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Item No. 11.3.1
Halifax Regional Council
March 24, 2015

TO: Mayor Savage and Members of Regional Council

SUBMITTED BY: *yes* Original Signed
Emma Sampson, Chair, Heritage Advisory Committee

DATE: March 5, 2015

SUBJECT: **Case H00410: Background Study toward the Establishment of a Heritage Conservation District in Barrington South (Old South Suburb)**

ORIGIN

Motions by the Heritage Advisory Committee at its February 25, 2015 meeting, and at a meeting held on March 4, 2015.

LEGISLATIVE AUTHORITY

Section 21 of the Halifax Charter regarding Standing, Special and Advisory Committees.

By-Law H-200 Respecting the Establishment of a Heritage Advisory Committee and a Civic Registry of Heritage Property.

RECOMMENDATION

The Heritage Advisory Committee recommend that Regional Council:

1. Accept the background studies contained in Attachment A to initiate the process to establish a Heritage Conservation District in Barrington South (Old South Suburb);
2. Assign the Design Review Committee to review the final Heritage Conservation District plan and bylaw and submit its recommendation to Regional Council;
3. Consider asking the Minister of Communities, Culture, and Heritage for the legislative authority to suspend any potential development in the Barrington South (Old South Suburb) district while undergoing the process of establishing Barrington South (Old South Suburb) as a Heritage Conservation District.

BACKGROUND

Staff provided a presentation to the Heritage Advisory Committee's February 25, 2015 meeting on the process for establishing Barrington South (Old South Suburb) as a Heritage Conservation District. At the conclusion of the presentation, staff pointed out that there were some minor edits to the Background Study that should be made prior to the Study going before Regional Council. The minor edits were submitted to the Committee's March 4, 2015 meeting, and the Committee passed a motion approving the edits. The copy of the Background Study attached to this report has been revised in this regard.

DISCUSSION

The Committee is supportive of the proposal to establish Barrington South as a heritage conservation district and endorsed staff's recommendation.

During the Committee's discussion, concern was expressed that once it is widely known the Barrington South (Old South Suburb) is going through the process for establishing it as a Heritage Conservation District, there may be a rush to develop properties within the area prior to final approval. The Committee was informed that Regional Council does not have the legislative authority to prevent any development from occurring during this process; however, the Committee determined there was merit in asking Council to consider seeking the legislative authority to protect the district during the process and, therefore, passed a recommendation in this regard, as noted in recommendation 3.

FINANCIAL IMPLICATIONS

As outlined in the Financial Implications section of the February 13, 2015 staff report.

COMMUNITY ENGAGEMENT

The Heritage Advisory Committee is an Advisory Committee to Regional Council comprised of 10 volunteer members of the public and two Councillors. The meetings are open to the public and the agendas and minutes are posted at www.Halifax.ca.

ENVIRONMENTAL IMPLICATIONS

None.

ALTERNATIVES

The Committee did not provide alternatives.

ATTACHMENTS

Attachment 1: Staff report dated February 13, 2015

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> 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.

Report Prepared by: Sheilagh Edmonds, Legislative Assistant

Item No.
Heritage Advisory Committee
February 25, 2015

TO: Chair and Members of the Heritage Advisory Committee

SUBMITTED BY:

Bob Bjerke, Chief Planner and Director, Planning and Development

DATE: February 13, 2015

SUBJECT: **Case H00410: Background Study toward the Establishment of a Heritage Conservation District in Barrington South (Old South Suburb)**

ORIGIN

The Downtown Halifax Secondary Municipal Planning Strategy includes Policy 34:

HRM shall consider undertaking background studies and developing policies, strategies, and programs for potential heritage conservation districts in the Historic Properties area and the Barrington Street South area as shown on Map 7

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 Attachment A to initiate the process to establish a Heritage Conservation District in Barrington South (Old South Suburb);
2. Assign the Design Review Committee to review the final Heritage Conservation District plan and bylaw and submit its recommendation to Regional Council.

EXECUTIVE SUMMARY

The Barrington Street South area (the “Old South Suburb”) is an important candidate for a Heritage Conservation District due to its significant heritage values associated with the early settlement, economic life and traditional architectural character of the city. As part of downtown Halifax, it continues to experience pressures for new development. Therefore, heritage conservation measures are justified within the entire area identified as Barrington Street South (Precinct 2) in the Downtown Halifax Secondary Municipal Planning Strategy. There is currently a high concentration of registered municipal heritage properties that are protected from demolition or exterior alteration within the Old South Suburb. However, there is also a high concentration of historic buildings that contribute to the character of the area that are not protected.

The Old South Suburb Heritage Conservation District plan and bylaw will protect and conserve the traditional character of the area. It will establish the District as an historic destination by supporting the traditional setting through a built form framework that requires new construction to be visually consistent with the traditional architecture. Furthermore, the plan will capitalize on this unique community identity through investments in public amenities that will promote the district as an area of heritage value and character.

Conservation measures for the proposed Old South Suburb Heritage Conservation District will advance the Downtown Halifax Municipal Planning Strategy's vision for Precinct 2 to serve as a renewed community focus area while providing for a transition in scale and intensity between the downtown and surrounding neighbourhoods. These conservation measures will provide many cultural and social benefits while boosting both community interest and cultural heritage tourism activity in the area.

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. The municipality has formally identified three of these 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 the background study in Attachment A is to initiate the preparation of a Heritage Conservation District plan and bylaw for the Barrington South 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*. The attached 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).*

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 A. For Barrington South, this process will be carried out in three separate phases: 1) Background Study; 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 would be appropriate due diligence during the development of the HCD plan and bylaw.

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).

DISCUSSION

Precinct 2, Barrington Street South is envisioned in the Downtown Halifax Municipal Planning Strategy as an area that “will serve as a renewed community focus for the surrounding neighbourhoods, while providing for a transition in scale and intensity between the downtown and the established low-rise residential areas to the south and west.” Policy 34 of the Downtown Halifax Municipal Planning Strategy also identifies a proposed Heritage Conservation District to be established in Precinct 2 based on the historic significance of this area (Map 1 of Attachment A). A discussion about the historic significance of the Barrington South area 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. Early settlers constructed Georgian style wooden-framed dwellings to the south of the fortified town where lots were much larger. In the 1830s, the demand for labour intensive waterfront jobs and immigration, especially from Ireland, led to more concentrated residential growth beyond the confined slope between the Citadel and harbour.

The Old South Suburb extended the town to the south between Pleasant Street (now Barrington Street) and the harbour. Later in the 19th century, the area had lost much of its general residential population as the area converted from residential to commercial and professional uses and many residential buildings, especially wooden-framed buildings, were demolished. In the 1930s, Canadian National Railways constructed the Canadian National Railways Station (Via Rail Station) and Hotel Nova Scotian (Westin Hotel) in the Beaux-Arts architectural style and created Cornwallis Park in the railway garden tradition to provide an engaging civic space for railway passengers arriving at a key tourist destination.

The name “Old South Suburb” will be used instead of “Barrington South” because it is more appropriate when discussing the significance of this area.

Statement of Significance for the Proposed Heritage Conservation District

A Statement of Significance identifies the key heritage values assigned to a historic place and lists its principal character-defining elements.

The Old South Suburb's values as a proposed Heritage Conservation District are:

- 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 the waterfront, including historic Irishtown;
- An area of early traditional architectural character and interest;
- Setting associated with the vibrant railway industry of the 1920s and 30s.

Some of the principal character-defining elements of the Old South Suburb that relate to its heritage values include the traditional buildings in wood, masonry and brick construction. The traditional buildings are two-and-a-half-storey height, which is remarkably consistent throughout the area. Roofs are either pitched, truncated-pitched or Mansard roofs, with a few flat roofs and dormers are plentiful, with the five-sided Scottish dormer being particularly characteristic of the area. The unobstructed setting of the monumental railway destination including the presence of the Via Rail Station and the dominant presence of the Westin Hotel with their Beaux-Arts architecture constructed with stone, stucco as well as bricks. Cornwallis Park is also an important civic space with its grassed areas, trees, shrubs, formal path layout, and monuments.

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. The Barrington Street South area has witnessed the loss of many of its historic buildings which has resulted in several large empty spaces throughout the area. However, there is also a high concentration of registered and non-registered properties with heritage value in the area together with a continued pressure for development. Existing policy and regulations, pertaining to this area, are insufficient in protecting and conserving the heritage values and character defining elements of the district. Therefore, conservation measures are required to supplement and amend the existing legislation.

Refer to Map 3 in Appendix A to review the proposed Heritage Conservation District boundaries. These boundaries will encompass the entire area of Precinct 2 and extend to encompass several significant properties that delineate the natural outer limits of the District outside of the Precinct boundaries including Keith's Hall (1475 Hollis Street), Black Binney House (1472 Hollis Street), Sarah Moren and Jairus Hart Houses (1334 and 1340 Barrington Street) and the small house at 5134 Bishop Street.

Consideration of 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 Old South Suburb 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*

First, as a foundation to the proposed Heritage Conservation District plan, conservation measures will protect all significant registered and non-registered heritage resources using an appropriate process to consider applications for demolition and substantial exterior alteration. Other specific measures include Downtown Halifax Land Use By-law amendments to maintain unobstructed views of the Via Rail Station/Westin Hotel and 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.

A new financial incentives program will encourage property owners to invest in the maintenance and conservation of their historic properties. The governance of demolition and substantial alteration will secure public investments in private properties. Investments in property maintenance and heritage conservation will revitalize the district and encourage new development in the area.

2. *Supporting a Setting Consistent with Traditional Character*

Secondly, the plan will seek to further protect heritage resources and establish the district as an historic destination by supporting the traditional setting through a built form framework that requires new construction to be visually consistent with the traditional architecture.

Some specific measures include Downtown Halifax Land Use By-law amendments to adjust streetwall heights to reflect the scale of the 2.5 storey traditional buildings. Existing Heritage Design Guidelines of the Downtown Halifax Design Manual will extend to all new construction within the proposed Heritage Conservation District. A new financial incentives program may support aspects of new construction that contribute to the heritage character of the District. Appropriate new development will fill in the gaps created by the empty spaces of the district and, in turn, contribute to the unique community identity.

3. *Capitalizing on a Unique Community Identity*

Finally, the plan will promote the area as an historic destination and capitalize on its unique community identity through the introduction of streetscape elements including interpretive programs and landscape features. Investments in public amenities will promote the District as an area of heritage value and character which will encourage the conservation of its traditional character.

Social and Economic Implications

The Downtown Halifax Secondary Municipal Planning Strategy includes Policy 34 which states that the municipality shall consider undertaking background studies and developing policies, strategies, and programs for a potential Heritage Conservation District in the Barrington Street South area. 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.

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. An appropriate scale and design of new construction will protect the property values of properties adjacent to the new construction while establishing a greater sense of visual consistency throughout the neighbourhood that will better support the Old South Suburb as a destination for residents and cultural heritage travellers arriving by cruise ship, train, or from elsewhere in the downtown or waterfront.

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 Barrington South (Old South Suburb) will not proceed. This is not staff's recommendation.

ATTACHMENTS

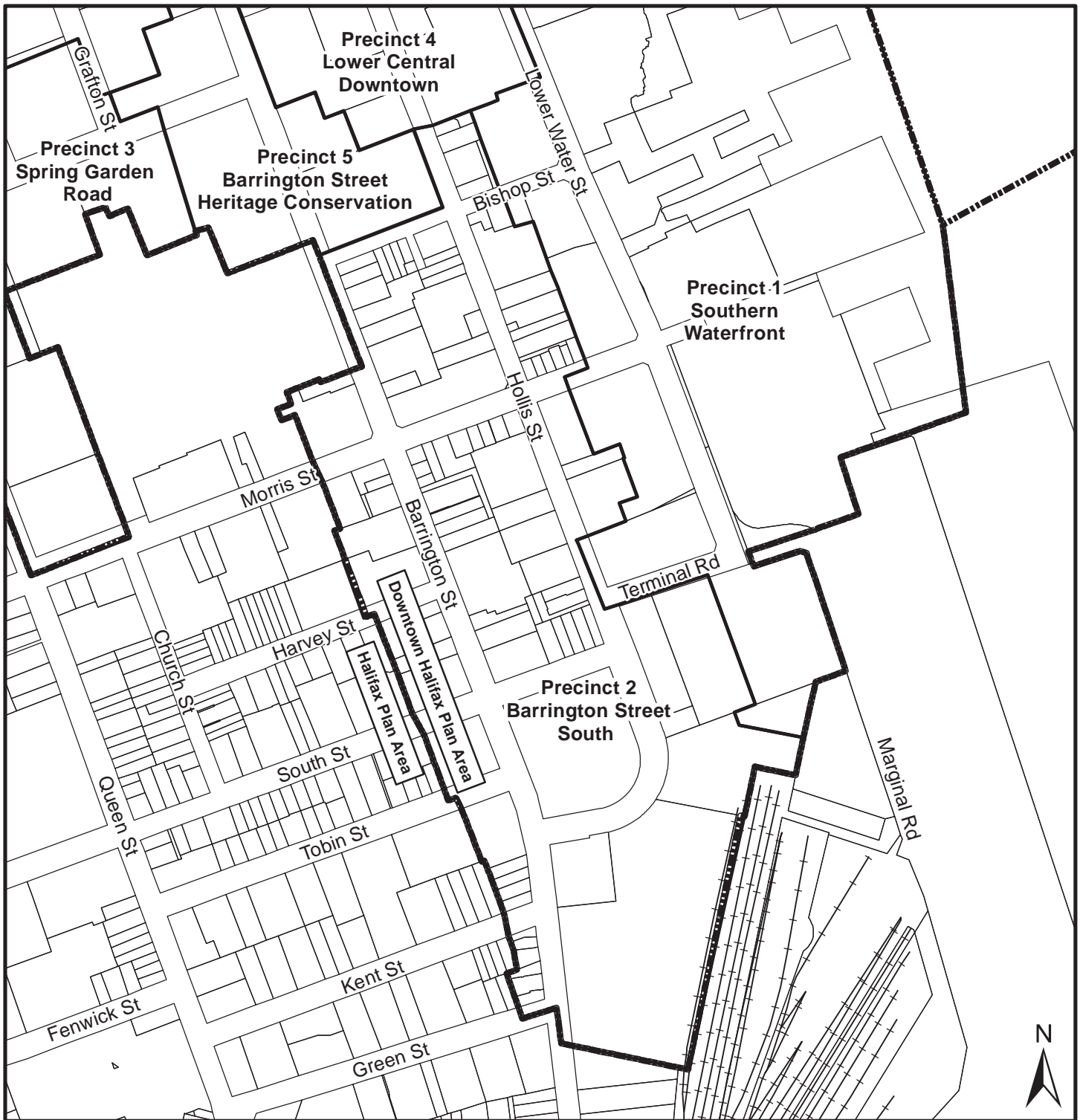
Attachment A: Barrington South (Old South Suburb) Background Study (including Appendices)

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.

Report Prepared by: Seamus McGreal, Heritage Planner, 902-490-4663

Report Approved by:


