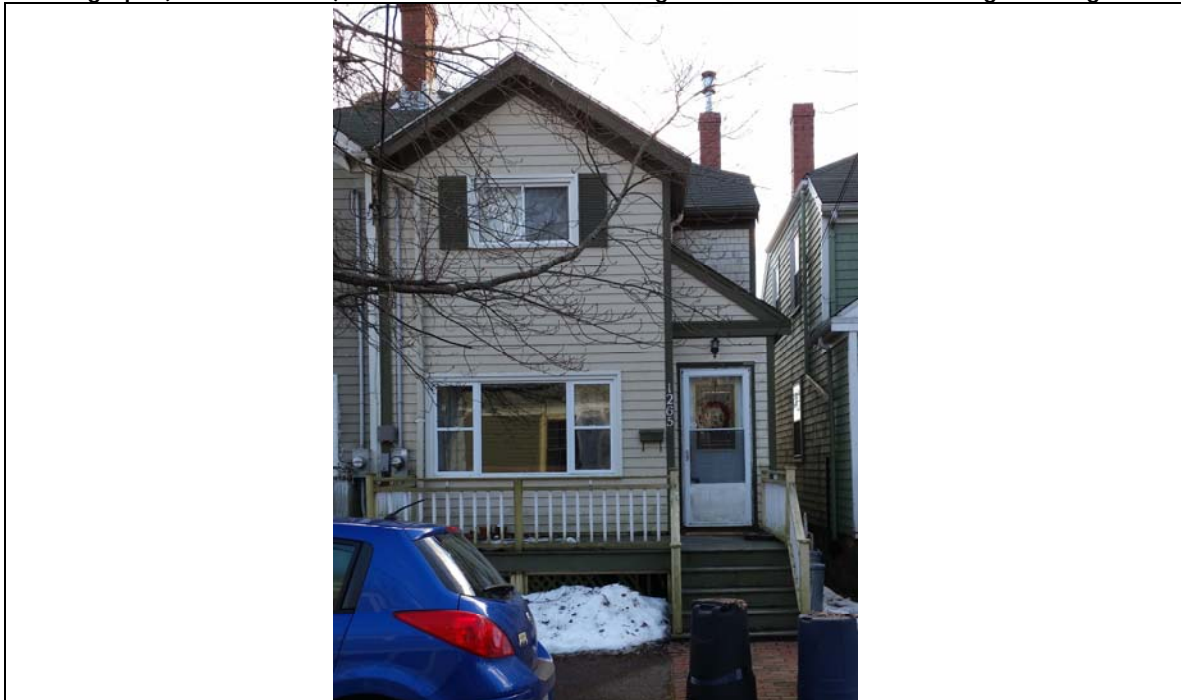
Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jeffrey Steven Hunt	2014	2014		Deed
Alexandra Anastacia England, Geoffrey John England & Alexandra Anastacia England	2008	2014		Deed
Kenneth Mercer & Susan Marie Mercer	1997	2008		Bk 6126, pg 130
Peter John McElroy	1990	1997		Bk 4923, pg 317
Robert Graham Bell & Patricia Anne Bell	1986	1990		Mortgage Bk 4239, pg 1176
Geraldine Susan Hicks	1981	1986		Bk 3523, pg 637
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40284341	Date:	31 October 2014
Civic Address:	1265 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has three brick chimneys, one on each the West and East ends of the building and one centered nearer the front. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. An insulated steel front door and vinyl windows are more recent modifications is a recent addition.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Bruce and Pauline Barber which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours do not match those of the 1981 colour scheme.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Joshua Yan Shun Wong & Deborah Zeon Wong	Original Owner(s):	George Wright
Address:	1265 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-req/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Government of Nova Scotia. <i>Property Online</i>.</p>

	<p>http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 - 1862, 1830, 1836, 1892-1899, 1890</i>. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Joshua Yan Shun Wong & Deborah Zeon Wong	2013	2014		Deed
James Quinn Stuewe	2005	2013		Deed
Robert David Delaney (In Care Of) & Estate of Robert J. Delaney	2005	2005		Will Bk 8038, pg 617
Robert J. Delaney	1990	2005		Bk 5007, pg 977
Peter M. Milner & Susan Milner	1983	1990		Bk 3745, pg 642
Bruce A. Barber & Pauline T. Barber	1981	1983		Bk 3520, pg 1194
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539