Jacob Ritchie, Urban Design Manager, 902-490-6510



Map 1 - Downtown Halifax Precincts

Barrington South Area
Halifax



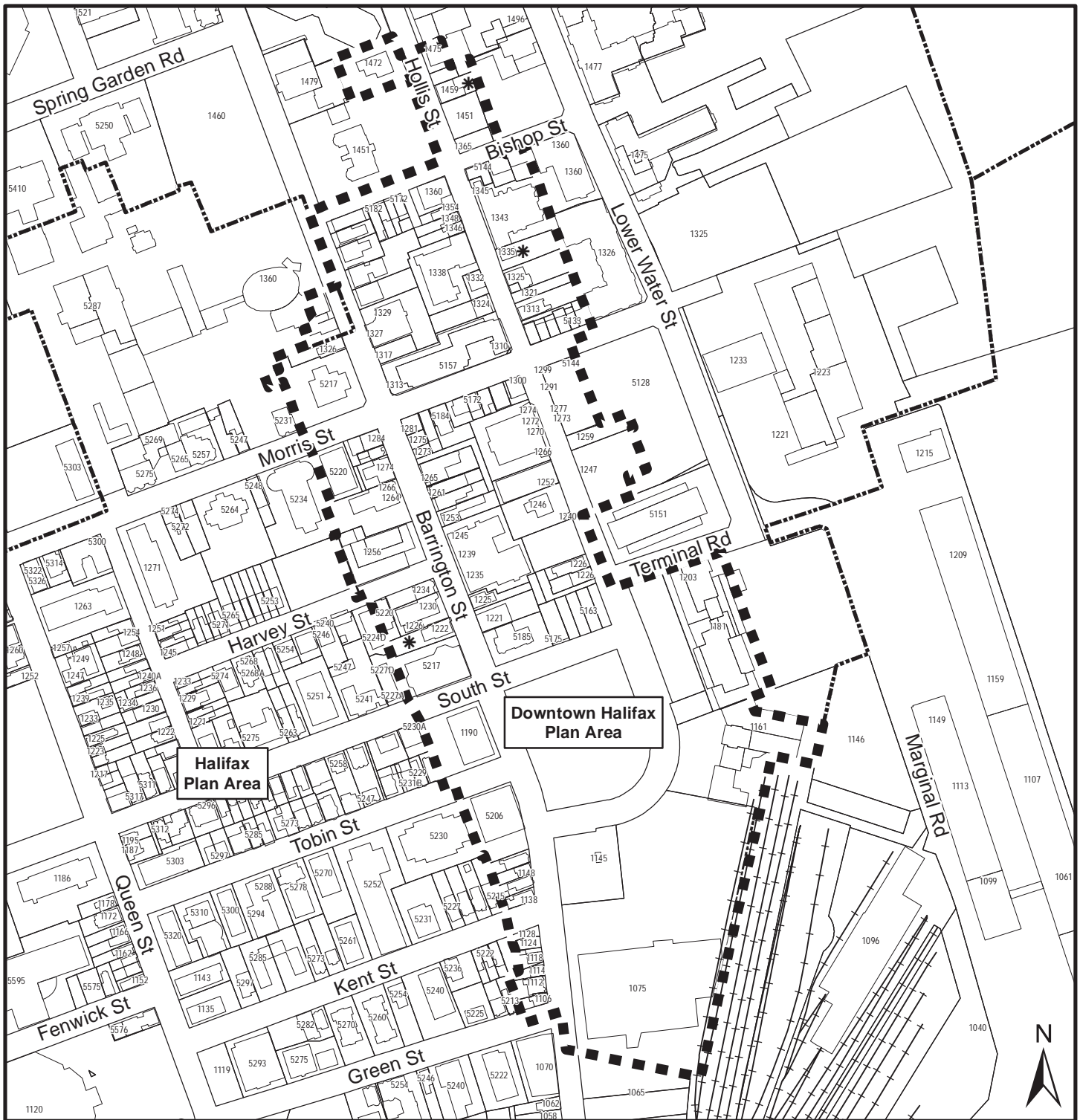
Community plan boundary

Downtown Halifax Plan Area
Halifax Plan Area

HALIFAX





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



Map 2 - Proposed Boundary Old South Suburb Heritage Conservation District

HALIFAX

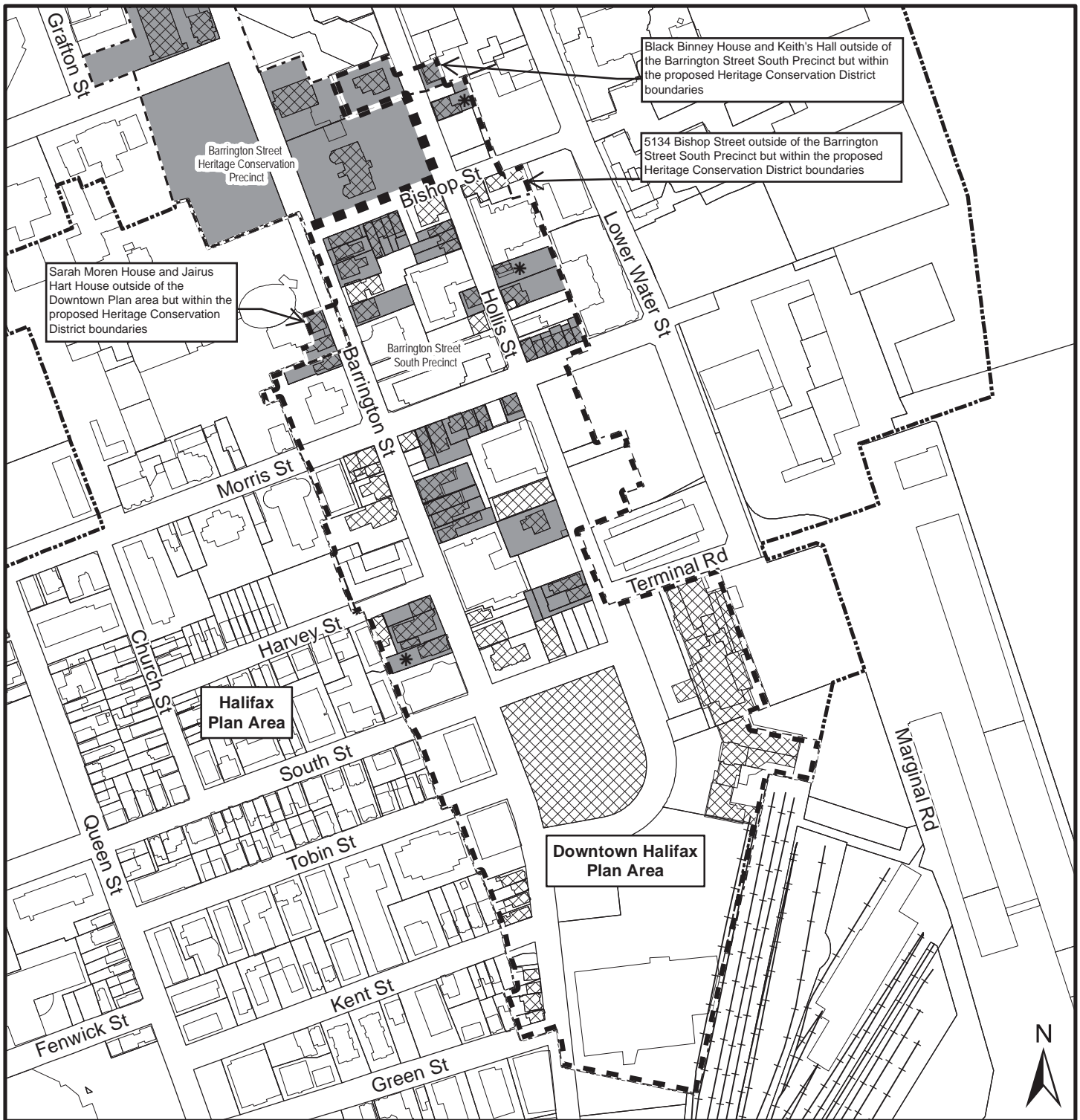
-  Proposed heritage district boundary
-  Community plan boundary

0 20 40 60 80 100 m



Downtown Halifax Plan Area

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



Map 3 - Heritage Properties and Resources Old South Suburb Heritage Conservation District

HALIFAX

- | | | | |
|--|---|--|---|
| | Proposed heritage district boundary | | Registered heritage property |
| | Downtown Halifax plan boundary | | Contributing resources/buildings |
| | Barrington Street Heritage Conservation and Barrington Street South Precinct boundaries | | Provincially registered heritage building |

Downtown Halifax Plan Area

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

ATTACHMENT A

**Barrington South (Old South Suburb) Background Study
(including Appendices)**

Barrington South (Old South Suburb) Background Study

A Discussion Paper

TOWARD THE ESTABLISHMENT OF A
HERITAGE CONSERVATION DISTRICT
IN BARRINGTON SOUTH (OLD SOUTH SUBURB)

Prepared by:

Seamus McGreal, Heritage Planner
Planning & Development
February 13, 2015

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1. Introduction

1.1 A Heritage Conservation District for Barrington South

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, and where incentives may apply to encourage private architectural conservation and programs that 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, which is valued for its character and evolution as Halifax's principal downtown commercial street. In addition to Barrington Street, there are concentrations of heritage resources in many areas throughout the region. The municipality has formally identified three of these areas that warrant consideration for formal designation as heritage conservation districts: Barrington Street South, Historic Properties and Schmidtville (Appendix 1, Map1).

The Barrington Street South area not as visually cohesive as it once was but it is still characterized in the overall cohesive architectural character of the many Georgian and Victorian buildings that continue to frame its streets. It is also characterized in the monumental railway setting and civic space that was established around Cornwallis Park, c. 1930. This area is envisioned in the Downtown Halifax Municipal Planning Strategy as a district that “will serve as a renewed community focus for the surrounding neighbourhoods, while providing for a transition in scale and intensity between the downtown and the established low-rise residential areas to the south and west.”

Given its proximity to the downtown core, this area is under pressure for development. There are many registered and non-registered properties with heritage value in the area and there has been much heritage activity in the past decades, refer to Table 1 below. A new multi-unit development, Vic Suites, was constructed at Morris and Hollis Street in 2011 and two non-registered historic buildings were removed from this location including the Morris House, one of the oldest buildings in Halifax. The area recently lost several non-registered historic buildings to fire at the former Café Chianti location on the corner of Hollis and South Street and at the former South End Diner location on the corner of Barrington and Kent Street. In this context, it is important that planning policy ensures that new development supports the existing character in this significant area through Heritage Conservation District designation.

The Downtown Halifax Secondary Municipal Planning Strategy includes Policy 34:

HRM shall consider undertaking background studies and developing policies, strategies, and programs for potential heritage conservation districts in the Historic Properties area and the Barrington Street South area as shown on Map 7

Table 1: Heritage Status and Activity within the Proposed Barrington Street South (Old South Suburb) Heritage Conservation District

104 Total Number of Properties	32.8 Total Area in Acres
50 Properties in Commercial Use (Based on Tax Assessment)	41 Registered Municipal Heritage Properties
50 Properties in Residential Use (Based on Tax Assessment)	30 Properties with Heritage Value Not Registered under the <i>Heritage Property Act</i>
19 Properties in Mixed Use (Commercial/Residential)	3 Registered Provincial Heritage Properties
4 Properties in Institutional Use	2 National Historic Site
	1 Federal Heritage Railway Station
24 Heritage Applications Completed for Municipal Heritage Properties between 2000 and 2014	11 Applications for Substantial Alteration to 7 Heritage Properties on Barrington Street
	12 Applications for Substantial Alteration to 8 Heritage Properties on Morris Street and 2 on Hollis Street
	1 Application for Demolition of Heritage Property on Barrington Street (Never Carried Out)
39 Total Grant Applications Made to the HRM Heritage Incentives Program between 2005 and 2014	19 Applications Successfully Issued Grant Awards for Conservation Work on 15 Municipal Heritage Properties
	\$112,608 Total Municipal Contribution in Support of 50% of Costs for Conservation Projects before HST on Privately Owned Commercial or Residential Properties

1.2 Purpose of this Background Study

The purpose of this background study is to initiate the process to prepare a Heritage Conservation District plan and bylaw for the Barrington South 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 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 Barrington South area and for its boundaries is supported by the Statement of Significance which articulates heritage values of the district and identifies its character defining elements. Existing legislation, relevant to the proposed Heritage Conservation District, is then discussed in relation to the need for conservation measures required to preserve and enhance heritage values and character defining elements. Such conservation measures may supplement or amend 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 potential 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* and *Heritage Conservation District Regulations* is outlined in Appendix 2. For Barrington South, this process is divided into three phases:

Background Study

- 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 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;
- Public Meeting #1;
- Complete draft Heritage Conservation District plan and by law and make available to the public for public input;
- Public Meeting #2;
- Complete final Heritage Conservation District plan and by law based on public input and steering committee direction;
- 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.

Adoption and Implementation of Heritage Conservation District Plan & By Law

- 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;
- Develop programs to support the plan.

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 in Attachment B). 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. 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 palisade fence and he surveyed the 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. 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.

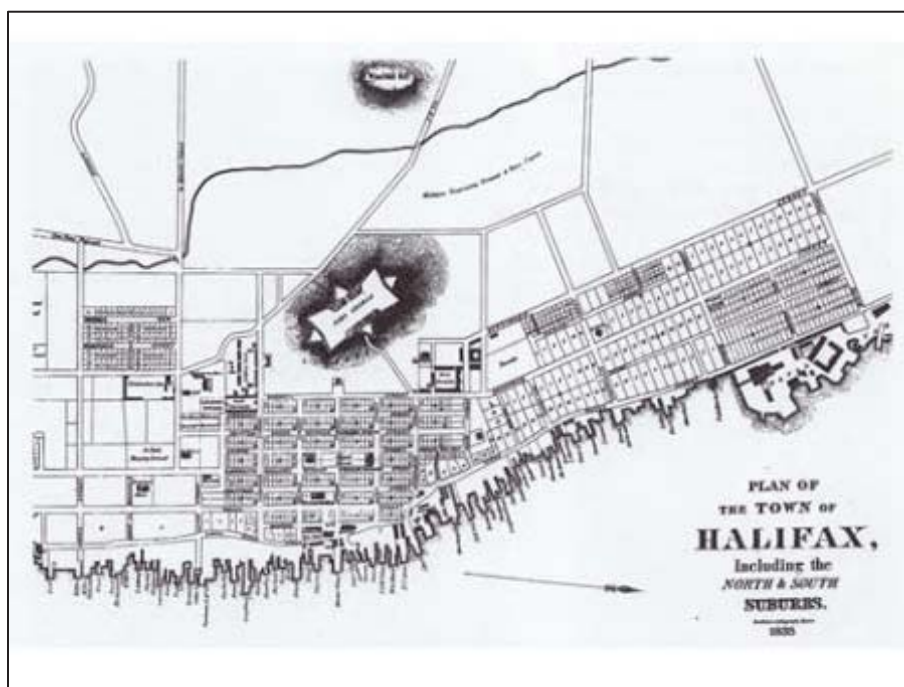


Figure 1: a map depicting the original town of Halifax in 1835, between Citadel and the harbour, including the Old South Suburb to the south (bottom left) of the original town and Schmidville to the southwest (top left) (Library of Congress)

During the first half of the 19th century, early settlers constructed Georgian style wood and stone dwellings to the south of the fortified town where lots were much larger. Many of these early dwellings are still standing today, especially along Hollis Street. 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, especially from Ireland, led to residential growth beyond the confined slope between the Citadel and harbour

(Punch, 2009). A suburb bounded by the Commons, North Street, Gottingen Street and the Citadel extended the town to the north. A similar southern suburb developed in Schmidville, bounded by Spring Garden Road, Dresden Row, Morris Street, and Queen Street. East of Schmidville and south of the original town and Old Burying Ground, the Old South Suburb extended the town to the south between Pleasant Street (now part of Barrington Street) and the harbour. This general area was known locally as Irishtown, especially between 1860 and 1890, due to the significant Irish presence and influence in the area (McGuigan, 2007).

Until late in the 19th century, Halifax had no regular public transit system and most labourers did not own horses or carriages. As such, those who lived near the harbour in the north and south suburbs did so to live within walking distance of their workplace (McGuigan, 2007). This is the reason why these areas included largely working class residences except for a few wealthy estates such as Benjamin Wier's Italianate villa on Hollis Street. By 1890, downtown Halifax, and its south suburb, had lost much of its general residential population as the area converted from residential to commercial and professional uses. Many residential buildings of brick and stone masonry were put to commercial uses and many of the wooden-framed buildings were demolished.

The Canadian National Railways Station (Via Rail Station) was constructed in c. 1930 on the site of the former Halifax Gas Lights Co. Hollis Street was extended around Cornwallis Park merging with Barrington Street, and modifying the original grid, to facilitate streetcar traffic to and from the railway station. The railway industry constructed the Hotel Nova Scotian (Westin Hotel) and created Cornwallis Park, on the former estate of previous Mayor Stephen Tobin. This park was conceived in the railway garden tradition similar to other railway destinations across the country to provide an engaging civic space for railway passengers arriving at key tourist destinations.

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) a brief description of the historic place; 2) an identification of the key heritage values assigned to the historic place; and 3) a list of its principal character-defining elements.

Name of Historic Place

The "Old South Suburb" will be used instead of Barrington South because it is more appropriate when discussing the significance of this area.

2.1 Description of Historic Place

The Old South Suburb is an historic suburb of Halifax and proposed Heritage Conservation District. It is located in downtown Halifax, Nova Scotia, uphill from waterfront lands along Lower Water Street, overlooking Halifax Harbour to the east. The Heritage Conservation District encompasses historic residential buildings extending south along Hollis Street from the historic Black Binney House to the Atlantic Superstore, south of Cornwallis Park. It includes the Via Rail

Station and Westin Nova Scotian Hotel around Cornwallis Park as well as properties further south, along Barrington Street. From Green Street the district extends north, along Barrington Street, to Bishop Street. All streets in the historic suburb run on a grid with three north-south streets intersected by seven east-west streets.

2.2 Heritage Value

The Old South Suburb's value as a proposed Heritage Conservation District lies in its historic associations with the early settlement of Nova Scotia as one of the first contiguous suburbs of the fortified town of Halifax and as an area of early traditional architectural character and interest. Its heritage value also lies in its historic association with the social and economic life of the waterfront and the vibrant railway industry of the 1920s and 30s.

The area is valued for its association with early settlement during the late 18th century and into the 19th century as a series of settlers acquired parcels of land south of the original town and built dwellings. Most of the built heritage of the Old South Suburb dates from the Georgian era to the mid-Victorian era. The heritage value of the district is characterized in the prominent Scottish Georgian architectural style, with the distinctive, Scottish, five-sided dormers on pitched or truncated pitched roofs. The configuration is most often a two-and-a-half-storey, three-bay townhouse, with a side-hall plan inside. In essence, the Scottish Georgian domestic architectural style is probably more prevalent in the Old South Suburb than anywhere else outside of Scotland (Pacey, 2014). Further Georgian styles include the large square mansions with hipped roofs and the Palladian style with a triangular pediment.



Figure 2: one of the older buildings in the Old South Suburb, constructed between 1796 and 1805, the Alexander McLean House is a good example of the Georgian style of architecture with two central entrances, three-bays wide, and it is deep from front to back.

The heritage value is also characterized in its overall cohesive architectural character. The architectural styles evolved gradually, rather than dramatically, from Georgian to Victorian styles. This gradual evolution gives the area an overall cohesive architectural character. Architectural styles changed gradually during the mid-Victorian years of the 1860s and 1870s. This gradual shift or evolution in styles also gives the Old South Suburb a cohesive historic

character rather than a jarring jumble of heritage styles. As the Mansard roof gained in popularity, the familiar two-and-a-half-storey, three-bay, side-hall-plan townhouses were built with curvaceous Mansard roofs, often with attractive arched-roof dormers and tall chimneys. Aside from its architectural value, the area was home to many dockyard labourers and a high percentage of Irish residents, especially between 1860 and 1890. As such, the area is valued for its association with the area formerly known as Irishtown.

Hollis Street, and the lower sections of its cross streets, are characterized by mainly Georgian architecture from the first half of the 19th century. Barrington Street, and the adjacent sections of its cross streets, are also characterized by Georgian architecture, however, with substantial Victorian influences including vernacular expressions of Late Victorian eclectic, Second Empire, Italianate and Renaissance Revival from the second half of the 19th century. South of South Street is mainly characterized by Victorian and modern architecture.

This traditional residential architecture provides a sense of entering the historic suburb, from the north, past Keith's Hall, Black-Binney House, Benjamin Wier House, Old Government House and Old Burying Ground, and from the east, past Keith's Brewery and Old Government House. The traditional residential character of the district complements the character of the historic suburbs to the south and west and it is a clear break from the traditional commercial and institutional buildings that line Barrington Street to the north and the steel and glass construction that line Hollis Street to the north.

The Old South Suburb is also valued for its association with Halifax's once prominent role as the great eastern terminus of transcontinental rail passenger service in Canada and for its civic heritage as a monumental railway destination. The Canadian National Railways Station (Via Rail Station) and Hotel Nova Scotian (Westin Hotel) were constructed c. 1930, creating a southern access point into downtown Halifax by rail. The railway station's proximity to the hotel speaks of railway affairs during the 1920s with its emphasis on passenger traffic and tourism. These buildings, the railway station in particular, were designed in the Beaux-Arts architectural style with its symmetry, monumentality and classically inspired detailing. With its terra cotta ornamentation and richly textured and patterned red brick, the Hotel Nova Scotian alludes to the hotels and apartment houses of pre-eminent architect Emery Roth in Manhattan and resonates with the character of 1930s New York City. The scale and Beaux-Arts style of these buildings and their relationship with the adjoining Cornwallis Park and the Old South Suburb create a monumental destination and define southern boundaries for Halifax's downtown core. The character of the monumental railway destination is also expressed through Cornwallis Park and the statue of Edward Cornwallis which were part of the railway industry's plan to create railway gardens that add to the public realm at key railway destinations across the nation. Today, both the name of the park and the statue have initiated a public dialogue among the residents of Halifax, many of whom disagree with the commemoration of Edward Cornwallis in a public space.

2.3 Character Defining Elements

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

- all elements of Old South Suburb's original rectangular grid layout including all existing street alignments and widths, in particular, Bishop Street with its narrow width. The extension of Hollis Street to the south of South Street to connect with Barrington Street around Cornwallis Park, via the former Gas Lane. The two north-south streets are intersected at right angles by seven east-west streets with the exception of Kent Street and Green Street both of which intersect with Barrington Street at acute/obtuse angles as Barrington Street veers to the west, south of Cornwallis Park.

2.3.1 Historic Suburb's defining elements of the area as a whole

- traditional buildings in wood, masonry and brick construction;
- two-and-a-half-storey height, which is remarkably consistent throughout the area;
- buildings are close to the street with no setback or just enough setback to allow for stairway entrance;
- street elevations are two storeys high;
- roofs are either pitched, truncated-pitched or Mansard roofs, with a few flat roofs;
- dormers are plentiful, with the five-sided Scottish dormer being particularly characteristic of the area;
- three-bay building width is most common, and the side-hall plan is also prevalent;
- doors frequently have transoms and side-lights;
- windows are higher than they are wide and have over-and-under sashes;
- building widths are between 6 and 16 metres and depths are between 10 and 35 metres;
- buildings are set back from the sidewalk to allow for front steps;
- wood buildings are finished with shingles;
- stone buildings frequently have stringcourses and corner quoins;
- brick buildings usually have the bricks exposed, and sometimes the bricks are covered with stucco;
- the tops of street elevations have prominent cornices, usually supported by brackets or dentils.
- the terrace is a distinctive characteristic of the Scottish Georgian style, with three examples in Pryor Terrace, Morris Terrace, and Fraser Terrace.
(Pacey, 2014)

2.3.2 Monumental Railway Destination



Figure 3: the Hotel Nova Scotian (Westin) and its Beaux Arts architecture frame Cornwallis Park to create a monumental downtown destination

- the setting of the monumental railway destination as a civic space including the presence of the Via Rail Station and the dominant presence of the Westin Hotel setback from the right of way, with 8 to 11 storey height;
- all defining elements of the modern Beaux-Arts architecture of the Westin Hotel and Via Rail Station with its symmetry and classical detailing using columns, wings, and a portico. Constructed with stone and stucco as well as bricks. The frieze and supporting pilasters of the Via Rail Building continue across to the front of the Westin Hotel visually tying the two buildings together.
- twelve storey addition to the Westin Hotel with complementary materials and design.
- all elements within the entirety of Cornwallis Park, including grassed areas, trees, shrubs, formal path layout, and monuments. The statue of Edward Cornwallis is a defining element erected in 1931 and constructed by renowned sculptor, J. Massey Rhind, who created many monumental sculptures in Manhattan;
- monumental public art at the centre of Cornwallis Park;
- unobstructed views of the Via Rail Station and Westin Hotel including looking eastward and southward across Cornwallis Park from all streets and from along Hollis Street;
- unobstructed views of Cornwallis Park from the public space in front of the railway station and hotel.

2.4 Rationale for Heritage Conservation Measures and for District Boundaries

The heritage value of the Old South Suburb is characterized in the many registered and non-registered historic buildings, streets, and formal open spaces. Although the area currently lacks some visual consistency due to the many empty spaces and contemporary buildings, the heritage value of the district is still characterized in its overall cohesive architectural character as styles shifted gradually between the Georgian and Victorian periods. The heritage value is also characterized in the monumental railway destination established by the Westin Hotel, Via Rail Station, and Cornwallis Park. There is currently a high concentration of registered municipal heritage properties that are protected from demolition or exterior alteration within the Old South Suburb. However, there is also a high concentration of historic buildings that contribute to the character of the area that are not protected. As a result of the historical significance and the continued pressure for redevelopment in this area, several heritage conservation measures are justified including policies for demolition, exterior alteration, appropriate scale and character of new development and conservation of setting. There is also much residential and commercial interest in this area. As such, there is a need to support private sector confidence and create an environment which encourages private investment and to expand commercial activity by promoting and marketing the area as a commercial destination. A comprehensive strategy, such as a Heritage Conservation District plan and bylaw, will serve to coordinate municipal and private interests in the protection, conservation and revitalization of the District.

Policy 34 of the Downtown Halifax Municipal Planning Strategy (DHMPS) establishes that HRM shall consider undertaking a Heritage Conservation District in the Barrington Street South area identified as Precinct 2 (Map 1). As such, it is the intent of the DHMPS that the proposed Heritage Conservation District boundaries should be established in the Precinct. Based on the following rationale, the boundaries of the proposed Heritage Conservation District will encompass the entire area of Precinct 2 and several key properties outside of the Precinct boundaries (Maps 2 and 3).

2.4.1 Historic Suburb

a) Hollis Street and its Cross Streets

The prominent Italianate villa, Benjamin Wier House provincial heritage property, is within the proposed Heritage Conservation District boundaries. Along with a small vacant lot to the north, It marks the northern boundaries of the district as an important architectural asset. From the Benjamin Wier House, the district boundaries extends south along Hollis Street and its cross streets encompassing another registered provincial heritage property, registered municipal heritage properties, properties that contribute to the heritage value and character of the Old South Suburb as well as properties that visually impact the character of the Old South Suburb.

b) Barrington Street and its Cross Streets

From Green Street, the district boundaries extends north along Barrington Street and its cross streets to the boundaries of the existing Barrington Street Heritage Conservation District at Bishop Street, south of the Old Government House and Old Burying Grounds. The boundaries encompasses a national historic site, a provincial registered heritage property, registered municipal heritage properties, properties that contribute to the heritage value and character of the Old South Suburb as well as properties that visually impact the character of the Old South Suburb.

2.4.2 Monumental Railway Destination

In the area of Cornwallis Park, the district boundaries encompasses the Via Rail Station, a federal heritage railway station. It also encompasses the Westin Hotel and park as important character defining elements of the district. The Atlantic Superstore, its gas station, and other properties are included within the boundaries due to their proximity and potential visual impact on the setting of the monumental railway destination. The boundaries also encompasses properties of the monumental railway destination around Cornwallis Park in the Old South Suburb that contribute to the heritage value and character of the district and that visually impact the character of the Old South Suburb.

2.4.3 Additional Properties for Inclusion

The properties identified below are outside of the Barrington Street South precinct (Precinct 2) or outside of the boundaries of the Downtown Halifax Municipal Planning Strategy. However, these properties are abutting the boundaries of the proposed Old South Suburb and are prominently visible. Their architecture is coherent with the historic buildings within the Old South Suburb and they delineate the natural outer limits of the District. As such, their exclusion from the District would seem arbitrary, whereas their inclusion within the boundaries of the District will add greatly to its heritage value and character. It is reasonable to extend the boundaries of the District to include these properties while still serving the intent of Policy 34 in the DHMPS.

- The District boundaries will encompass Keith's Hall at 1475 Hollis Street and the Black Binney House at 1472 Hollis Street to the immediate north and across the street from the Benjamin Wier House.
- The District boundaries will encompass the Sarah Moren and Jairus Hart Houses, 1334 and 1340 Barrington Street, immediately to the north of the Lithgow House at 1326 Barrington Street. All three buildings of similar scale and character and are visibly prominent on the northern approach into the District
- The District boundaries will encompass the small house at 5134 Bishop Street

2.4.4 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 Historic Significance and Character of Individual Properties

Details on the history and architecture of all buildings in the District are included in Appendix 5. These inventory sheets identify the distinct built form qualities that define the character of the District.

3. Provincial and Federal 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* and *Heritage Conservation District Regulations*, 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.

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 Downtown Halifax 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



Figure 4: the Henry House on Barrington Street is designated as a municipal heritage property, provincial heritage property and national historic site

3.2.1 Heritage Registry

There are a variety of registered municipal heritage properties within downtown Halifax (Map 3). Individual 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 104 properties within the proposed Old South Suburb Heritage Conservation District including 41 registered municipal heritage properties, three registered provincial heritage properties and two national historic sites, see Table 2 below. The District includes four properties outside of the Barrington Street South Precinct including four registered municipal heritage properties: the Sarah Moren and Jairus Hart Houses on Barrington Street and Keith's Hall and the Black-Binney House, also a national historic site, on Hollis Street. In addition, thirty properties contribute to the heritage value of the District but are not registered as heritage properties. These properties are referred to as contributing resources (Map 3).

Table 2: List of Registered Municipal Heritage Properties in the Old South Suburb

Civic Address			Property Name	Construction Date
1475	Hollis Street		Keith's Hall	1863
1472	Hollis Street	*	Black-Binney House	c. 1815
1459	Hollis Street	+	Benjamin Wier House	c. 1863
1350-54	Hollis Street		Pryor Terrace	1825
1346	Hollis Street		Pryor Terrace	1825
1348	Hollis Street		Pryor Terrace	1825
1335	Hollis Street	+	Rupert George House	c. 1869

1328-32	Hollis Street		Alexander Mclean House	c. 1799
1325	Hollis Street		Gate-Young House	1841
1300	Hollis Street		William Pryor House	c. 1864
1240-46	Hollis Street		Forman-Uniacke House	1826
1226	Hollis Street		Hon. William Annand House	1870
1334	Barrington Street		Sarah Moren House	c. 1864
1340	Barrington Street		Jairus Hart House	c. 1864
1359-61	Barrington Street		Stoddard House	1828
1355	Barrington Street		St. Matthews Manse	1891
1349-53	Barrington Street		Renner-Carney House	1892
1333-35	Barrington Street		T. N. Jeffery House	c. 1816
1326	Barrington Street		Lithgow House	1885
1265-71	Barrington Street		Reuban Hart House/H.P. Burton House	c. 1864
1261-63	Barrington Street		James Thompson House	1865
1259	Barrington Street		William House	1864
1253	Barrington Street		Joseph Seeton House	1864
1234	Barrington Street		Gerrard Lodge	c. 1865
1226-30	Barrington Street		Gerrard Lodge	c. 1865
1222	Barrington Street	+	Henry House	1834
5182-84	Bishop Street		W.M. Fraser House	c. 1862
5178-80	Bishop Street		C.H. Willis House	c. 1862
5174-76	Bishop Street		L.W. Travis House	c. 1862
5170-72	Bishop Street		Ed Gorham House	c. 1862
5188-90	Morris Street		Mathers & Doull Building	1909
5184	Morris Street		Halliburton House	1823
5178	Morris Street		Pryor-Binney House	1831
5172	Morris Street		Lithgow House	1870
5168-70	Morris Street		Lithgow-Blackadar House	1868
5147-49	Morris Street		J.B. Young House	c. 1869
5145	Morris Street		E.B. Strickland House	c. 1869
5139	Morris Street		William Donaldson House	c. 1875
5137	Morris Street		Vass-Taylor House	c. 1869
5133	Morris Street		Almon-Black House	c. 1869
5131	Morris Street		Andrew King House	c. 1875

+ Provincial Heritage Property

* National Historic Site

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 municipal 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 municipal Heritage Property Program processed 22 heritage applications for registered municipal heritage properties within Old South Suburb. These include 11 applications for substantial alteration of heritage properties on Barrington Street and 10 more on Morris Street. These substantial alterations were mainly for new rear additions and window and façade treatments. An application for demolition of an accessory building at the Gerrard Lodge was also made but never carried out.

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 Old South Suburb that are historically significant but are not registered as municipal heritage properties. 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 is 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 prepare a report for the Heritage Advisory Committee (HAC) 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.

3.3 Registered Provincial Heritage Properties and Archaeological Resources

3.3.1 Registered Provincial Heritage Properties

There are three registered provincial heritage properties within Old South Suburb, refer to Table 2 above. These include the Benjamin Wier House, the Rupert George House, and the Henry House (Appendix 6). Individual registered provincial heritage properties can occur when they are deemed to have a provincial level of heritage value. Heritage value may include architecture, historical associations or settings, and provides important representations of Nova Scotia's history.

The extent to which a conservation plan and bylaw may apply to any registered provincial heritage property in a Heritage Conservation District is determined by the Provincial Heritage Advisory Council and the Minister responsible for the *Heritage Property Act* and *Heritage Conservation District Regulations* on a case by case basis.

All applications to alter or demolish a provincial heritage property require the approval of the Governor in Council on recommendation of the Advisory Council. The Minister may consider applications to deregister a provincial heritage property. Registered provincial heritage

properties are protected by stronger development controls than registered municipal heritage properties because the so-called “three-year delay clause” does not apply. If permission for demolition or alteration of a provincial heritage property is refused, the refusal does not expire after three years.

3.3.2 Archaeological Resources

The Downtown Halifax Land Use By-law includes a provision that where excavation is required for a development on any area in downtown Halifax, 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.

3.4 Federal Heritage Legislation

3.4.1 National Historic Site and National Historic Person

The Henry House is the only property within Old South Suburb designated as a national historic site under the *Historic Sites and Monuments Act*. It is recommended that the boundaries of the District be extended to include the Black-Binney House, another national historic site north of the Old Government House on Hollis Street. National historic sites contribute a sense of time, identity, and place to our understanding of Canada as a whole. Designation as a national historic site provides no legal protection for the historic elements of a site. However, many national historic sites are owned and administered by Parks Canada and, in this way, are protected. The Henry House is privately owned and operated as a restaurant.

A national historic person, Edward Cornwallis, is also designated under the *Historic Sites and Monuments Act*. This designation is also purely commemorative and affords no legal protection. A Historic Sites and Monuments Board of Canada plaque is attached to the podium of a statue of Edward Cornwallis in Cornwallis Park. It recognizes this historical figure as the “Founder of Halifax”.

3.4.2 Federal Heritage Railway Station



Figure 5: Via Rail Station on Hollis Street was constructed in the Beaux Arts architectural style

The Via Rail Station is afforded a level of protection under the federal *Heritage Railway Stations Protection Act*. According to the Act, no railway company may in any way alter, demolish, or transfer ownership of a designated heritage railway station without the authorization of the Governor in Council. The Act provides a clear process through which proposed changes must be reviewed and approved.

The effectiveness of the *Heritage Railway Stations Protection Act* ultimately depends on the railway companies who manage and care for the stations daily, and on the private citizens who continue to express concern for the protection of these resources. Each designated station is an important part of the history of a railway corporation and of the heritage of the Canadian people.

4. Municipal Policy Discussion

The boundaries for the proposed Old South Suburb Heritage Conservation District are almost entirely within the boundaries of the Downtown Halifax Secondary Municipal Planning Strategy and Downtown Halifax Land Use By Law. The Heritage Conservation District boundaries encompass the boundaries identified as Precinct 2, Barrington Street South (Map 1). The Downtown Halifax Municipal Planning Strategy identifies vision statements for nine downtown precincts. The following vision is identified for Precinct 2:

Centred on the historic south Barrington Street spine and anchored by Cornwallis Park, this precinct serves as downtown's southern gateway comprised of an eclectic mix of small to mid-sized specialty retail, restaurant and professional office uses. This precinct will serve as a renewed community focus for the surrounding neighbourhoods, while providing for a transition in scale and intensity

between the downtown and the established low-rise residential areas to the south and west. The low to mid-rise heights, concentration of impressive historic buildings and the formal public square are defining qualities that lend to this precinct's traditional 'European' charm and character.

Improvements to Cornwallis Park and its framing streetscapes will enhance the image and prestige of the park and serve as a catalyst for revitalizing the area. This will occur through the creation of a traditional urban square framed by continuous at-grade commercial uses, cafes, hotels and key civic destinations, including the train station. Speciality shops, restaurants and services will be drawn to the distinct architectural character of south Barrington and Hollis Streets, providing the local and surrounding residential population with convenience and complementary amenities.

Infilling of vacant lots combined with streetscape improvements will greatly strengthen the precinct's role as a link between the south end, the Spring Garden Road area, the waterfront and the central downtown.

Defining landmark developments and improvements will include the enhancement of Cornwallis Park to establish and formalize its civic function as the third anchor point in the triangle of downtown public squares, which includes the Grand Parade and Public Gardens. The park's signature paving and landscape treatments will extend onto the surrounding streets and to the fronts of the framing buildings. The framing of Cornwallis Park will be completed with a signature development at its south face, which can integrate the existing grocery store function while providing a compelling architectural landmark and public art installations to terminate the Barrington and Hollis view corridors.

Further to this vision, the Design Manual section of the land use by law includes criteria for each of the nine precincts to strengthen their unique role in contributing to the assets and successes of the downtown. The following general criteria are identified for Precinct 2, Barrington Street South:

- *Retain, and to respect in future development, the small to mid-size types of buildings, or the effect achieved by buildings of that size range, and their relationship to the street, that currently exists along Barrington Street. Buildings that occupy larger floorplates and frontages should have design elements that replicate the existing rhythm of individual storefronts along the street.*
- *Ensure that buildings create an animated streetscape through active ground floor uses and pedestrian scaled design features.*

- *Infill development along Hollis Street should be of a similar scale and type as that found on Barrington Street.*
- *New development shall appropriately frame Cornwallis Park and respect the train station as a historic landmark.*
- *To permit surface parking lots only when they are an accessory use and are in compliance with the Land Use By-Law and Design Manual.*
- *Improve the pedestrian environment in the public realm through a program of streetscape improvements as previously endorsed by Council (Capital District Streetscape Guidelines).*
- *Focus pedestrian activities at sidewalk level through the provision of weather protected sidewalks using well-designed canopies and awnings.*

4.1 Heritage Conservation: Protecting and Conserving Traditional Character

4.1.1 Existing Heritage Conservation Policy

Conservation Standards

In 2014, Halifax Regional Municipality adopted the *Standards & Guidelines for the Conservation of Historic Places in Canada, 2nd Edition* (Appendix 7). These standards 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.

Alternate Building Code Compliance Methods & Performance Based Equivalencies

The establishment of a 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.

Heritage Impact Statements

A heritage impact statement determines how a specific proposed development will impact a heritage resource. It can also demonstrate how the heritage resource will be conserved in the context of redevelopment or site alteration. The municipality may require applicants for development to provide a heritage Impact statement for applications relating to any addition to a registered heritage property or to a building within a Heritage Conservation District.

Financial Incentives

The Downtown Halifax Municipal Planning Strategy maintains a policy that it is the intention of the municipality to provide financial incentives for the restoration and renovation of registered municipal heritage properties and properties within heritage conservation districts, subject to the availability of funds and the annual budget process.

The Halifax Regional Municipality 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. The municipality 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 boundaries. 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 Conservation Advice Grants and Conservation Work Grants. The Department of Service Nova Scotia and Municipal Affairs offers a provincial tax rebate (under the Sales Tax Act). Owners of provincial or municipal registered heritage properties are eligible for a full rebate of the provincial sales tax paid for materials used on the exterior of the building.

4.1.2 Heritage Conservation Discussion

Protecting and Conserving Traditional Architectural Character and Cohesiveness

The dense concentration of historic architecture in cohesive styles defines the character of the Old South Suburb. In establishing a Heritage Conservation District, the municipality seeks to strengthen the protection of registered municipal heritage properties and to extend protection from demolition and inappropriate exterior alteration to all properties in the district that contribute to its heritage value and character. The purpose of conservation measures for demolition and substantial alteration is to ensure that significant changes to the character of the District do not occur without consideration of their impact on the heritage value and character of the District. The Old South Suburb Heritage Conservation District plan will include a process to consider the demolition and substantial alteration of all significant properties within its boundaries, such as the issuance of a certificate of appropriateness. However, standard maintenance of significant properties and alterations that are not substantial will not require the certificate.