William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40285991	Date:	31 October 2014
Civic Address:	1267 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1897		

Architectural Comments:

Reminiscent of an English Cottage with its front stoop, truncated roof, and low embellishment this building is one of five similar two storey double wood dwellings built on Wright Avenue in 1897. The roof is a cross gable with double gabled bays facing the street and a hipped gables facing East and West. The east side elevation is fully exposed being the end unit of a group of five similar double dwelling houses comprising the major portion of the streetscape on the South side of Wright Avenue. The building has three brick chimneys, one on each the West and East ends of the building and one centered nearer the front. Each half of the building is a mirror image side hall plan with an enclosed entry vestibule with shed roof and cornice return. The cladding is wood clapboard with simple wood trim and moulding around openings and at the corners. The wooden stoop separates the entry of this dwelling from its neighbour. An insulated steel front door and vinyl windows are more recent modifications.

There are covenants attached to the 1981 deed for the sale of this half of the double house from Marcan Investment Corporation Ltd to Joan Morrison which contain a specific colour scheme for the exterior of this half of the dwelling. The covenant prescribes colours for ten items ranging from foundation, to walls, trim, gutters, doors, deck, railing and shutters. The present colours do not match those listed in the covenant.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed circa 1897 and appears in the HRM Assessment Record at that time.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the other historic houses on Wright Avenue and within the neighbouring Schmitville. The late Victorian Plain style succeeds the Scottish influenced Georgian and neoclassical prevalent in this neighbourhood. While this style is distinctly different from the neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th century. This residence is one of five double houses constructed at the same time in 1897 as part of a planned development complete. There are covenants in the 1981 deeds wherein Marcan Investment Corporation sells each half of the five double houses to individual owners. The covenants stipulate number and type of structures on a property, square footage, land use, signage, and colours among other things with the apparent intention of retaining neighbourhood character over time and multiple ownerships.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Satish Kumar Punna & Carrie Ann Punna	Original Owner(s):	George Wright
Address:	1267 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1897
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p>

	<p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Halifax Assessment Records, Ward 1 - 1862, 1830, 1836, 1892-1899, 1890</i>. Halifax, NS, 102-19A</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Satish Kumar Punna & Carrie Ann Punna	2000	2014		Bk 6633, pg 348
Dr. Aftab Mufti	1986	2000		Bk 4222, pg 991
David Householder	1983	1986		Bk 3472, pg 298
Joan M. Morrison	1981	1983		Bk 3531, pg 527
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3511, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	402856007	Date:	Connor Architects and Planners
Civic Address:	1269 Wright Avenue	Researcher:	16 October 2014
Building Name:			
Construction Date:	Circa 1866		

Architectural Comments:

Built ca. 1866, this Georgian Cottage was originally a one and one- half mirrored cottage. As such, the front portion of the original house has been increased to two storeys with a steeply pitched roof and is clad with wood shingles with narrow corner boards and simple window moulding. A central chimney appears to be shared by the two cottages. A partial two storey addition was added later and dates from between 1899 and 1911.

There is a high level of architectural integrity with regard to retention of both original form and features for example wood shingles, corner boards, and window placements. More recent modifications include vinyl windows and insulated entry door complete with and aluminium storm door. The front wood stoop also appears to be more recent.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The double house located at 1271 and 1269 Wright Avenue was constructed sometime before the issuance of a historic map dated 1866. It is most likely that it was built to accommodate workers of a Tannery that was in operation on the lands before and after Letson's ownership. Fire Insurance Plans dating from 1889 show the double house as two stories..

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the historic Georgian neighbourhood of Schmidtville. The oldest building on Wright Avenue, the style of this mirror image cottage precedes other Victorian buildings on the street.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Paul A & Anita M Keeping	Original Owner(s):	
Address:	1267 Wright Avenue	Occupation	
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1866
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p>

	<p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Paul Anthony Keeping and Anita Margaret Keeping	2011	2014		Estate Deed
Bruce Anderson Wright	2010	2011		Will
Jean Elizabeth Morpurgo	1995	2010		Bk 5739, pg 786
Dale Gorveatt	1995	1984		Bk 3857, pg 257
Audrey G. Mack	1984	1981		Bk 3525, pg 521
Marcan Investment Corporation Limited	1981	1981		Bk 3305, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40283483	Date:	Connor Architects and Planners
Civic Address:	1271 Wright Avenue	Researcher:	16 October 2014
Building Name:			
Construction Date:	Pre - 1866		

Architectural Comments:

Built before 1866, this Georgian Cottage was originally a one and a half story mirror image cottage. As such, the front portion of the original house was increased to two stories with a steeply pitched roof and is clad in wood shingles with narrow corner boards and simple window moulding. A central chimney appears to be shared by the two cottages. Another partial two story addition was added later and dates from between 1899 and 1911.