Best management practices maintain that heritage policies should include an obligation to maintain properties to avoid demolition by neglect (DBN) and temporary stop orders should be employed as emergency measures of protection against actions that may damage or destroy a heritage resource (Denhez, 1997). It is uncertain whether the Nova Scotia *Heritage Property Act* or *Heritage Conservation District Regulations* are designed to support these two conservation measures. However, the feasibility of adopting these conservation measures will be explored through the process to develop the proposed Heritage Conservation District plan and by law, perhaps the certificate of appropriateness can be employed to this effect.

The *Standards & Guidelines for the Conservation of Historic Places in Canada, 2nd Edition*, will apply to all properties within the Old South Suburb Heritage Conservation District, once established. The Standards & Guidelines will be used to evaluate any proposed alteration to a property within the Heritage Conservation District that contributes to heritage value. Halifax Regional Municipality may continue to require applicants for substantial development to provide a heritage impact statement for applications relating to any addition to a registered heritage property or to a property within the Old South Suburb Heritage Conservation District that contributes to heritage value. The Heritage Conservation District will have the additional benefit of considering alternate building code compliance methods and performance based equivalencies on historic buildings to facilitate conservation measures that contribute to the character of the Heritage Conservation District. Also, the existing requirement to include only one main building per lot in downtown Halifax may be reviewed.

Best management practices maintain that any policy for protection of historic resources must be accompanied by a policy for revitalization (Denhez, 1997). If private property owners are required to protect their properties, for example, then tax incentives or other financial incentives must be available to encourage them to conserve their properties. Since 2005, at least one registered municipal heritage property within the Old South Suburb made a grant application each year to the municipality's Heritage Incentives Program. A total of 39 applications were made to this grant program within the proposed Heritage Conservation District boundaries. 19 of

these applications were successfully issued grant awards for a total contribution of \$112,608 in support of conservation work on 10 registered heritage properties. Since this is a cost-shared program, this figure represents a total public-private partnership contribution of more than \$225,216 in the exterior conservation of the registered heritage buildings within the Old South Suburb. Most of these grants were issued for window repair and replacement followed by roofing, cladding, painting and cleaning. There were twice 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 maintenance and conservation work on significant historic properties. Additional funds should be allocated to a new program to ensure that sufficient grant awards are available to private property owners and non-profit organizations interested in carrying out work on their significant historic properties within the proposed Heritage Conservation District boundaries. Conservation work will include preservation and rehabilitation projects. The proposed Old South Suburb Heritage Conservation plan will also explore the potential of using the financial incentives program to prioritize restoration projects that will preserve and enhance the heritage value and character of the district. Restoration projects accurately reveal, recover, or represent the state of a historic place, or a component of a historic place, as it appeared at a particular period in its history.



Figure 6: a c. 1866 Italianate building on Hollis Street as it appeared in the background of a 1947 photograph (NS Archives)



Figure 7: based on photographic evidence (Figure 6), a financial incentives program could support a restoration project to return the brick cladding and lintels on the second storey of this Italianate building on Hollis Street

As a conservation measure, the building heights currently permitted in areas of the proposed Heritage Conservation District where registered heritage properties and contributing resources are located (Map 3) 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.

There are three existing lots that could be developed to a maximum height of 22 meters (six to seven storeys) directly in front of the Via Rail Station and Westin Hotel. Such development would negatively impact the character of the proposed Heritage Conservation District by obstructing views of the Via Rail Station and Westin Hotel and by completely eliminating the dominant presence of the hotel and railway station in the monumental railway destination area, refer to Figure 9, below. Section 19D of the *Heritage Property Act* states that “a restriction in a conservation by-law that does not permit a building of any kind on a lot is ultra vires”. Since the Heritage Conservation District by-law cannot restrict development completely, methods to discourage development on the lots in front of the hotel and railway station will be explored including heritage agreements and amendments to the Downtown Halifax Land Use By-law.



Figure 8: Westin Hotel near Cornwallis Park



Figure 9: Concept prepared for this background study showing a 22 meter building in front of the Westin Hotel

4.2 Built Form: Supporting a Setting Consistent with Traditional Character

4.2.1 Existing Built Form Policy

Land Use

The entirety of the Old South Suburb is within the Downtown Halifax Zone (DH-1) with the exception of Cornwallis Park which is within the Institutional, Cultural & Open Space Zone (ICO). The ICO Zone is reserved for institutional, cultural, and open space uses as well as eating establishments or retail uses accessory to these principal uses.

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. Within the Old South Suburb, the land use by law identifies the following streets as Pedestrian-Oriented Commercial Streets: the length of Barrington Street (to Kent Street), a portion of South Street (along the block north of Cornwallis Park), and a portion of Hollis Street (along the block south of Cornwallis Park). Among other provisions, within these commercial streets, only commercial or cultural uses are permitted on the ground floor.

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.

Building Height, Massing & Character

The maximum heights framework provides height patterns to downtown Halifax. The Downtown Land Use By Law (DHLUB) identifies the heights allowed in Barrington Street South, Precinct 2 (Halifax, Downtown Halifax Secondary Municipal Planning Strategy, 2014). Under the land use by law, every lot must have frontage on a street and there can only be one main building per lot. According to the maximum heights framework, only smaller low-rise buildings (defined as less than 18.5 meters in height) and smaller mid-rise buildings (defined as between 18.5 meters and 33.5 meters in height) are allowed in the Old South Suburb.

A low-rise building in the Old South Suburb can cover 100 per cent of the lot upon which it is situated. However, there are requirements for setbacks from interior lot lines for the mid-rise portion of a building that exceeds 18.5 meters (five to six storeys) in height (Halifax, Downtown Halifax Land Use By-Law, 2014). Stepback requirements from the streetwall apply to the mid-rise portion of buildings above 18.5 meters and above 21.5 meters around Cornwallis Park.

In addition to height provisions, buildings around Cornwallis Park, along Hollis Street and South Street, must include a minimum “parkfront” setback of 4 meters from the street. Everywhere else in the Old South Suburb, buildings can be setback anywhere between 0 and 1.5 meters and 0 and 4 meters from the street (Halifax, Downtown Halifax Land Use By-Law, 2014).

Figures 11 and 13, below, contains renderings of different street views to help visualize the building heights currently allowed in the area. Concept “B” also assumes that all non-registered historic buildings have been replaced with new buildings using existing building heights because these non-registered buildings currently have no provision for protection.



Figure 10: Existing view facing south on Hollis Street approaching the Bishop Street intersection



Figure 11: Concept prepared for this background study for the purpose of showing building height and massing currently allowed in this area



Figure 12: Existing view facing north on Barrington Street at the Harvey Street intersection



Figure 13: Concept prepared for this background study for the purpose of showing building height and massing currently allowed in this area

Bonus zoning provisions do not apply within the existing Barrington Street Heritage Conservation District (Precinct 5) or the potential Heritage Conservation Districts in Precinct 2 (Barrington South).

There is a lack of clarity in the existing DHLUB, where a building on Hollis Street, for example, can be set back three meters from the streetline and this same three 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 meters (six to seven storeys) with no stepback on the mid-rise portion. The Downtown Halifax Municipal Planning Strategy and Land Use Bylaw will be amended in 2015 based on the five-year review. These amendments can include clarification with regard to this matter.

Guidelines for Developments in Heritage Contexts

The Downtown Halifax Design Manual of the DHLUB includes Heritage Design Guidelines that supplement the Standards and Guidelines in the evaluation of development proposals that are

integrated with or abutting a registered municipal heritage property in downtown Halifax (Halifax, Downtown Halifax Land Use By-Law, 2014). These guidelines ensure that heritage streetscapes and potential heritage conservation districts are reinforced with compatibly scaled and designed developments. They also ensure that development abutting heritage resources provides appropriate transitions in height.

In addition to the design guidelines for new development, the design manual includes heritage design guidelines for façade alteration and signage.

Development and Design Review

The DHLUB 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.



Figure 14: Prince Mathews Palace on Hollis Street, constructed in 1995, maintains and enhances the traditional scale, massing and character of the traditional buildings

For the purpose of sustainable building design, the DHLUB includes provisions to maximize sunlight penetration and minimize wind impacts on sidewalks. All proposals for buildings taller than 20 meters are subject to a wind impact assessment. Rooftop landscaping is also required for flat rooftops. The DHLUB also includes requirements for pedestrian weather protection. For this purpose, canopies and awnings are encouraged as part of development projects and pedways may be allowed in certain situations identified in the Design Manual.

In terms of the existing street grid and blocks, the Downtown Halifax Municipal Planning Strategy includes policy that the municipality shall not close streets to permit the consolidation of blocks in the downtown. Also, the municipality shall not undertake street widening in the downtown that would materially alter the character of the street grid.

4.2.2 Built Form Discussion

Supporting a Setting that is Consistent with Traditional Architectural Character and Cohesiveness

The proposed Old South Suburb Heritage Conservation District plan will encourage the protection and creative adaptive reuse of existing historic buildings in the area. It will also encourage the construction of new buildings that are visually consistent with the historic buildings to fill the empty spaces that detract from the architectural cohesiveness of the area. The proposed Old South Suburb Heritage Conservation District plan will reinforce existing Downtown Halifax Municipal Planning Strategy policies that protect the character of the existing street grid. The Downtown Halifax Zone (DH-1) and the Institutional, Cultural & Open Space Zone (ICO) at Cornwallis Park will continue to apply within the proposed Old South Suburb Heritage Conservation District and there will be no changes to land uses as a result of the Heritage Conservation District designation.

The existing 18.5 meter (five-storey) streetwall may be appropriate to the traditional commercial buildings along the north stretch of Barrington Street, within the existing Heritage Conservation District. However, the Old South Suburb is a very different neighbourhood and this streetwall height is out of scale with its traditional residential buildings. The streetwall heights in the Old South Suburb will be revised to reflect the scale of the existing 2.5 storey traditional buildings in the historic suburb.

The existing Heritage Design Guidelines of the Downtown Halifax Design Manual apply well to the contiguous historic streetwall of the existing Barrington Street Heritage Conservation District. Although most of the historic buildings in the Old South Suburb are single detached, there is a consistent building height. The Old South Suburb Heritage Conservation District plan will clarify how section 4.1 applies within the boundaries of the district. These existing Heritage Design Guidelines relate to new construction that is integrated with or abutting a registered heritage building. The guidelines relate to design matters such as cornice line heights, window proportions, and materials. In the Old South Suburb, the guidelines for infill and abutting development under the existing Heritage Design Guidelines will extend to all new construction within the proposed Heritage Conservation District.

Figures 15 and 16, below, contains renderings of different street views to help visualize how the existing Heritage Design Guidelines could be applied within the proposed Heritage Conservation District based on a potential 11.5 meter streetwall height illustrated in Concept “D”. Concept “D” also assumes that all non-registered historic buildings are preserved because these non-registered buildings will have provisions for their protection in the proposed Heritage Conservation District plan and bylaw.



Same as Figure 10 above



Figure 15: Concept prepared for this background study for the purpose of showing a possible built height framework under a proposed Heritage Conservation District with the existing Heritage Design Guidelines



Same as Figure 12 above



Figure 16: Concept prepared for this background study for the purpose of showing a possible built height framework under a proposed Heritage Conservation District with the existing Heritage Design Guidelines

Furthermore, the Old South Suburb Heritage Conservation District plan will clarify the requirement for building streetwall stepbacks. All buildings must include a stepback above their maximum streetwall height. Buildings that include a streetwall setback at the streetline must also include the full 3 meter stepback above the maximum streetwall height regardless of how far the streetwall is setback from the streetline.



Figure 17: a large development proposed at the corner of South and Hollis Street is out of scale and character with the traditional buildings in the area (WM Fares)

Over the past decades, there has been new construction that is appropriate to the scale and character of the area, such as Prince Matthews Palace on Hollis Street. There has also been construction that is out of scale and character if the District. The proposed Old South Suburb Heritage Conservation plan will explore the potential of using a new financial incentives program to support aspects of new construction that contribute to the heritage character of the District.

4.3 Public Realm: Capitalizing on a Unique Community Identity

4.3.1 Existing 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 Downtown Halifax Municipal Planning Strategy's public realm framework are to cultivate and nurture a legible, cohesive, and appealing physical environment. These objectives guide capital improvement strategies.

Other than Cornwallis Park and the street rights-of-way, the municipality does not own any property in the Old South Suburb. The federal and provincial governments also do not own any property in this area.

Streetscapes

In the Old South Suburb, Barrington Street and South Street are identified in DHMPS as primary pedestrian-oriented shopping streets focused on the provision of public transit. Possible features for these streets include broad, paved sidewalks; unique lighting, banners and furnishings; and roadway widths reduced to minimum requirements.

The length of Hollis Street links major civic and cultural attractions, including Cornwallis Park. Possible features of Hollis Street include iconic view termini and landmarks; distinctive paving at

strategic civic locations including Cornwallis Park and Government House; and trees/landscaping where possible.

East-west streets that provide key visual and physical links between the waterfront and the downtown include protected “window views” of the harbour at their eastern ends.



Figure 18: Morris Street includes a protected "window view" of the harbour which provides key visual and physical links to the waterfront

Barrington Street (south of Cornwallis Park), Harvey Street, South Street (west of Cornwallis Park), Tobin Street, Kent Street and Green Street must 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. In the Old South Suburb, the Downtown Halifax Municipal Planning Strategy (DHMPS) identifies Cornwallis Park as a civic square. It also identifies potential courtyards, including mid-block pedestrian connections at three locations: 1) south of Cornwallis Park; 2) on the east side of Hollis Street between Morris Street and Terminal Road; 3) and north of Bishop Street, adjacent to the Benjamin Wier House. Opportunities to create these open spaces and connections will be considered in conjunction with major redevelopments of larger development blocks to enhance pedestrian permeability and connectivity, especially to the waterfront. There is also a pedestrian link identified through the Sexton Campus of Dalhousie University to the west of Old Government House at Bishop Street. Old Government House is identified as including forecourts at three street frontages around the monumental building.

In HRM Active Transportation Priorities Plan, bicycle routes are planned for the length of Lower Water Street. These routes will extend west along Morris Street and Terminal Road. From Terminal Road, a route will extend to the south along Hollis Street and south of Cornwallis Park.

Gateways

The DHMPS identifies two primary gateways into the downtown, the Cogswell Interchange lands and Cornwallis Park, to the north and south respectively, and supports the transformation of these areas in accordance with the Streetscape Typologies identified above.

Views & Visual Character

The DHLUB continues to maintain and protect the Citadel View Planes and Rampart views. In addition to these views, there are other important public views and views of prominent visual terminus sites that deserve protection and consideration. As discussed in the Streetscape Typologies, the “window views” of Halifax Harbour are protected along east-west streets, including Bishop Street and Morris Street. The “framing views” of the downtown provide sweeping views of the downtown at the length of the waterfront where buildings are required to contribute to the image of the downtown and its skyline through appropriate architecture and well-designed roof treatments.

The DHMPS also 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. Three prominent visual terminus sites are identified in the Old South Suburb and subject to design review provisions: 1) the east end of South Street; 2) the south end of Hollis Street; and 3) the south end of Barrington Street before it veers to the west, between Tobin Street and Kent Street.

Public Art

The DHMPS refers to the HRM Public Art Policy which calls for the installation of public art to celebrate Halifax’s cultural identity and showcase local arts and culture, particularly in high profile locations in downtown Halifax. Public art will help reinforce the unique identity of the precincts and can enhance the overall quality and experience of the public realm. Public art is considered at a variety of scales and contexts including larger installations at visually prominent locations such as the terminus of view corridors, at gateways on prominent corners, or in public open spaces. Smaller installations are also considered along streetscapes, walkways, interior courtyards and associated with buildings.



Figure 19: the statue of Edward Cornwallis (foreground) is a piece of public art that stands in the centre of Cornwallis Park, originally a railway garden associated with the establishment of the Canadian National Railways Station and Hotel Nova Scotian (background)

Public art may include memorials, sculptures, water features, murals, lighting and may combine with building and landscape design. The municipality may consider the installation of public art through its capital investment programs.

Pedestrian Amenity & Comfort

How the public realm is designed, programmed and interfaces with surrounding spaces and land uses is crucial to its capacity to attract and support a broad spectrum of users and to ensure that there are places where people feel comfortable and safe. HRM shall consider using Crime Prevention through Environmental Design Strategies (CEPTED) to enhance safety in public spaces and universal design principles to promote accessibility for all users. The municipality shall also consider special design treatment to identify pedestrian corridors and may implement wayfinding 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 boundaries. 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.

4.3.2 Public Realm Discussion

Capitalizing on the Unique Identity of the Old South Suburb

There is a great deal of business interest in this part of downtown Halifax. Fifty properties within the boundaries of the proposed Old South Suburb Heritage Conservation District include

commercial tax assessments. As one of two primary gateways into the downtown, the Old South Suburb and the open space at Cornwallis Park, in particular, can serve as a reception area for visitors arriving by cruise ship, train or from another location along the waterfront or in the surrounding downtown area. There is also a great deal of interest in living in this area. Fifty properties include residential tax assessments. 19 properties are in mixed use with commercial uses primarily on the ground floor and residential uses on the upper storeys. Planning for public realm improvements will strengthen and enhance the distinct identity of the Old South Suburb. Streetscape elements with a historical design including lamp posts, benches and garbage bins will be introduced throughout the Old South Suburb to promote and market the area as an historic destination and an attractive place to live in and visit. The Old South Suburb Heritage Conservation District plan can also include policy to ensure that the area is considered a high priority for these streetscape improvements. New structures at the three prominent visual terminus sites, identified in the DHMPS, will include character defining architectural features of the Old South Suburb that relate to the architectural character of the area. Alternatively, new public art proposed for these sites will relate to the heritage value and character of the district.

Pressure for private development can have a negative impact on the character of the District if the proper planning tools are not put in place, such as a Heritage Conservation District plan and bylaw. However, the DMPS also identifies a strong municipal interest to establish this area as a “gateway” into downtown Halifax through the development of commercial avenues, pocket parks and mid-block connections. Therefore, the Heritage Conservation District plan must mitigate the effects that both private and municipal development can have on the character of the District. For example, a rejuvenation project is currently underway for Cornwallis Park which may include the installation of new public amenities in the park such as a stage and children’s play area (Mason, 2014). This project will ensure that the existing views of the railway station and hotel buildings are not obstructed from view to maintain the area’s historic association with the railway industry and the setting of the historic civic space anchored by Cornwallis Park and framed by the Beaux Arts architecture of the hotel and railway station.

The statue of Edward Cornwallis is considered a character defining element. There have been public concerns expressed about the appropriateness of this statue. Some suggest that it should be altered or removed completely from the park. The *Standards & Guidelines for the Conservation of Historic Places in Canada, 2nd Edition*, describe rehabilitation as involving actions aimed at communicating and conveying the heritage value of an individual component of a historic place in a contemporary context. The proposed Old South Suburb Heritage Conservation plan will include a provision to support an interpretive program associated with the statue to address its heritage value and the concerns expressed about its appropriateness. Rehabilitation is also described as the sensitive adaptation of an individual component of an historic place for a continuing or compatible contemporary use while protecting its heritage value. In this sense, a rehabilitation treatment for the statue could include an appropriate alteration. However, matters relating to the alteration of the statue or the renaming of the park will be considered as part of a larger dialogue outside of the process to establish a Heritage Conservation District in the Old South Suburb. The outcome of this dialogue will be considered

under the provisions of the Heritage Conservation District plan and by law and in consultation with the Public Art Policy.

The proposed Old South Suburb Heritage Conservation District plan will include policy to support cultural district signage to identify the district and to provide interpretive information about the heritage value of the area. The municipality has already installed cultural district signage within and around the boundaries of the proposed Heritage Conservation District to recognize the area's association with historic Irishtown. The signage program includes an interpretive panel on Lower Water Street, across from Keith's Brewery, and name blades on street signs delineating "Historic Irishtown" at Bishop and Lower Water, Bishop and Hollis, Hollis and Terminal, Hollis and South, and Hollis and Morris. The Heritage Conservation District plan will include a policy to support this existing cultural district signage program in the Old South Suburb.



Figure 20: Cultural district signage at the corner of Hollis and South Streets includes name blades on street signs that recognize "Historic Irishtown"

A pedestrian link is identified in the DHMPS connecting the Old South Suburb at Bishop Street and Barrington Street with the proposed Schmitzville Heritage Conservation District at Clyde Street and Queen Street. This pedestrian link extends through the Sexton Campus of Dalhousie University and to an existing plaza at the south side of the new library building. There may be opportunities to use this pedestrian link to showcase both heritage districts.

Furthermore, the heritage district will support a human-scale environment that is designed, programmed and interfaces with surrounding spaces and land uses to ensure that there are places where people feel comfortable and safe. The Standards & Guidelines include specific guidelines relating to health, safety, security and accessibility considerations to provide for safe and accessible environments that preserve the heritage value and character within heritage districts. The Standards & Guidelines also include specific guidelines relating to sustainability considerations including renewable-energy technologies and energy conservation measures.

4.4 Summary and Analysis of Approach to Potential Conservation Measures

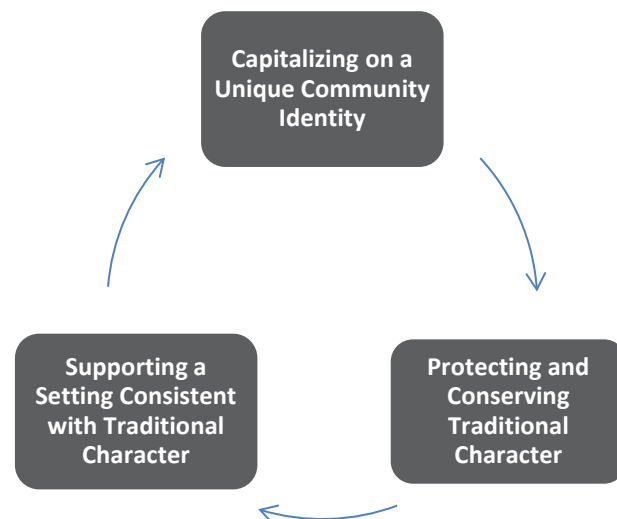
Existing policy and regulations, pertaining to this area, are insufficient in protecting and conserving the heritage values and character defining elements of the district. Therefore, conservation measures are required to supplement or amend the existing legislation. The proposed Old South Suburb Heritage 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 illustrations summarize a potential approach to the conservation measures in the plan.



1. Protecting and conserving historic properties can be understood as the foundation of the plan through the governance of *demolition*, *exterior alteration* and *financial incentives*
2. The plan will build on this foundation by supporting a setting consistent with traditional character through the governance of *appropriate new development* and *financial incentives*
3. The plan will aim to capitalize on this community identity through strategic investments in *public amenities*

The approach can also be understood as including three mutually supportive mechanisms:

- Investments in *public amenities* will promote the district as an area of heritage value and character
- Financial incentives will encourage property owners to invest in the maintenance and conservation of their historic properties and governance of demolition and substantial alteration will secure public investments in private properties.
- Investments in property maintenance and heritage conservation will revitalize the district and encourage *appropriate new development* that will “fill in the gaps” of the district and, in turn, contribute to a unique community identity



5. Social and Economic Implications

5.1 Social Implications

5.1.1 Sustainable Development

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 the proposed Old South Suburb Heritage Conservation District plan will provide 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 Old South Suburb Heritage Conservation District will provide recognition of the properties within its boundaries 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 Old South Suburb Heritage Conservation District will provide social benefits. People living or working within or visiting the Old South Suburb Heritage Conservation 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 Conservation District will provide an opportunity to live and work in attractive surroundings within a recognizable and walkable neighborhood.

5.1.3 Education

The proposed Old South Suburb Heritage Conservation District will be a vehicle for education. It 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. (Province of Ontario, 2006). There are no provisions within the Heritage Property Act to require that property owners provide access to the interior of buildings.

5.1.4 Community Engagement

The community engagement process associated with establishing the Heritage Conservation District will provide the community with 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 through a public process -- rather than behind closed doors or without public comment -- will provide everyone involved with 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

The Downtown Halifax Secondary Municipal Planning Strategy includes Policy 34 which states that the municipality shall consider undertaking background studies and developing policies, strategies, and programs for a potential Heritage Conservation District in the Barrington Street South area. 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 social values associated with a Heritage Conservation District, mentioned above, such as sustainable development, community education and identity, quality of life, and community confidence. Economic considerations will also account for the potential economic benefits of a heritage conservation district, identified below, including the stabilization of property values and the encouragement of cultural heritage tourism.

The Downtown Halifax Secondary Municipal Planning Strategy (DHMPS) 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. Through the establishment of a Heritage Conservation District in Barrington South, the municipality is acting on past policy direction and will provide clarity to development requirements in the area which is a form of certainty to property developers.

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 DHMPS 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).

Although Barrington Street South (precinct 2) is not part of the targeted growth areas within the downtown, the DHMPS does identify six vacant sites that could be redeveloped within Barrington Street South (Halifax, Downtown Halifax Secondary Municipal Planning Strategy, 2014). These vacant sites include the two properties south of the Benjamin Wier House and the property to the north of the Justice Building, both on Hollis Street. It includes the gas station property and a portion of the parking area associated with the Atlantic Superstore lands, south of Cornwallis Park. The current parking area in behind the building at 1190 Barrington Street, between South Street and Tobin Street, is also identified as a vacant site. The vacant lots at the corner of South Street and Hollis Street could also be redeveloped. Two historic buildings were lost to fire there several years ago.

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 Old South Suburb 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. 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 be costlier because of 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. 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.

5.2.2 Property Values

An appropriate scale and design of new construction will protect the property values of properties adjacent to the new construction while establishing a greater sense of visual consistency throughout the neighbourhood that will better support the Old South Suburb as a destination for residents and cultural heritage travellers arriving by cruise ship, train, or exploring

the downtown or waterfront. Local residents in surrounding neighbourhoods and throughout the region will also better identify with a place that is visually consistent with the history of the area. Investments in heritage conservation can stimulate complementary economic activity, making neighbourhoods more attractive and strengthening local economies such as the service, retail, and design industries.

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 Old South Suburb Heritage Conservation District will 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.

5.2.3 Cultural/Heritage Tourism

The proposed Old South Suburb 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. According to a 2009 report, cultural and 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.

5.2.4 Financial Incentives

Section 22 of 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.

6. Conclusion

The Old South Suburb is an important candidate for a Heritage Conservation District due to its significant heritage values associated with the early settlement, economic life and traditional architectural character of the city. As part of downtown Halifax, it continues to experience pressures for new development. Therefore, heritage conservation measures are justified within the entire area identified as Barrington Street South (precinct 2) in the DHMPS. There is currently a high concentration of registered municipal heritage properties that are protected from demolition or exterior alteration within the Old South Suburb. However, there is also a high concentration of historic buildings that contribute to the character of the area that are not protected.

First, as a foundation to the proposed Heritage Conservation District plan, conservation measures will protect all significant registered and non-registered heritage resources using an appropriate process to consider applications for demolition and exterior alteration. It will also include financial incentives and other measures to encourage the conservation of these heritage resources including their preservation, rehabilitation and restoration. Secondly, the plan will seek to further protect heritage resources and establish the district as an historic destination by supporting the traditional setting through a built form framework that requires new construction to be visually consistent with the traditional architecture. As such, the many vacant lots and empty spaces present the opportunity for new integrated development. Finally, the plan will promote the area as an historic destination and capitalize on its unique community identity through the introduction of streetscape elements including interpretive programs and landscape features.

The Barrington Street South precinct is envisioned in the Downtown Halifax Municipal Planning Strategy as an area that “will serve as a renewed community focus for the surrounding neighbourhoods, while providing for a transition in scale and intensity between the downtown and the established low-rise residential areas to the south and west.” Conservation measures for the proposed Old South Suburb Heritage Conservation District are consistent with this vision and will serve to advance it. Furthermore, the plan will promote sustainable development and establish a stronger community identity that is connected to its history. It will also help to stabilize and improve property values while boosting cultural heritage tourism activity in the area.

7. Maps & Appendices

Map 1: Downtown Halifax Precincts – Barrington South Area

Map 2: Proposed Boundary

Map 3: Heritage Properties and Resources

Appendix 1: Actual and Potential Heritage Conservation Districts in Downtown Halifax

Appendix 2: Heritage Conservation District Adoption Process

Appendix 3: Public Participation Program

Appendix 4: Terms of Reference HRM Heritage Conservation District Stakeholder Committee

Appendix 5: Inventory of Individual Properties

Appendix 6: Provincial and Federal Heritage Designations

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

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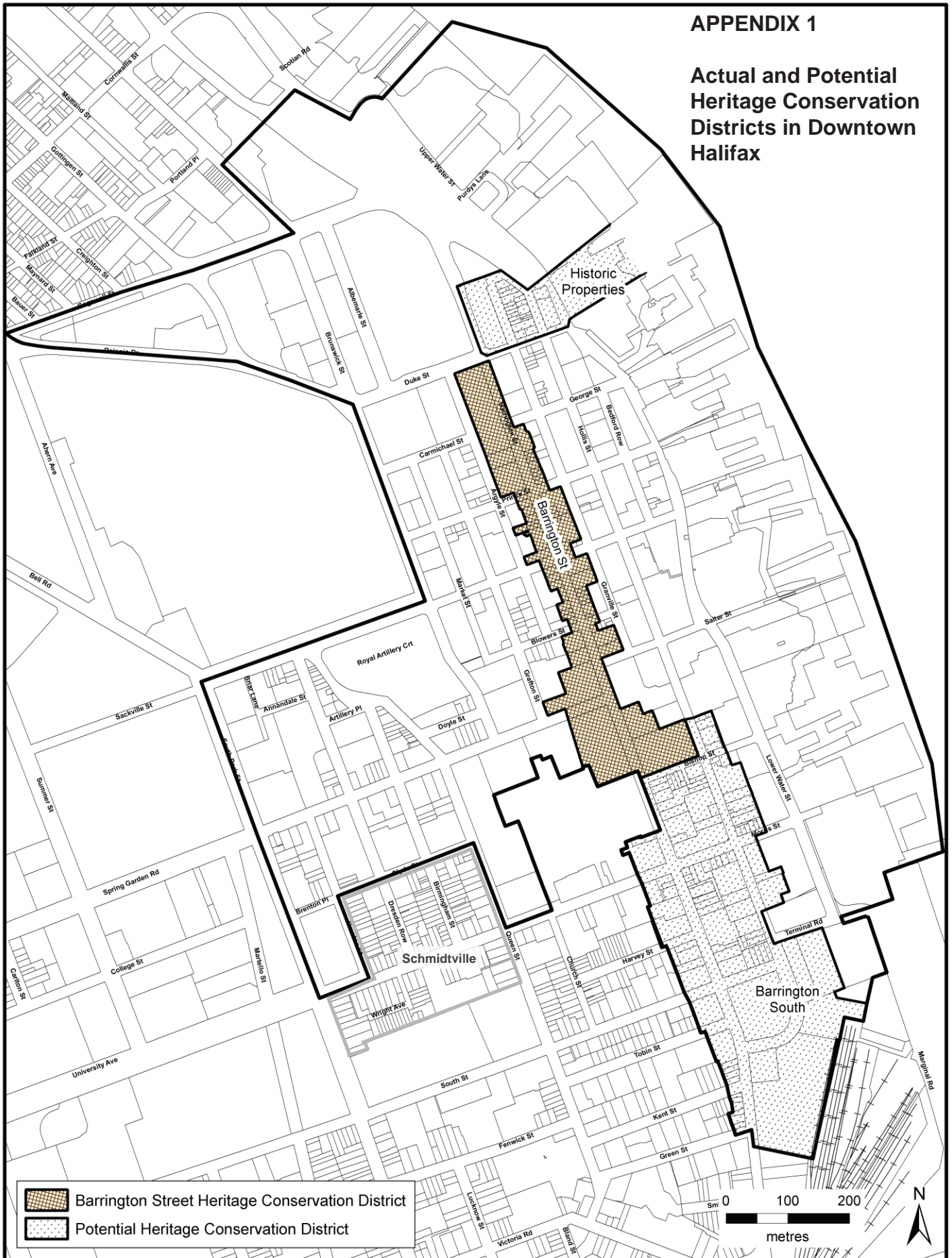
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APPENDIX 1

Actual and Potential Heritage Conservation Districts in Downtown Halifax



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

Inventory of Registered Heritage Municipal Properties and Contributing Resources

APPENDIX 6

Provincial and Federal Heritage Designations

APPENDIX 6

Provincial and Federal Heritage Designations

The Benjamin Wier House

1459 Hollis Street, Halifax, Nova Scotia, B3J, Canada

Formally Recognized: 1987/03/13



Front Elevation



Rear Perspective, Romeo and Juliet
Balcony



Palladian Window and Balcony

OTHER NAME(S)

The Benjamin Wier House
Elks Club

LINKS AND DOCUMENTS

n/a

CONSTRUCTION DATE(S)

1864/01/01 to 1864/12/31

LISTED ON THE CANADIAN REGISTER: 2005/07/05

STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

The Benjamin Wier House is a three storey, brick house with sandstone trim, designed in the Italianate villa style. Above the main entrance is a central, elaborately decorated, wrought iron balcony. Built in 1864, the house is located across from Government House on Hollis Street in Halifax, Nova Scotia. Both the house and its surrounding property are included in the designation.

HERITAGE VALUE

The Benjamin Wier House is valued as one of the few Rococo Italianate buildings in the Province. Built in 1864, the Benjamin Wier House is a three-storey house with a five bay Wallace stone façade. The front elevation incorporates many Palladian style windows with a decorative sandstone trim on both the first and second floors. In addition, the first floor windows have sandstone-bracketed hoods. A large window opens onto a decorative wrought iron balcony on the second floor. There are two dormers on the third floor, each flank a Palladian window with an ornate roof detail. The rear of the building is brick with not much decorative detail but it does have a distinctive Italianate villa characteristic, a Romeo and Juliet balcony.

The Benjamin Wier House is also valued because of its location on Hollis Street, forming a significant part of a continuum with other heritage buildings on the same street, including Government House. The building is one of the more important older structures on Hollis street. Located across the street from Government House, the Benjamin Wier House is among other prominent buildings including Province House, the Bank of Nova Scotia Building, the Brewery and Founders Square.

Source: Notice of Registration of Property as a Provincial Heritage Property, Provincial Property Heritage File no. 060.

CHARACTER-DEFINING ELEMENTS

Character-defining elements of the Benjamin Wier House include:

- location among other similar heritage buildings on Hollis Street;
- four dormers, two placed on either side of the building;
- truncated gable roof;
- Wallace sandstone front elevation.

Character-defining elements of the Rococo Italianate style of the Benjamin Wier House include:

- three storey symmetrical five bay façade with central doorway;
- round-headed window and door openings as decorative accents, windows with elaborated crowns;
- windows on the second floor have decorated sandstone trim while those on the first floor have, in addition, sandstone bracketed hoods;
- doorway topped by a large sandstone, bracketed entablature;
- wide eaves supported by brackets but are cut in the center to allow an elaborate parapet with a Palladian window;
- bracketed hoods and sills;
- two dormer windows flanking the Palladian window on the third floor;
- iron balcony above central door;
- Romeo and Juliet balcony at the rear.

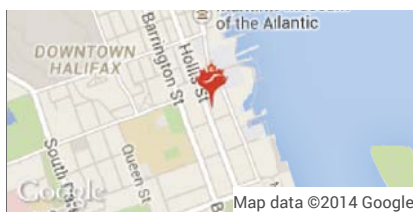
Character-defining elements of the interior of the Benjamin Wier House include:

- richly carved ceiling moldings;
- white and black marble fireplaces;
- curving staircase with a large skylight above on the third floor.

▶ RECOGNITION

▶ HISTORICAL INFORMATION

▶ ADDITIONAL INFORMATION



NEARBY PLACES



Sievert's Tobacco Building

1573 Barrington Street, Halifax, Nova Scotia

Sievert's Tobacco shop is a traditional Vernacular-style, three-storey building located in the...



Cast Iron Façade / Coomb's Old English Shoe Store National Historic Site of Canada

1883-1885 Granville Street, Halifax, Nova Scotia

The Cast Iron Façade / Coombs Old English Shoe Store is a mid-19th-century commercial building with...



Colwell Building

APPENDIX 6

Provincial and Federal Heritage Designations

Henry House

1222 Barrington Street, Halifax, Nova Scotia, B3J, Canada

Formally Recognized: 2005/01/13



Front Elevation



Side Perspective



Side Perspective

OTHER NAME(S)

Henry House
Granite Brewery

LINKS AND DOCUMENTS

n/a

CONSTRUCTION DATE(S)

1835/01/01 to 1835/12/31

LISTED ON THE CANADIAN REGISTER: 2006/01/30

STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

Henry House is a two-and-one-half storey, three bay façade, Halifax House style stone house with a truncated gable roof and three attic windows at either end. The house is located on Barrington Street, a main street in the downtown south end of Halifax, Nova Scotia. Both the building and its surrounding property are included in the provincial heritage designation.

HERITAGE VALUE

Henry House is valued as an excellent example of the Halifax House architectural style. It is a typical freestanding two-and-one-half storey stone house with a granite façade and ironstone sides, following a style developed in Halifax by Scottish masons. The house was built in 1835 by well known Halifax mason and land owner John Metlez. The two-and-one-half storey house is also valued for its rare surviving freestone construction with a granite block façade and ironstone on either side. The three attic windows in the gable wall and limited decorations throughout are consistent of the Halifax House style. The elevation is square with three windows wide and the house is deep from front to back. The main floor is raised above street level with an asymmetric front door within an enclosed porch, added in 1870. Since 1968 the building has had a commercial use, housing the Henry House Restaurant and Granite Brewery Pub.