There is a high level of architectural integrity with regard to retention of both original form and features for example wood shingles, corner boards, and window placements. More recent modifications include vinyl windows and insulated metal entry door complete with aluminum storm door. The front wood stoop also appears to be more recent

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The double house located at 1271 and 1269 Wright Avenue was constructed sometime before the issuance of a historic map dated 1866. It is most likely that it was built to accommodate workers of a Tannery that was in operation on the lands before and after Letson's ownership. Fire Insurance Plans dating from 1889 show the double house as two stories.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, set back and materials. Form and style are akin with the historic Georgian neighbourhood of Schmidtville. The oldest building on Wright Avenue, the style of this mirror image cottage precedes other Victorian buildings on the street.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Deborah A Pierce	Original Owner(s):	George Wright
Address:	1271 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	pre 1866
Factual/ estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p>

	<p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths.</i> https://www.novascotiagenealogy.com</p> <p>Penney, Allan. <i>Houses of Nova Scotia.</i> Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Debora Anne Pierce	2002	2014		Bk 6958, pg 390
Lowell Clinton Blood & Anne Lally Cornwalll	1992	2002		Bk 5195, pg 1233
Charles A. McKean	1990	1992		Bk 4968, pg 162
Charles A. McKean & Joan A. Mckean	1989	1990		Bk 4749 , pg 601
John Andrew Armour & Marie Anne Carolle Armour	1981	1989		Bk 3538 , pg 522
William L. Ryan	1891	1981	Lawyer	Bk 3525, pg 926
Marcan Investment Corporation Limited	1981	1981	Business	Bk 3305, pg 927
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40281750	Date:	28 October 2014
Civic Address:	1275 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	1866 - 1878		

Architectural Comments:

Built before 1878, this Neoclassical townhouse dating from the Victorian Era is a full two storey semi-detached wood dwelling with a gable roof. It is a mirror image double house with the front doors next to each other which are protected by a covered open entry portico with an arched ceiling. The second storey fascia has returns on both ends.

There is a high level of architectural integrity with regard to retention of the original form, which may include the entry portico. More recent modifications include vinyl siding, new vinyl windows some with paired flanking lites, decorative shutters and an aluminum storm door at the front entrance.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The double house located at 1275 and 1273 Wright Avenue was constructed sometime after 1866 and prior to the 1878 publication of Hopkin's Halifax City Atlas. It is most likely that it was built to accommodate workers of a Tannery that was in operation on the lands before and after Letson's ownership. Fire Insurance Plans dating from 1889 show the double house as two and a half stories.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, setback and form. The design is compatible although less ornate than the neighbouring Victorian Plain townhouse designed by JC Dumaresq, this neoclassical double house is highly symmetrical with classical detailing at the central entry. The building has been re clad with non-traditional vinyl siding and is incongruous with the wood shingle and clapboard used on the remaining residences on Wright Avenue.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Richard E and Carol Robinson	Original Owner(s):	
Address:	1275 Wright Avenue	Occupation	
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1878
Factual/Estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-req/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p>