Henry House is also valued for its association with influential government officials, including William Alexander Henry. A Halifax native, Henry and his family lived in the house from 1854-1864. Henry held numerous highly distinguished positions throughout his public career including: one of Nova Scotia's Fathers of Confederation; Provincial Attorney General; Mayor of Halifax; member of the Provincial House of Assembly; co-authors of the British North America Act; and was the first Supreme Court Judge of Nova Scotia, a position he held until his death in 1888.

Henry House is also valued for its location in a mainly residential area of Halifax that was originally

home to many Nova Scotian politicians and merchants. It is a significant reminder of a formative period in the history of Halifax and Nova Scotia. The house is located on Barrington Street and is a few blocks from Government House and across from Cornwallis Park.

Source: Notice of Registration of Property as a Provincial Heritage Property, Provincial Property Heritage File no. 261.

APPENDIX 6 Provincial and Federal Heritage Designations

CHARACTER-DEFINING ELEMENTS

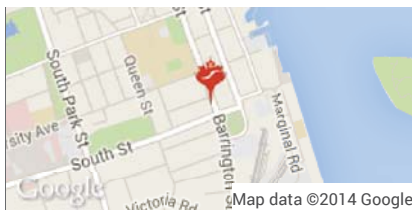
Character-defining elements of Henry House relate to is Halifax House style and include:

- three attic windows in the gable wall;
- deep plan from front to back.
- belt course above the basement;
- heavy quoins;
- six-over-six double sash windows with moulded surrounds;
- front façade is three windows wide with an asymmetric front door;
- granite stone on street façade and ironstone on either side;
- truncated gable roof;
- joined-type chimneystack
- covered porch.

► RECOGNITION

► HISTORICAL INFORMATION

► ADDITIONAL INFORMATION



NEARBY PLACES



Old Halifax Court House

5250 Spring Garden Road, Halifax, Nova Scotia

The Halifax County Court House is an imposing two-and-one-half storey Classical Revival building...



Province House

1726 Hollis Street, Halifax, Nova Scotia

Occupying a prominent site in an historic precinct in the heart of downtown Halifax, NS, Province...



Government House

APPENDIX 6

Provincial and Federal Heritage Designations

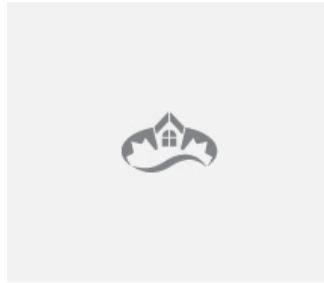
Henry House National Historic Site of Canada

1222 Barrington Street, Halifax, Nova Scotia, B3J, Canada

Formally Recognized: 1969/05/08



General view



OTHER NAME(S)

Henry House National Historic Site of Canada

Henry House

Maison Henry

LINKS AND DOCUMENTS

n/a

CONSTRUCTION DATE(S)

1834/01/01

LISTED ON THE CANADIAN REGISTER: 2009/06/12

STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

Henry House National Historic Site of Canada is a two-and-a-half-storey stone house built in the early 19th century. Located at the front edge of its lot on the edge of downtown Halifax, Henry House features a gable roof topped by a single side chimney, a portico-covered side entrance, various multi-pane sash windows, and walls of ashlar granite blocks on the façade and dressed rough ironstone on the gable ends. Official recognition consists of the building on its property at the time of designation.

HERITAGE VALUE

Henry House was designated a national historic site of Canada in 1969 because:

- Henry House represents an urban house type found in several towns of British North America in the first half of the 19th century;
- for about fifteen years this residence was the home of William A. Henry (1816-1888), lawyer, politician, Father of Confederation, and Judge of the Supreme Court of Canada.

In its side hall plan and its granite and ironstone exterior, Henry House is representative of the style of early 19th-century British North American residences built for the elite. In favour of uniting the British North American provinces, and one of five delegates appointed to represent Nova Scotia at the Charlottetown Conference, William A. Henry made this house his residence during the time of Confederation.

Source: Historic Sites and Monuments Board of Canada, Minutes, May 1969.

CHARACTER-DEFINING ELEMENTS

The key elements that relate to the heritage value of Henry House are:

the composition of its facade, three bays wide with a portico covered entrance at one side;

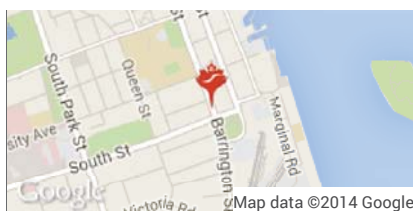
APPENDIX 6 Provincial and Federal Heritage Designations

- the composition of its façade, three bays wide with a portico-covered entrance at one side;
- its gable roof with the long side oriented toward the front elevation;
- its stone construction, consisting of ashlar granite blocks with prominent quoins along the main façade, and gable walls roughly dressed in local ironstone with granite window surrounds;
- the craftsmanship evident in the gable wall masonry, and in the ashlar window surrounds;
- its interior plan, with the first and second floors organized around a side hall with stairs, and kitchen space located in the basement;
- surviving original interior finishes and fittings, including door and window trims and casings, interior shutters, mouldings, baseboards, six-panel doors, ceiling cornices and medallions, fireplace mantels, and the staircase;
- its situation at the front edge of its lot, sustaining a close relationship with the street in keeping with its function and design.

► RECOGNITION

► HISTORICAL INFORMATION

► ADDITIONAL INFORMATION



NEARBY PLACES



Government House

1451 Barrington Street, Halifax, Nova Scotia

Government House is the oldest official residence in Canada, built in 1800-1807 in Halifax for the...



Former Church of England Institute

1588 Barrington Street, Halifax, Nova Scotia

The Church of England Institute is a three storey, brick building designed in an eclectic Victorian...



Macara-Barnstead Building

APPENDIX 6

Provincial and Federal Heritage Designations

Black-Binney House National Historic Site of Canada

1472 Hollis Street, Halifax, Nova Scotia, B3J, Canada

Formally Recognized: 1965/05/17



General view



Corner view



OTHER NAME(S)

Black-Binney House National Historic Site of Canada

Black-Binney House

Maison Black-Binney

Black-Uniacke-Binney House

Maison Black-Uniacke-Binney

LINKS AND DOCUMENTS

n/a

CONSTRUCTION DATE(S)

1819/01/01

LISTED ON THE CANADIAN REGISTER: 2008/11/24



STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

Black-Binney House National Historic Site of Canada is an elegantly restrained, three-storey, cut-stone house that sits close to the sidewalk on a downtown street in Halifax, Nova Scotia. Its symmetrical design and restrained decorative finishes reflects the tradition of Palladian-inspired residences during the late eighteenth and early nineteenth centuries in eastern Canada. The designation refers to the house on its legal property.

HERITAGE VALUE

The Black-Binney House was designated a national historic site of Canada because:

- it is a notable example of the finest Halifax residences of its day, that corresponds with the first important era of stone construction in the town.

Built ca. 1819 for merchant and politician John Black, the Black-Binney House enjoyed a succession of prominent residents including the Honourable James Boyle Uniacke, Premier of Nova Scotia from 1848 to 1854, and the Anglican Bishop of the province, the Right Reverend Hibbert Binney from about 1855 to 1887. This house was large for its time and finished to a very high level with finely cut granite facing on the facade, wrought iron railing along the entry steps, decorated leading in the entry door lights, and fine wood and plasterwork on the interior. Its symmetrically arranged sash windows, low hipped roof and central entry place it within the tradition of vernacular interpretations of Palladian design, popular for homes of the middle and upper classes during this era.

Source: Historic Sites and Monuments Board of Canada, Minutes, May 1965.

CHARACTER-DEFINING ELEMENTS

Key elements contributing to the heritage value of this site include:

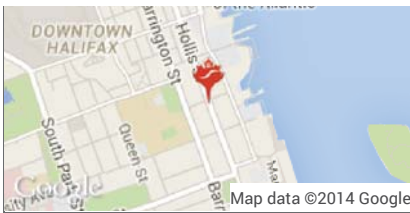
- its location on a downtown street within the centre of the city;
- its position on its lot, close to the sidewalk and accessed by a split staircase;
- its brick construction with stucco finish and cut granite facing on the main facade;
- the three-storey, rectangular massing of its main block;
- its truncated hip roof with end chimneys;
- its five-bay facade with central entry;
- its symmetrical arrangement of multi-pane sash windows;
- surviving evidence of the centre-hall interior layout;
- surviving interior finishes and decoration, notably plasterwork, woodwork, fireplace mantels, doors.

APPENDIX 6 Provincial and Federal Heritage Designations

► RECOGNITION

► HISTORICAL INFORMATION

► ADDITIONAL INFORMATION



NEARBY PLACES



Historic Waterfront Buildings

1865-85 Upper Water Street, Halifax, Nova Scotia

The Historic Waterfront Buildings is a group of stone and wooden warehouses on the Halifax, NS,...



Halifax Waterfront Buildings National Historic Site of Canada

Upper Water Street, Halifax, Nova Scotia

The Halifax Waterfront Buildings NHSC comprises a group of former stone and wooden warehouses on...



Old Halifax Court House

APPENDIX 6

Provincial and Federal Heritage Designations

VIA Rail Station

Heritage Railway Station of Canada

Halifax, Nova Scotia



Exterior photo
(© Barry Moody, DFA, 1991.)

Address : 1161 Hollis Street, Halifax, Nova Scotia

Recognition Statute: Heritage Railway Stations Protection Act (R.S.C., 1985, c. 52 (4th Supp.))

Designation Date: 10/6/1991

Dates: 1928 to 1930 (Construction)

Other Name(s): Canadian National Railway Station (Historic Name)

Research Report Number: RS-044

Description of Historic Place

The VIA Rail (formerly Canadian National Railways) Station at Halifax is a large, Beaux-Arts-style railway station. It was built in 1928-30 as part of a hotel and railway station complex, consisting of the adjoining Hotel Nova Scotian. The hotel/station complex is prominently located adjacent to Cornwallis Park and forms part of the southern boundary of Halifax's downtown commercial core. The formal recognition is confined to the railway station itself and does not include the adjoining hotel building.

Heritage Value

The large size, monumental design and prominent location of the VIA Rail (formerly Canadian National Railways) Station at Halifax illustrate the emphasis placed on rail passenger service by the Canadian National Railways (CNR) during the late 1920s. It is one of the few remaining examples of a combined railway-station-and-hotel-complex, a once-common arrangement that reflected the emphasis placed by rail companies on providing hospitality as well as transportation services. The construction of the Halifax station and hotel complex was seen as an indication that the city was bouncing back from a post-war slump.

The Halifax station illustrates the basic tenets of the Beaux-Arts style: symmetry, monumentality and classically inspired detailing. Its late Beaux-Arts design is evident in its classical detailing, the sober choice of materials, and the restrained use of ornamentation. The original configuration and functional arrangement of the main public spaces have been maintained, and some original detailing and material remains in the lobby, concourse and waiting room.

The scale of the Halifax station and hotel complex, and its relationship to the adjoining Cornwallis Park and to the Barrington Street commercial district, create a southern anchor and boundary for Halifax's downtown commercial core. The monumental nature of the station is enhanced by the surrounding open space created by Cornwallis Park.

Source: Heritage Character Statement, VIA Rail (formerly Canadian National Railways) Station, Halifax, Nova Scotia, August 1991; Harry Jost and Barry Moody, Railway Station Report 044, VIA Rail Station, Halifax, Nova Scotia.

Character-Defining Elements

Character-defining elements of the VIA Rail (formerly Canadian National Railways) Station at Halifax include: exterior features which characterize it as an example of the Beaux-Arts style, including the formal, symmetrical, front elevation, the monumentally scaled classical façade, the richly detailed entrance portico, the cast-bronze shell cresting and mouldings over the entrance doors, and the attic storey crowned with a horizontal main cornice; the use of a limited range of materials on the principal elevation, Queenston limestone, stuccoed brick and gray granite; the use of balanced, repetitive elements on the principal elevation; the strong, horizontal lines of the principal elevation, created by the granite base, entablature and main cornice; interior features typical of Beaux-Arts design, including the axial and forcefully organized interior plan, and the monumentally scaled and classically detailed, general waiting room; surviving original interior finishes and detailing in the lobby, arcade, concourse and general waiting room, including terrazzo floor, cove base, marble dado, and plaster mouldings; surviving original fixtures in the lobby, including, light fixtures, and a bronze display cabinet; functional features in the concourse, including the open steel roof trusswork, and the skylights.

Date Modified : 2012-03-15

APPENDIX 7

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: New Building



Building No.	25
Civic Address	1075 Barrington Street
Building Name	Atlantic Superstore
Construction Date	~ 1998-99

Researcher:	Rylan Palmer-Dixon Emma Sampson
Date:	January 30 th 2012 September 27, 2014

Architectural Comments:

Atlantic Superstore is a 1 storey commercial building with a pitched/flat roof that holds three projections visible from the façade. Each projection houses an entrance or large storefront bay window. There are many columns along the façade of the building acting as main or secondary structure supports.

The building design comes from its franchise, with the façade predominantly made up of large storefront windows, making the architecture of the building complement the open space of the surrounding streetscape.

The large open space in front of the building and adjacent the Nova Scotia Liquor Corporation (NSLC) is paved and marked for commercial parking spaces. In the northwest corner of the parking lot, there is a Superstore Gas Bar (that although fits the needs of Lob Laws), is not an appropriate addition to the heritage conservation district. In addition, there is a paved open space behind the building used as a loading bay, which is shared with D & L Engineering sales building further south.

Historical Comments:

This is the site of multiple former small businesses and residences. In addition there are original historic buildings (south) of Atlantic Superstore (along Barrington Street) that still remain; such as the buildings owned by: D & L Engineering Sales Ltd., and Salsman Investments Ltd; however they are outside of the South Barrington Heritage Conservation District.

The Northern end of the property (adjacent to the VIA Rail Station) occupies what was formerly the Halifax Gas Light Co. Gas Works, and the majority of the property between Barrington and the rails existed as (businesses?) on Victoria St., Albert St., and the brief distance of South Hollis Street. The Prince Albert Steam Sawmill and the McLean & Johnson Stone Yard, as well as other industrial properties, existed with water frontage to the East. (Hopkins' City Atlas – 1878)

Contextual Building Comments:

Atlantic Superstore is constructed out of modern materials. This includes wooden cedar shingles which complement the surrounding historic wooden buildings. Although the façade constructed of mainly glass windows is in contrast with the surrounding buildings, the transparent appearance provides a more appealing streetscape.

It is rare for an area to have a large commercial building that complements surrounding scale. However, the smooth transition from the small historic buildings along Bishop and Morris Street, to medium sized mixed use buildings north of South Street, to the large scaled buildings south of South Street, works because of its steady progression. Although large, Atlantic Superstore maintains its relativity to the area because of its height in relation to the surrounding streetscape.

The building admits regular massing, which is relative to the adjacent buildings. However, the difference lies with the setback of Atlantic Superstore in contrast to its surrounding buildings. Although the setback is not similar, it works not only because it retracts from the large scale and length of the building, but also because it complements the open space of Cornwallis Park across of Hollis Street.

Owner(s):	Loblaw Properties Ltd.
Address:	400 Ste Croix Ave, QC Canada, H4N3L4

Year Built:	≥ 1997
Present Use:	Supermarket/Grocery Store
History of Use:	Multiple small businesses, including: Provincial Reality Co. Ltd., and Tilden Car Rental Inc.

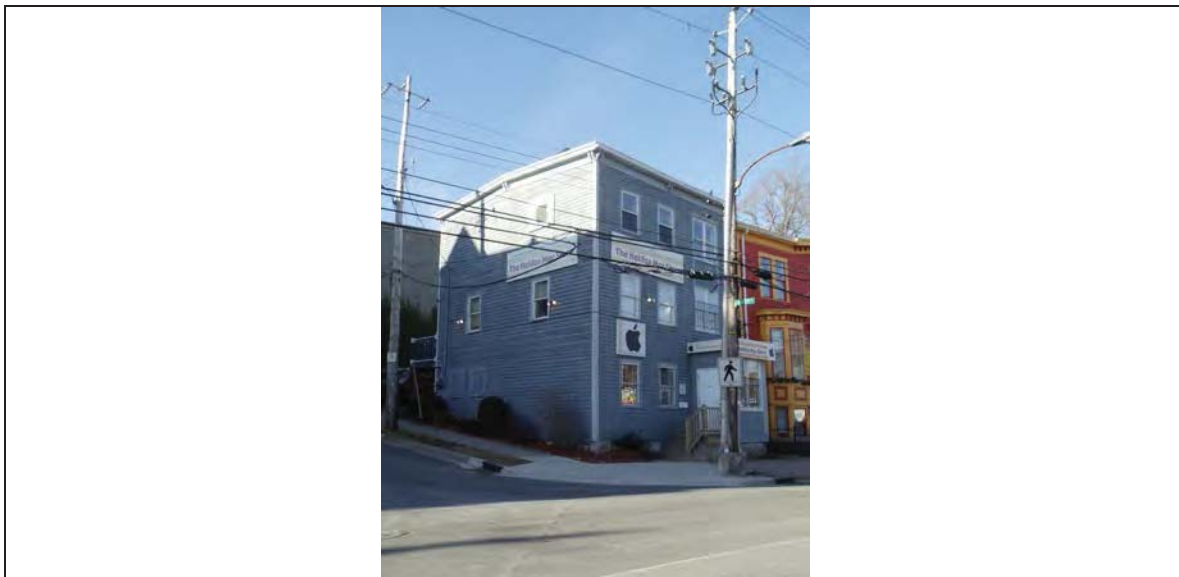
History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Statutory Declaration (Loblaw Properties Ltd.)	1997 - present		N/A	Book 6074, page 927
IPFC Properties Inc.	1996 - 1997		N/A	Book 5926, Page 259

Canada Lands Company (CLC) Ltd.	1995-1996	N/A	Book 5857, page 1066
Canadian National Railway Company (CNR)	1995 - 1995	N/A	Book 5816, page 1023
Crown Grant	0 - 1995	N/A	Book 5743, page 720

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	#27
Civic Address	1106 Barrington Street & 5302 Green Street
Building Name	
Construction Date	Pre 1865

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

A two and half storey wooden shingled structure with a stone foundation and built along the plain "Italianate Style". Various portions of the façade's wooden shingles are placed in a decorative scalloped design. The entrance is an enclosed front porch. The roof is low pitched with overhanging eaves and paired brackets added for decoration.

Historical Comments:

The Kerr Family owned this house for around a hundred years along with the two properties located next door. Then the Proto Family owned the three structures for twenty years. Both of these families purchased and sold numerous buildings within the Barrington Street District.