	Penney, Allan. <i>Houses of Nova Scotia</i> . Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.
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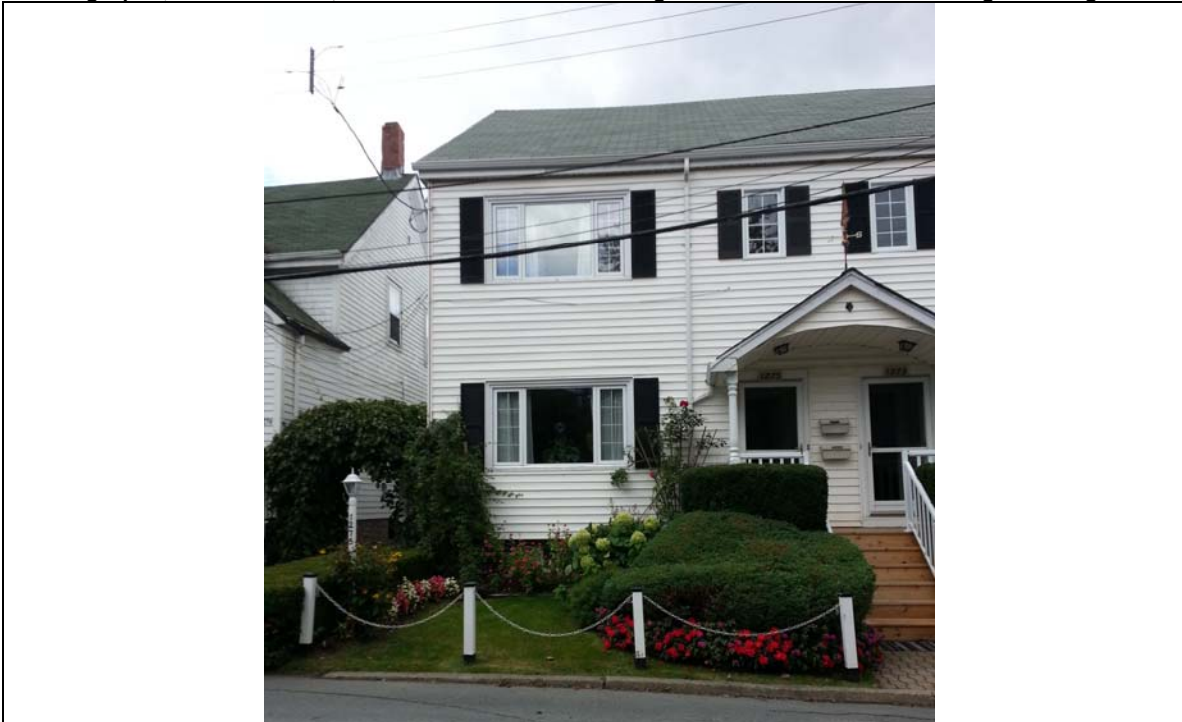
Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Richard Herbert Robinson and Carol Robinson	1981	2014		Deed
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40286023	Date:	28 October 2014
Civic Address:	1275 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	1866 - 1878		

Architectural Comments:

Built before 1878, this Neoclassical townhouse dating from the Victorian Era is a full two storey semi-detached wood dwelling with a gable roof. It is a mirror image double house with the front doors next to each other which are protected by a covered open entry portico with an arched ceiling. The second storey fascia has returns on both ends.

There is a high level of architectural integrity with regard to retention of the original form, which may include the entry portico. More recent modifications include vinyl siding, new vinyl windows some with paired flanking lites, decorative shutters and an aluminium storm door at the front entrance.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The double house located at 1275 and 1273 Wright Avenue was constructed sometime after 1866 and prior to the 1878 publication of Hopkin's Halifax City Atlas. It is most likely that it was built to accommodate workers of a Tannery that was in operation on the lands before and after Letson's ownership. Fire Insurance Plans dating from 1889 show the double house as two and a half stories.

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, setback and form. The design is compatible although less ornate than the neighbouring Victorian Plain townhouse designed by JC Dumaresq, this neoclassical double house is highly symmetrical with classical detailing at the central entry. The building has been reclad with non-traditional vinyl siding and is incongruous with the wood shingle and clapboard used on the remaining residences on Wright Avenue.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax. Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	David E. Robinson	Original Owner(s):	
Address:	1275 Wright Avenue	Occupation	
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Pre 1878
Factual/Estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-req/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1889.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Hopkins, H.W. <i>City Atlas of Halifax, 1878</i>. Public Archives of Nova Scotia Library O/S G 1129 H3 H67 1878</p> <p>MacKenzie, Shelagh and Scott Robson. <i>Halifax Street Names an Illustrated Guide</i>. Halifax: Formac Publishing Company Limited, 2002.</p> <p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p>

	Penney, Allan. <i>Houses of Nova Scotia</i> . Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
David E. Robinson	1981	2014		Bk 3532, pg 1061
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282

Photograph (front elevation)

Building Classification: Contributing Building



PID:	40281735	Date:	Connor Architects and Planners
Civic Address:	1279 Wright Avenue	Researcher:	16 October 2014
Building Name:			
Construction Date:	Circa 1900		

Architectural Comments:

Built in 1900, this late Victorian Plain building is a two storey semi-detached wood dwelling with a steeply pitched roof, asymmetrical brick chimney and wood shingled cladding. It is a mirror image double house with side hall plan. Unique to Schmidtville in design, the front gable end of an intersecting roof forms a pediment and is visually supported by the three sided front bays. The first floor windows are hooded with a wood shingled bellcast form.