Contextual Building Comments:

The building has retained the majority of the architectural aspects of its original design. However the entrance and the windows have been renovated at some point. Around 1990 a basement door was added and used as the entrance to a business that was once located in this building. A separate civic number was given to this portion of the property known as 5203 Green Street.

Contextual District Comments:

This structure is similar in design to other buildings in the area and fits in well with the district.

Present Owner(s):	Terra Consultants	Original Owner(s):	James Finlay
Address:	380 Alison Blvd.	Occupation:	Grocer
	Fredericton, NB E3C 0A9		

Year Built:	Pre 1865
Factual/Estimate?	Estimate
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories; Spoke by telephone with Graeme Duffus, a former owner of the property.

Builder:	Unknown
Present Use:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Yarmohammad Bagheri	2012-Pres			#102169001
Terra Consultants	2003-2012			7471-556 (Lot# 1)
Doug Prothero (et al)	2002-2003			6940-873
Graeme Duffus (et ux)	1990-2002	Architect		5024-950
George Protos (et al)	1987-1990	Sheriff's Deed		4500-1153
Nicholas Protos	1969-1987			2297-618
Louis & Nicholas Protos	1966-1969			2104-7
Louis & Stella Protos	1966-1966	Manager		2100-921
Beatrice Kerr (et al)	1949-1966	D/o Alice Kerr		1043-88 (Will)
Alice Kerr	1937-1949	W/o Cliff Kerr		764-270 (Will)
Clifford Kerr	1886-1937	Merchant		257-13 (Will)
James Kerr	1867-1886	Customs Officer		159-86
James Finlay	1865-1867	Grocer		149-351

Comments on Historical Associations:

The Duffus Family resurveyed this property and the two properties located next door and the lots are listed as Lot# 1D, 2D and 3D. George Protos purchased five properties, along with this one, at a foreclosure sale that had belonged to Nicholas Protos. Beatrice Kerr was the daughter of Alice and Clifford Kerr. Clifford was the son of James and Jane Kerr. When James Kerr died in 1886 his son, Clifford, received the properties but his mother, Jane Kerr, was given the right to reside in one of the houses until her death. James Kerr paid \$2000.00 for this house but was living nearby. James Finlay purchased this house from the executors of John Williamson for 470 pounds (\$2350.00). Paying this amount of money for a piece of land indicates that a structure was located on the site.

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	#28
Civic Address	1110/12 Barrington Street
Building Name	
Construction Date	ca. 1873/74

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

A two and half storey wooden shingled structure with a flat roof; two-three sided bay windows located on each side of the entrance, extending from the ground level to the top storey of the building. An apartment entrance is situated directly below the front entrance. The building is very colorful with decorative additions compared to the other homes in the area. Brackets are located under the central peaked portion of the arched shaped roof line; also the front entrance and above the bay window. The architectural design of the building is uncommon for the area.

Historical Comments:

This structure was the second home to be built for the Kerr Family on Barrington Street but the third house that they owned. It was built around 1873/74 since it is not listed in the McAlpine City Directory until 1874. However, James Kerr purchased this lot of land for 142 pounds (\$710.00) from the Estate of John Williamson, who had owned 1106 Barrington Street. All three buildings that were owned by the Kerr Family were purchased by the Protos Family in 1966.

Contextual Building Comments:

The building is architecturally different in design from the other houses in the area. It has retained it's original look, except for possibly the front entrance's cast iron staircase. The façade is a different color than the back portion of the structure. Wooden steps were constructed in the back to reach the upper storey apartments. At some point, a section was added to this house, attaching it to 1106 Barrington Street. The stricture is one of the more colourful and decorative buildings in the area

Present Owner(s):	Mirtchev Borislav	Original Owner(s):	James Kerr
Address:	55 Milsom Street	Occupation:	Customs Officer
	Halifax, NS B3N 3M3		

Year Built:	ca. 1873/74 (Land purchased in 1865)
Factual/Estimate?	Estimate
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories

Builder:	Unknown; Built for Kerr Family
Present Use:	Residences and Commercial; Known as "Chalet Realty"

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Dayna L. Sherry	2014-Pres			#104478251
Borislav Mirtchev	2007-2014			#87958667 (Lot 2D)
Graeme Duffus (et ux)	2000-2007	Architect		6689-330
Sylvia Duffus	1990-2000	Sis/of G. Duffus		5024-950
George Protos	1987-1990			4500-1153
Ext. of N. Protos	1969-1987			2297-618
Louis & Nicholas Protos	1966-1969			2104-7
Louis & Stella Protos	1966-1966	Manager		2100-921
Beatrice Kerr	1937-1949	D/o Alice Kerr		1043-88
Alice Kerr	1886-1937	W/o Cliff Kerr		764-290 (Will)
Clifford Kerr	1865-1886	Merchant		257-13 (Will)
James Kerr	1865-1886	Customs Officer		149-374
Est/o John Williamson	1858-1865	Merchant		Will (D. 1858)

Comments on Historical Associations:

The Kerr Family owned this property (Listed as Lot 2D) for a hundred years and purchased the land for 142 pounds and 10 shillings from the Estate of John Williamson. It is believed that James Kerr had this house constructed around 1873/74. John Williamson purchased this property from James Conroy for 570 pounds (\$2850.00), when this lot was part of the lot situated next door; with a structure already constructed by John Williamson. The property was resurveyed into three lots by the Duffus Family in 1990.

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	#29
Civic Address	1114 Barrington Street
Building Name	
Construction Date	1853

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

A one and a half storey wooden shingled structure architecturally designed in a plain "Halifax House Style"; with an off centered entrance surrounded with sidelights and transom windows' a medium pitched truncated roof with a five-sided dormer window situated in the center of the roof.

Historical Comments:

James Kerr built this house in 1853 and by the mid-1870s he owned all three properties from 1106 to 1114 Barrington Street. Mr. Kerr was a Customs Officer Inspector. He purchased this lot of land for 90 pounds (\$450.00) from James Conroy and had this structure built for his family.

Contextual Building Comments:

This property has retained its original design. It is the oldest of the three properties owned by Mr. Kerr and was built by him as his private family residence. The front entrance and windows have been placed at some time.

Contextual District Comments:

The design of this house is quite common for the area and may be the oldest house still standing since it was constructed in 1853. This property was part of the land resurveyed by the Duffus family in 1990 and is referred to as lot 3D.

Present Owner(s):	Drake Recording Services	Original Owner(s):	James Kerr
Address:	1592 Oxford Street	Occupation:	Customs Officer Inspector
	Halifax, NS B3H 3Z4		

Year Built:	1853
Factual/Estimate?	Factual
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories; and Telephone conversation with Graeme Duffus

Builder:	Unknown; Built for Kerr Family
Present Use:	Offices/Residence

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Drake Recording Services	2000-2014		M-Tech	6695-897 (Lot 3D)
Sylvia Duffus	2000-2000		Sis/o Graeme Duffus	6689-333
Graeme Duffus (et ux)	1990-2000		Architect	5024-965
George Protos (et al)	1987-1990		Businessman	4500-1153
Est/of Nicholas Protos	1969-1987			2297-618
Louis & Nicholas Protos	1966-1969			2104-7
Louis & Stella Protos	1966-1966		Manager	2100-921
Beatrice Kerr	1949-1966		D/o Alice Kerr	1043-88
Alice Kerr	1937-1949		W/o Cliff Kerr	764-290 (Will)
Clifford Kerr	1886-1937		S/o James Kerr	257-13 (Will)
James Kerr	1853-1886		Customs Officer	104-564

Comments on Historical Associations:

This is the first property of three purchased by James Kerr on Pleasant/Barrington Street. He purchased this lot of land for 90 pounds (\$450.00) from James Conory. He lived here prior to moving to 1110-12 Barrington Street.

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	#30
Civic Address	1118 Barrington Street
	Formerly #188 Pleasant St
Building Name	
Construction Date	ca. 1867 or Rebuilt ca. 1942

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

A one and a half storey wooden shingled structure constructed in a plain "Italianate Style" with a medium pitched hip roof. The modern door and windows were added at some point. It is not known if this is the original architectural design of this structure.

Historical Comments:

This building has always been a rental property. It is not known if the Hon. James Tobin or his family ever resided in this home. In the deed it states that he was living in London, England when he purchased the property in 1867 along with several other properties.

Contextual Building Comments:

This plain styled structure is not an uncommon design within the Barrington Street District. From around 1905 until around the early 1940s the civic number 188 was no longer listed in the McAlpine City Directories. This indicates that the structure was either demolished for some unknown reason or had been burned down. The Civic number returns by 1946 which indicates that a building was once again rebuilt on this site.

Contextual District Comments:

Of the six houses located on Barrington Street and situated between Green and Kent Streets, this one is more modern in style than the others located in the area. This may be due to the fact that it was rebuilt in a more modern style in the mid 1940s.

Present Owner(s):	Leinster Holdings	Original Owner(s):	Hon. James Tobin
Address:	PO Box 12	Occupation:	Esquire
	Lakeside, NS B3T 1M6		

Year Built:	Originally in 1867 and may have been rebuilt by 1946
Factual/Estimate?	Estimate
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories

Builder:	Unknown
Present Use:	Rental Property

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Leinster Holdings	2009-2014			#94862376
Capital Inv. Corp.	1961-2009			1750-100
Harry Paton (et al)	1951-1961		Barrister	1125-125 (Lot# 1)
Joseph Bellefontaine	1946-1951		Dry Cleaner	944-353 (Lot# 1 & 2)
Janet Oxley	1935-1946		Wid/o H. Oxley	732-619 (Will)
Harold Oxley	1912-1935		Insurance Broker	419-524
Exe./o WM. Chisholm	1910-1912			381-753
William Chisholm	1880-1910		Esquire	224-309
William McSweeney	1879-1880		Barrister	222-162
Hon. James Tobin	1867-1879		Esquire	156-706

Comments on Historical Associations:

The two properties with civic numbers 1118 & 1124 were surveyed in 1951 (see attached plan). This property was part of a marriage agreement made between the Hon. James Tobin and his future wife, Emily, in 1834. The property was held in trust for his wife. The property was sold to WM. McSweeney for \$3400.00 which indicates a building of some form was already situated on the property. Then William Chisholm paid \$5500.00 for the property only a year later.

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	#33
Civic Address	1138 Barrington Street and #200 & 200 ½ Pleasant/Barrington St
Building Name	
Construction Date	1893

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

This structure was designed in a "Second Empire Style" townhouse. It is one and a half storey wooden shingled structure with a mansard roof and a stone foundation. The roof has paired windows with a decorative cornice; as well as a one storey three sided bay window above one entrance. Both entrances have modern sidelight windows and the bay window along with the single window provides natural sunlight to access the upper storey.

Historical Comments:

John Naylor was responsible for having this and four other buildings constructed between Kent and Tobin Streets. He was a real estate agent and a social activist, see attached Bio. At one time the structure was used as a laundry business for a number of years, ca 1920-1965; and was called by several different business names, ex. Lee Wee Laundry.

Contextual Building Comments:

The building is similar in style to the other three buildings constructed for Mr. Naylor. Changes have been made to the façade of the structure with the entrance adding a more modern design to the building, as well as showing a division for a two family dwelling.

Contextual District Comments:

This two family dwelling fits in well with the other buildings within the Barrington Street Area and the style was very popular during the 1890s.

Present Owner(s):	Mah J. M. Lee	Original Owner(s):	Thomas Ritchie
Address:	1140 Barrington Street	Occupation:	Barrister
	Halifax, NS B3H 2R3		

Year Built:	1893
Factual/Estimate?	Factual
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories in 1894

Builder:	Unknown
Present Use:	Residential

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Se Ying Lee & Judy Yet Goh Lee	2013-Pres			#103476660
Mah J. M. Lee	1955-2013		Laundryman	1299-610
James & Wee Lee	1943-1955		Laundryman	865-137
Yee Lee & Lee Lung	1937-1943		Laundryman	752-536
Lee Lung	1927-1937		Laundryman	611-425
Hugh Cameron	1927-1927		Student	611-421
Cranston Real Estate	1918-1927		Real Estate Co.	611-417
Israel Crowell	1896-1918		Sales Manager	475-897
James Corston	1896-1896		Builder	311-644
Thomas Ritchie	1893-1896		Barrister	294-91

Comments on Historical Associations:

Thomas Ritchie paid \$625.00 for the land he purchased from John Naylor, a realtor. This lot was listed as bring Lot #2 on the plan showing the surveyed properties of J. Naylor. Israel Crowell paid \$3000.00 for the property to Cranston Realty Co. We know a house was constructed on this lot of land because the property is shown as vacant lands in the McAlpine City Directories for 1894. The directories are researched and printed a year ahead of the date shown on the directories, so this house was built in 1893.

Photograph (front elevation)

Researcher: A. M. Withrow

Date: February 2011



Building Classification: Contributing Building

Building No.	#34
Civic Address	1144 Barrington Street
Building Name	
Construction Date	1893

Architectural Comments:

This structure was designed in a "Second Empire Style" townhouse. It is one and a half storey wooden shingled structure with a mansard roof. Two different styled dormers are located in the roof providing natural sunlight to access the upper storey. A three sided bay window is placed on the first storey with small single brackets as well as larger brackets located on the façade of the building as decoration.

Historical Comments:

This structure has had only a few owners and was built around the same time period as the other three properties that were owned by John Naylor located between Kent and Tobin Streets. During the late 1960s it became a rooming house and by the 1990s it was a commercial property.

Contextual Building Comments:

This structure along with the other three properties located next door all fit well within the district where they are located. Today it is a commercial property and the front entrance has been changed with the transom window no longer visible. The numerous signs do not add anything to the façade of the building except to allow people to know what is being offered in this structure.

Contextual District Comments:

Other than the numerous signage placed on the façade of the building, the structure does fit well within the area where it is located. The architectural style is very common for this area.

Original Owner(s):	John and Elizabeth Holland
Occupation:	An Awning Manufacturer (produces blinds)

Present Owner(s):	Aline Fineberg
Address:	1144 Barrington Street
	Halifax, NS B3H 2R3

Year Built:	1893
Factual/Estimate?	Factual
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories

Builder:	Unknown; Build for the Holland Family
Present Use:	Boutique and Apartment

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Aline Fineberg	2006-2014			#86259653
Jonathan Levin (et al)	1995-2006			5775-619
Cleveland Dev. Ltd. Inc.	1985-1995			4048-957
Barbara D. Lohnes	1970-1985			2386-1004
Landways Dev. Ltd.	1967-1970			2159-1019
Nesco Ent. Ltd.	1965-1967			2059-439
Town & Country Ltd.	?-1965			?
Else Akerlund	1928-?		W/o H. Akerlund	612-1033
Harry D. Holland	1926-1928		V.P. Farquhar Bros.	596-548
Elizabeth Holland	1893-1926		W/o John Holland	291-315

Comments on Historical Associations:

Herman Akerlund was an US Immigration inspector but the property was purchased and registered in his wife's name, Else Akerlund. This was quite common during the 1880s and later to register properties in their wife's name. John Holland's business was making blinds. His wife, Elizabeth Holland paid \$500.00 for the property known as Lot #3 on John Naylor's surveyed plans for his properties located between Kent and Tobin Streets. It was not possible to discover how the Town and Country Ltd. Received the property. They sold and purchased numerous properties throughout Halifax and surrounding areas.

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	#35
Civic Address	1146-48 Barrington Street
Building Name	Formerly #134 Pleasant Street; & 206-206 ½ Barrington Street
Construction Date	Bet. 1895-96

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

This structure was Architecturally designed in a "Second Empire Style" townhouse. It is a one and half storey wooden shingled/brick structure; with a stone foundation and a mansard roof. A small single and double paired window dormer is located in the roof. Around 1945 the structure was being used for business purposes as well as a residence. The two entrances have been altered along a brick façade bring added to the building.

Historical Comments:

The building was originally purchased by James Payzant from John Nawlor in 1892, but James Payzant sold the lot to William Morrissey for \$600.00; which indicates that a building could not have been constructed at this time and in the City directories it shows that the structure was here by 1895-96. By the mid-1940s the building is listed as a commercial property with an apartment located in the upper storey.

Contextual Building Comments:

Originally this bulding was similar in design as the other structures located nearby but once it was changed to commercial property the façade was altered somewhat with the addition of the brick façade. However the original design is still visible as the mansard roof has not been altered.

Contextual District Comments:

This small structure is similar in style to the other buildings in the area and even though it is now commercial property it still fits well within the district.

Present Owner(s):	Joanne Karmas	Original Owner(s):	William S. Morrissey
Address:	6 Lanshaw Close	Occupation:	Telegraph Operator
	Halifax, NS B3S 1E7		

Year Built:	Bet. 1895-1896
Factual/Estimate?	Factual
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories

Builder:	Unknown
Present Use:	Pizza Restaurant and apartment

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Joanne Karmas	1983-2014			3728-569
George Tsoulouchas	1973-1983		Merchant	2650-686
Steve Tzagarakis (et ux)	1942-1973		Retired	841-174
James S. Wilson (et al)	1942-1942		Clerk	?
Jennie S. Wilson	1934-1943		Widow	718-676
Maxine Wilson (et al)	1913-1934		Ch/of Wilson	?
Alex Wilson	1909-1913		Merchant	414-390
James Wilson	1905-1909		Clerk	370-769
WM. J. Morrissey	1895-1905		Telegraph Operator	303-288
James A. Payzant	1892-1895		Physician	290-680

Comments on Historical Associations:

William Morrissey purchased the property known as Lot #4 on John Naylor's survey plan of his five properties for \$600.00 which shows us that he must have been the one to have this structure built. The Wilson family notes: Alex Wilson purchased the property and died in 1913, only four years after buying the house; His will states that his son, Daniel Wilson, could live in the house until his death (D. 1926) then the property goes to his other children, Maxine, James and Margaret. These three children deeded the property back to their mother, Jennie Wilson, until her death in 1942. She died intestate and the remaining surviving children, James Wilson and Maxine Nichols, sold the property to Steve Tzagarakis in 1942.

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	#36
Civic Address	1150 Barrington Street
Building Name	Formerly #136 Pleasant Street and Barrington Street
Construction Date	1893

Researcher:	A.M Withrow
Date:	February 2011

Architectural Comments:

This structure was built Architecturally as a “Second Empire Style” townhouse. It is a one and half storey wooden structure with a truncated styled roof and a stone foundation. A two storey three sided bay window extends from the ground level to the roof. The Entrance has sidelights and a transom window; with small brackets situated under the cornice located over the door. Larger single brackets are placed under the eaves of the roof and above the bay window.

Historical Comments:

John Naylor owned this lot of land, along with a number of properties throughout Halifax City and was a well-known real estate dealer and social activist. He sold this property to the Southall family who were responsible for the structure to be built and members of this family resided for over 60 years.