There is a high level of architectural integrity with regard to retention of both original form and features for example wood shingles, front window type and placement. More recent modifications include aluminum storm windows over the single hung wood sash windows and aluminum storm door at the main entrance.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed as a semi-detached dwelling in 1900. A building permit application dated 01 December 1899 was signed by J.C. Dumaresq, Architect as the applicant. The name of the owner on the application is Geo. Wright

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, setback and materials. Form and design is compatible although unlike two adjacent buildings to the immediate south.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax.

Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Aline Myra Fineberg	Original Owner(s):	George Wright
Address:	1279 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1900
Factual/Estimate?	factual
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Building Permits 1896-1906</i>. Halifax, NS, 102-391-5 to 23.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p>

	<p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>SP Dumaresq Architects Ltd. <i>Dumaresq Legacy</i>. http://www.spda.ca/dumaresq-legacy</p> <p>Young, Carolyn A. "Dumaresq, James Charles Philip." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/dumaresq_james_charles_philip_13E.html</p>
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Builder and/or Architect:	James Charles Philip Dumaresq (JC Dumaresq)
Biographic Description:	Born in 1844 in Sydney Nova Scotia, JC was educated in Sydney and later Wolfville. Prior to establishing his career in Halifax, JC was a carpenter in Sydney. It was common for architects of the time to ascend to the level of professional from craftsman. JC's 1870s architectural business marked the beginning of an architectural legacy that has contributed to the built environment of the provinces of Nova Scotia and New Brunswick. Personally responsible for a multitude of institutional, ecclesiastical, commercial and residential projects he passed on his talents to his children and subsequent generations resulting in 145 years of continuous architectural influence on the maritime provinces.
Significance:	Nationally significant for his contribution to the fabric of a number of communities and cities in Nova Scotia and New Brunswick.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Aline Myra Fineberg	1996	2014		Deed
William McManus	1981	1996		Deed
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093872	Date:	Connor Architects and Planners
Civic Address:	1280 Wright Avenue	Researcher:	16 October 2014
Building Name:			
Construction Date:	Circa 1909		

Architectural Comments:

Built in 1909, this late Victorian Plain residence is a stand-alone two story wood dwelling with a steeply pitched roof, asymmetrical chimneys and wood shingled cladding. Unique to Schmidtville in design, the double articulated front nesting end gables present the gable end to the street as the front entry facade. The covered open porch has a roof canopy supported by a classical column.

The side hall plan with small square features a small square fixed window at the bottom of the interior stair and another window at the top of the stair. A second square feature window occurs at the far end of the South elevation on the first storey. A wood shingled bellcast form and cornice separates the second from the first story and provides hooded protection over the first story windows. Another bell cast form separates the first story from the stone foundation. A second storey oriel window mounted on brackets is symmetrically placed and aligned over ganged single hung nine over two windows on the main floor. These, in turn, are aligned over two basement windows.

There appears to be a high level of architectural integrity with regard to the retention of both original form and features for example wood shingles, most window types and placements.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building is assumed to be constructed as a single family residence in 1909. The address for this building is recorded in a City Directory for the first time in 1909 with William M Hutchins listed as the resident. Historic mapping from before 1909 shows a vacant lot while maps from after 1909 show a matching the current building description in the same location.

Contextual Building Comments:

Compatible with adjacent and opposite buildings in terms of scale and materials. Street setbacks for this corner lot are zero lot line and atypical for the street. Form and design are historic and the late Victorian Plain style succeeds the Scottish influenced Georgian and Neoclassical styles prevalent in this neighbourhood. While the style is distinctly different from neighbouring properties it shows the evolution of taste in Nova Scotia at the turn of the 20th Century.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidtville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax.

Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Jane Gordon	Original Owner(s):	George Wright
Address:	1280 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1909
Factual/Estimate?	estimate
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Building Permits 1896-1906</i>. Halifax, NS, 102-391-5 to 23.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1901 to 1999. Public Archives of Nova Scotia Library.</p>

	<p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p> <p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p>
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Builder and/or Architect:	Undetermined
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Jane Gordon	2009	2014		Deed
Renee Lyons	2004	2009		Bk 7858, pg 295
Frederick Leopold Fromm	2002	2004		Bk 7166, pg 54
Heather Lee Hubley Horne	1994	2002		Bk 5635, pg 984
Gerald Edward Gillis	1891	1994		Bk 3497, pg 761
Wendell Dewis Graham, Marijean Owen	1979	1981		Bk 3342, pg 633
Margaret Havey	1978	1979		Bk 3267, pg 1030
Myrtle Claire MacPhee	1955	1978		Bk 1334, pg 456
Rufus Harold MacPhee	1954	1955	Foreman, CNR	Bk 1268, pg 754
Heirs - Myrtle Claire MacPhee, Muriel Frances MacDonald	1939	1954	Spinster, Married Woman	Bk 1268, pg 750
Ida Laura McPhee (Rufus H McPhee)	1922	1939	Married Woman	Bk 0546, pg 208
William H. Hayes	1918	1922	Assistant Manager, MT& T	Bk 0490, pg 236
William M.P. Webster	1913	1918	Merchant	Bk 0433, pg 173
George Wright	1896	1913	Publisher	Bk 0310, pg 629

Photograph (front elevation)

Building Classification: Contributing Building



PID:	00093997	Date:	28 October 2014
Civic Address:	1281 Wright Avenue	Researcher:	Connor Architects and Planners
Building Name:			
Construction Date:	Circa 1900		

Architectural Comments:

Built in 1900, this late Victorian Plain building is a two storey semi-detached wood dwelling with a steeply pitched roof, asymmetrical brick chimney and wood shingled cladding. It is a mirror image double house with side hall plan. Unique to Schmidville in design, the front gable end of an intersecting roof forms a pediment and is visually supported by the three sided front bays. The first floor windows are hooded with a wood shingled bellcast form.

There is a high level of architectural integrity with regard to retention of both original form and features for example wood shingles, front window type and placement. More recent modifications include aluminum storm windows over the single hung wood sash windows and aluminum storm door at the main entrance.

Historical Comments:

The property was acquired by George Wright as part of a larger parcel purchased from the executors of Philip Letson's estate in 1896. The parcel that Wright acquired was bounded by South Park Street, Morris Street, Holy Cross Cemetery and what is now the St Mary's Elementary School. The building was constructed as a semi-detached dwelling in 1900. A building permit application dated 01 December 1899 was signed by J.C. Dumaresq, Architect as the applicant. The name of the owner on the application is Geo. Wright

Contextual Building Comments:

Compatible with adjacent buildings in terms of scale, setback and materials. Form and design is compatible although unlike two adjacent buildings to the immediate south.

Contextual District Comments:

Although not a part of the historic subdivision of Pedley's Field formally known as Schmidville, this dwelling is located on a historic lane in the same district. Wright Avenue, formerly Letson's Lane, is named after George Wright. Wright's development of the former Letson property began with the removal of the Tannery and outbuildings. He then went on to renovate the remaining dwellings and build an additional 18 dwellings along South Park Street, Morris Street and Wright Avenue as part of a mixed income integrated housing development that he had designed by JC Dumaresq.

Wright was a noted philanthropist, developer, compiler/ publisher and sportsman. His shipping guides and trade directories were international in breadth and published in New York, London and Halifax. During his retirement at home in Halifax, Wright was an advocate for working class housing and spoke out against the poverty that faced many widows and children. In his last will and testament, Wright bequeathed his home at the corner of Inglis Street and Young Avenue to the Women's Council of Halifax.

Returning to Halifax from a trip to London, Wright was aboard the RMS Titanic and died along with many others when the ship sank in the north Atlantic on April 15, 1912.

Present Owner(s):	Francyne Louise Hunter	Original Owner(s):	George Wright
Address:	1281 Wright Avenue	Occupation	Compiler/ publisher
Present Use:	dwelling	Historic Use:	dwelling

Construction Date:	Circa 1900
Factual/Estimate?	factual
Source(s):	<p>"Local Women's Council House." <i>Canada's Historic Places</i>. http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=3109</p> <p>"Metropolitan Halifax." <i>Public Archives of Nova Scotia Library</i>. V6/239-1866.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1899.</p> <p>Goad, C.E. <i>The Insurance plan of Halifax, Nova Scotia</i>. Montreal: Water works – Gravitational Supply, 1885 revised 1911.</p> <p>Government of Nova Scotia. <i>Property Online</i>. http://www.novascotia.ca/snsmr/access/land/property-online.asp</p> <p>Halifax Regional Municipality Archives, <i>Building Permits 1896-1906</i>. Halifax, NS, 102-391-5 to 23.</p> <p>McAlpine Publishing. <i>McAlpine's Halifax City Directory</i>. Halifax: McAlpine's Publishing from 1869 to 1901. http://www.collectionscanada.gc.ca/databases/canadiandirectories/001075-100.01-e.php</p> <p>Nova Scotia Historical Vital Statistics. <i>Births, Marriages, Deaths</i>. https://www.novascotiagenealogy.com</p>

	<p>Pacey, Elizabeth. <i>Georgian Halifax</i>. Hantsport: Lancelot Press Limited, 1987.</p> <p>Penney, Allan. <i>Houses of Nova Scotia</i>. Nova Scotia: Formac Publishing Company Limited and the Nova Scotia Museum, 1989.</p> <p>SP Dumaresq Architects Ltd. <i>Dumaresq Legacy</i>. http://www.spda.ca/dumaresq-legacy</p> <p>Young, Carolyn A. "Dumaresq, James Charles Philip." <i>Dictionary of Canadian Biography</i>. http://www.biographi.ca/en/bio/dumaresq_james_charles_philip_13E.html</p>
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Builder and/or Architect:	James Charles Philip Dumaresq (JC Dumaresq)
Biographic Description:	Born in 1844 in Sydney Nova Scotia, JC was educated in Sydney and later Wolfville. Prior to establishing his career in Halifax, JC was a carpenter in Sydney. It was common for architects of the time to ascend to the level of professional from craftsman. JC's 1870s architectural business marked the beginning of an architectural legacy that has contributed to the built environment of the provinces of Nova Scotia and New Brunswick. Personally responsible for a multitude of institutional, ecclesiastical, commercial and residential projects he passed on his talents to his children and subsequent generations resulting in 145 years of continuous architectural influence on the maritime provinces.
Significance:	Nationally significant for his contribution to the fabric of a number of communities and cities in Nova Scotia and New Brunswick.

History of Building:

OWNER	FROM	TO	OCCUPATION	SOURCE
Francyne Louise Hunter	2011	2014		Deed
Paul & Peggy Cunningham	2009	2011		Deed
Barbara Elizabeth Butler	1997	2009		Bk 6080, pg 261
Patricia Elizabeth Snow	1981	1997		Bk 3532, pg 1064
Herbert S. Lamb	1946	1981	Real Estate Agent and Bookkeeper	Bk 868, pg 496
Cora Lamb, Charles and Patricia Lamb & Herbert S Lamb	1944	1946	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0921, pg 249
Cora Lamb, Charles and Patricia Lamb, Herbert S Lamb & Heirs of George T Morton	1942	1944	Widow, Barrister, Wife & Real Estate/ Accountant	Bk 0868, pg 496 & Death Certificate Bk 201 Pg 452
James Lamb & Heirs of George T Morton	1940	1942	Real Estate Dealer	Bk 0868, pg 496
James Lamb & George T Morton	1930	1940	Manager, Real Estate Agent/ Owner	Bk 664, pg 208
Diana W Read (John E Read)	1923	1930	Married Woman (Professor of Law and Dean of Dalhousie Law School)	Bk 0596, pg 402 & Bk 0595, pg 270
James Lamb (Cora Lamb)	1919	1923	Real Estate Owner	Agreement Bk 0509, pg 539
William MP Webster	1913	1925	Merchant	Bk 0433, pg 192
George Wright	1896	1913	Publisher	Bk 0371, pg 111
Estate of Philip Letson	1887	1896		Bk 0310, pg 629
Philip Letson	1836	1887	Tanner	Bk 0063, pg 282