Contextual Building Comments:

This building is similar in design as the other four structures located nearby on the same block of land once owned by John Naylor. Only a few alterations have been made to this structure. A cast iron railing was added to the property giving it a more decorative look and cement steps have been added and may have originally been placed in the opposite direction, parallel to the street.

Contextual District Comments:

This structure fits well with the other homes located in the area. The style is quite popular in this district and it has retained its originality for over one hundred years.

Present Owner(s):	Visilios Migas	Original Owner(s):	Frederick Southall
Address:	1150 Barrington Street	Occupation:	Postal Clerk
	Halifax, NS B3H 2R3		

Year Built:	1893
Factual/Estimate?	Factual
Sources:	Registry of Deeds in Dartmouth, NS; McAlpint City Directories

Builder:	Unknown
Present Use:	Private Residence

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Christos Magas	2014-Pres			#104584488
Vasilios Magas (et ux)	1976-2014			3001-302
Gail Cooper	1975-1976			2902-762
Ken Lee	1974-1975			2820-911
Margaret Lee	1964-1974			1987-429
She Quon Lee	1955-1964			1352-306
Andrew Cuprik	1953-1955			1228-83
Loan Realty Ltd.	1953-1953			1228-72
Heirs/Annie Southall	1953-1953			642-52 (Will)
Annie Southall	1928-1953			642-52 (Will)
Frederick Southall	1893-1928		Postal Clerk	323-426

Comments on Historical Associations:

Fred Southall lived here until his death in 1928. Then his wife, Annie, continued to live in this house until her death in 1953. This property is listed as Lot#5 on the survey plan for John Naylor, a real estate dealer. He sold it to the Southall Family in 1893 but the deed was not registered until 1899.

Photograph (front elevation)

Building Classification: New Building



Building No.	38
Civic Address	1190 Barrington Street
Building Name	
Construction Date	c. 1986

Researcher:	Rylan Palmer-Dixon Emma Sampson
Date:	February 20 th 2012 October 10, 2014

Architectural Comments:

The building is a 4 storey commercial building with a flat roof. The design depicts the style or look of a small factory, shown by both the choice in type and the layout of materials used to construct this building. This includes concrete which outlines the building in both horizontal and vertical bands, as well as each floor being defined by horizontal bands of windows and long brick spandrels. The windows on the first 3 storeys of the building are traditional double hung style, while the 4th storey windows are fixed; this design mix provides variety within the façade.

There is a central entrance to this building with a transom of 2/2 windows. The roof top of the building contains a single flue stainless steel extension of a brick chimney and a HVAC (Heating, Ventilation and Air Conditioning) system that is setback from the roof line.

Historical Comments:

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Contextual Building Comments:

The scale complements the surrounding buildings, however while the massing and setback on the building complements the Westin on the opposite side of Cornwallis Park, it does not complement the surrounding buildings.

The building is constructed of historic looking materials. This includes antiqued bricking and single-hung “factory” windows, which complements the historic buildings along the surrounding streetscapes. In addition the material includes concrete with distressed texture to give the appearance of historic sandstone.

Owner(s):	Nelson Investments Ltd.
Address:	PO Box 384 Halifax, NS Canada B3J2P8

Year Built:	c. 1986
Present Use:	Commercial Use
History of Use:	Commercial/Residential

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Nelson Investments Ltd.	1998 – Present		Name Change	Book 6190, Page 176
2494169 Nova Scotia Ltd.	1997 - 1998			Book 6100, Page 880
Centennial Properties 1978 Ltd.	1985 – 1997			Book 4089, Page 40
One Sackville Place Ltd.	1971-1985			Book 2480, Page 744
Imperial Oil Ltd.	1939-1971			Book 782, Page 500
Eastern Trust Co /National Trust Co	1919-1939			Book 496, Page 49
Thomas F Tobin	1919		Barrister	Book 482, Page 905
William M Cameron	1903-1919		Physician	Book 357, Page 592
Anne Bolton				

Other Comments:

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Photograph (front elevation)

Building Classification: Contributing Building



Building No.	#91
Civic Address	1221 Barrington Street (Formerly
	185 253 & 255 Pleasant Street and
	1217-21 Barrington Street
Building Name	Camphill Medical Centre
	(Connections Clubhouse)
Construction Date	ca. 1904

Researcher:	A. M. Withrow Emma Sampson
Date:	February 2011 September 27, 2014

Architectural Comments:

A one and a half storey Yellow brick and cement block building with a flat roof and modern doors and windows; the architectural design of the structure indicates a typical office building; with an extension added at some point to the rear of the building for housing.

Historical Comments:

The structure was used as a drugstore from 1919 until 1956 and was owned by Albert Buckley, a druggist. This building was also used as the Welfare Council Offices and also as an office supply store for the Underwood Company.

Contextual Building Comments:

The style of the building is a plain, box shaped structure, constructed to house some type of business. It doesn't seem to fit in with the other historical structures located in the area. It is not possible to know for sure if this is the original building to have been built on this site in 1904.

Contextual District Comments:

This modern styled building is not representative of the different historical buildings that are located in the area. There are a number of historical structures surrounding this building.

Present Owner(s):	Camp Hill Medical Center	Original Owner(s):	Henry MacDonald
Address:	#2810-1278 Tower Road	Occupation:	Merchant
	Halifax, NS B3H 2Y9		

Year Built:	ca. 1904
Factual/Estimate?	Estimate
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories

Builder:	Unknown
Present Use:	Camp Hill Medical Center called "Connections Clubhouse"

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Camp Hill Medical	1996-2014		Medical Services	5831-1158
Toronto Dom. Bank	1990-1996			5804-799
Doane Ray Ltd.	1990-1990		Trustee/Nortel	4887-365
Est/Notel Realty	1990-1990			4887-365
Uptown Inv. Inc.	1987-1990			4503-638
Gondola Rest. Ltd.	1984-1987			3902-325
James A. Daly Inv.	1965-1984			2061-560
Gladys Phipps	1959-1965		Widow	1620-851
John Campbell (et ux)	1959-1959		Barrister	1618-606
Midas Inv. Ltd.	1957-1959		Leased Property	1509-420
Robert Slaven	1957-1957			1456-252
Robert A. Smilestone	1956-1957		Merchant	1386-672
Albert H. Buckley	1919-1956		Druggist	497-381
Henry A. MacDonald	1904-1919		Merchant	363-293
James Gordon	1904-1904		Gentleman	358-603 (Sheriff's Deed)

Comments on Historical Associations:

Uptown Investments Inc. was formerly called Rockingham Accounting Services, changed their name in 1988. (Bk. 4874 pg. 673). Underwood Ltd. Leased the building from Midas Inv. Ltd. and other owners from 1959 until 1983. (Bk. 1620 pg. 844). In 1904 the property was sold at auction and J. Gordon paid \$2000.00. This indicates that a building was on the property, however the Architectural Design indicates this building was built later than 1904.

Photograph (front elevation)

Building Classification: Registered Building



Building No.	40
Civic Address	1222 Barrington Street
Building Name	Henry House
Construction Date	1834-1835

Researcher:	Colette Bishop-Greene
Date:	November 22 nd , 2011

Architectural Comments:

Henry House is an excellent example of the Halifax House style. It is a 2 ½ storey masonry building with a steeply pitched truncated gable roof, three attic windows at each gable end, and one remaining multi-flue chimney. The roof eaves overhang the front façade, with eaves returned at the corners, whereas the roof is tight to the eaves on the sides and rear of the building. The building has a granite façade with ironstone sidewalls, heavy quoins at the corners, and a substantial belt course between the basement and main floors. All windows on the building are six over six. The three attic windows in the gable end wall and the limited ornamentation are consistent with the Halifax House style.

The Henry House is designed with a side hall plan with a side hall plan with the main entrance situated at the north end corner. A second entrance is located at the north side of the building. The main entrance has a storm porch with a flat roof, modest overhand and a decorative cornice with ornamental fretwork. Window boxes below each window, a recent introduction to the building, have similar ornamental fretwork. The secondary entrance has a long porch that provides weather protection and is similar in design and style as the front porch.

The Henry House is in excellent condition. There is a 1 storey addition at the rear of the building, and while it is constructed of concrete block, its simple construction maintains the building's style and character. There is a large open area behind the building which may have originally been used as a garden but is now used as a parking lot.

Historical Associations:

Henry House is valued for its historical associations with several prominent individuals, in particular John Metzler (a master-mason who built the house) and William Alexander Henry. Henry House was built in a subdivision known as Marion Square, on a lot subdivided from the 3-acre field known as Day's Field. In 1831, Henrietta Day, widow and land owner, sold land to Mr. John Harvie, a merchant in Halifax for £1200. In 1834, Mr. Harvie sold several lots to John H. Anderson for £1505. In the same year, Mr. Anderson sold lots # 3 and #7 to John Metzler, a mason, for £230. During this time it is believed that Mr. Metzler built Henry House. Mr. Metzler owned the house and property until 1887.

William Alexander Henry resided in the house from 1854-1864 and held a number of prestigious titles: lawyer, youngest member of the House of Assembly, Father of Confederation, Mayor of Halifax, and the first Supreme Court Judge in Nova Scotia. Other residents included Andrew K. McKinlay (publisher), Richard Cabot (tailor), and Charles W. Bowser (chauffeur).

Contextual Building Comments:

There are two surviving examples of the Halifax House style buildings of stone masonry, Henry House and Stoddard House situated between Government House and South Street. Between the two are a number of brick houses built by George Blaiklock approximately thirty years later. Blaiklock's houses illustrate the continuity of this architectural style, executed in brick. Henry House is clearly an asset to the surrounding area and strongly contributes to the heritage character within the proposed district.

Present Owner(s):	The Henry House Ltd.	Original Owner(s):	John Metzler
Address:	1222 Barrington Street	Occupation:	Mason/master-mason
	Halifax, NS B3J 1Y4		

Year Built:	1834-1835
Factual/Estimate?	Estimate
Sources:	Provincial background research 2004
	HRM Heritage property file/ NSHPI website

Builder:	John Metzler
Present Use:	Restaurant and Pub

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
John Harvie	1831 (Land)		Merchant	Bk. 54-73
William McDowall	1831 (Land)		Stone Mason	Bk. 54-111
R. J. Uniacke	1831 (Land)		Not Listed	Bk. 54-378

Charles Wallace	1833 (Land)	Not Listed	Bk. 58-280
John H. Anderson	1834 (Land)	Merchant	Bk. 59-290
John Metzler	1834-1887	Mason	Bk. 59-488
Richard Cabot	1887-1892	Draper	Bk. 265-51
Susan Jane Cabot	1892-1914	Spinster	Bk. 287-68
Albert H. Buckley	1914-1919	Druggist	Bk. 433-313
Frank K. Warren	1919-1921	Broker	Bk. 497-497
Halifax Branch of Navy League of Canada	1921-1934	Not Listed	Bk. 544-602
Annie Alfreda Bowser	1934-1968	Wife of Chauffeur	Bk. 699-65
Henry House Ltd.	1968-1984	Corporation	Bk. 2247-97
Redoubt Properties Ltd.	1984-1987	Corporation	Bk. 3883-478
Granite Brewery Ltd.	1987-2003	Corporation	Bk. 4490-213
Henry House Ltd.	2003-present	Corporation	Bk. 7361-1148

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	92
Civic Address	1225 Barrington Street
Building Name	Forrest House
Construction Date	1858-1864

Researcher:	Colette Bishop-Greene
Date:	October 27 th , 2011

Architectural Comments:

Forrest House has elements from both the Georgian and Victorian styles of architecture. It is a 2 ½ storey brick building with a steeply pitched truncated gable roof and multi-flue brick chimney. There are two 5 sided Scottish dormers on the front façade as well as one dormer on the rear of the building. All of the windows are two over two sash windows, and the two on the ground floor have pedimented hood mouldings decorated with heavy ornamental brackets. The building is laid out in a side hall plan, and the main entrance has a rectangular transom and side lights. The original trim around the entrance has been removed but the renovated doorway retains the spirit of the original. The front façade and east side have wood shingles, while the west and rear elevations remain brick.

Forrest House appears to be in good physical condition. A 2 storey rear addition is attached to the original building. The addition has a flat roof, single brick chimney, a single door, and a large staircase for tenants to access the second floor. Cladding and windows are similar in dimensions and style to the original house. Overall, the addition maintains the style of the original building.

The open area behind the building is used as a parking lot. Remnants of prior use (perhaps as a garden) or other built structures are not evident.

Historical Associations:

Forrest House is valued for its historical associations with prominent individuals. The house was first owned by William Bauld, a successful merchant from Scotland. William and his half-brother John Gibson Jr. came to Halifax and established “Bauld & Gibson & Co.”, a wholesale dealership in groceries, which became extremely successful throughout the Maritime Provinces. William Bauld lived in the house from 1858-1870. It is commonly accepted that the house was constructed during 1858-1864, when William Bauld was the owner. Unfortunately, the builder is not known.

Forrest House was home to the Forrest family from 1910-1939. Documents suggest that Dr. Forrest may have used a room as his doctor’s office (“A Woman’s Place – Forrest House”, Pat Langmaid). The Young Women’s Christian Association purchased the building in 1963 and transformed the house into a place where women can receive support for abuse, childbirth, and personal growth. Today, the building is used in a similar manner by the Laing House Association.

Contextual Building Comments:

Forrest House contributes and maintains the heritage character of the surrounding area. North of Forrest House are five houses built by George Blaiklock (on the same side of the street) and Henry House immediately opposite. All of these buildings share a similar basic design, and similar height as the majority of the buildings within the proposed district.

Present Owner(s):	Laing House Association	Original Owner(s):	William Bauld
Address:	1225 Barrington Street	Occupation:	Merchant
	Halifax, NS B3J 1Y3		

Year Built:	1858-1864
Factual/Estimate?	Estimate
Sources:	1986 Inventory Site Form
	Deed Descriptions (Registry of Deeds)

Builder:	Unknown
Present Use:	Laing House, a peer support organization for youth with mental illnesses.

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Clarke, Trustee	1841 – 1855 (Land)		Merchant	Bk. 96-365 Bk. 115-202
Benjamin Salters and Samuel Noble	1855-1858 (Land)		Merchant, Trustees for Sarah B. Salters	Bk. 110-329
William Bauld	1858-1870 (House)		Merchant	Bk. 120-633
William Gaul	1870		Merchant	Bk. 167-354
Arthur Woodgate & Mrs. Hill	1870-1910		Inspector, Post Office/ Wife of Wm. Hill, Chief Customs Clerk	Bk. 168-518

Dr. William D. Forrest	1910-1939	Medical Doctor	Bk. 407-163
John F. McCarthy	1940-1952	Collector	Bk. 808-561
William R. Colgan	1952-1957	Department Manager, Eaton's	Bk. 1143-881
Robert A. Smilestone	1957-1963	Merchant	Bk. 1456-280
Y.W.C.A.	1963-2000	Organization	Bk. 1879-410
Laing House Association	2000-present	Organization	Bk. 6558-802



Whole building c 2001



Bird's Eye View (Bing Maps) showing large rear addition behind southern half, built in 2004.

Southern half 2012



Building No.	41
Civic Address	1230 Barrington Street
Building Name	Gerrard Lodge (southern half)
Construction Date	Approx. 1865

Researcher:	Colette Bishop-Greene/Maggie Holm/Bill Plaskett
Date:	November 1 st , 2011 – March 31, 2012

Architectural Comments:

Gerrard Lodge is a 2½ storey, stucco-over-brick building designed in a Victorian Eclectic style, with a mansard roof, a symmetrical front façade, and two tall projecting bay windows flanking an elaborate central entrance. It was built for James Scott a prominent Halifax merchant as a single house (it is depicted as such on both the 1865 A.F. Church Map of Halifax and the 1878 Hopkins Atlas). At that time there was also a long, narrow, pitched roof cottage located in the rear (SW) corner of the property, which is also still standing (1226 Barrington St.). A slightly smaller scale, 2-storey, mansard roofed wing was added to the south side in the early 1880s when the house was divided into two residential units. These were subsequently divided into separate properties (now 1230 and 1234 Barrington) in 1900 by the Hon. Charles Townshend who purchased the property in 1889. More than a century later, in 2004, a large modern addition in a complementary style was made to the rear of the southern half of the property (1230 Barrington) (see Birds Eye view above).

Aside from its mansard roof, symmetrical façade, and tall, mansard-roofed bay windows, the character-defining features of the original building include: a raised basement which forms a plinth upon which the structure stands; deeply recessed, round-headed, 2-over-2 windows on the ground floor, rectangular windows on the second floor, and arched dormer windows in the attic level; well-defined cornices articulating each floor level; dentilled roof eaves; an elaborate Italianate entrance with a round-headed transom window, stylized Corinthian double pilasters, a vermiculated frieze and entablature topped with bas relief statuary and a central, 2nd floor arched window with a crested hood (see photos 1230 Barrington). The building also has a tall, double-flued chimney with chimney pots.

The 1880's addition is a scaled down extension of the original house, with less ornamentation and its entrance contained within a simple storm porch with sidelights, transom window and wide steps up from the street. The façade is asymmetrical, indicating a side hall plan on the interior.

The south side of the property (1230 Barrington) is less intact than the north side (1234 Barrington), its round headed ground floor windows having been changed to rectangular windows with wooden infills in the arched tops, and with the original shed dormers on the 1880s addition changed to arched tops as part of the 2004 remodelling. The 2004 addition is similar in scale and proportion to the original building; however, the building materials are modern and it lacks the fine detailing of the main/original building. During the construction of the rear addition, the roof of the 1880s addition was increased in height by two feet, creating a taller mansard. With the additions, there is little open space remaining on the property.

Historical Associations:

Records are not clear about the architect/builder of the original house. In the 1850s/60s the property was owned by Robert Davis, a master stonemason who built numerous buildings including the Halifax Market House, Mount Hope Asylum, Rockhead prison, the City Hospital, and several banks and commercial buildings. He sold the property to James Scott, merchant in 1864 and it is possible that he built the original house for Scott.

James Scott was one of Halifax's "merchant princes" in the mid-19th century, along with Edward Stairs who married Scott's daughter and who resided in one side of the house in the 1880s.

Scott sold the property to the Honourable Charles J. Townshend in 1889. Townshend was the Chief of Justice of the Nova Scotia Supreme Court, as well as a Member of the Legislative Assembly from 1878-1884, a Cabinet Minister in 1882 and a Federal Member of the Parliament from 1884-1887. Locally, he was the Chancellor of King's College in Halifax and was knighted in 1911.

Townshend subdivided the property in 1900, selling the northern half (now 1234 Barrington) to Henry Poole, a mining engineer and selling the southern half (now 1230 Barrington) in 1906 to James Dickey, also an engineer.

Subsequent long-term owners of the southern half, 1230 Barrington were Dr. Allan Cunningham (1912-38), Louis H.E. Martin (1947-63) and Charles Harris (1965-2001).

Contextual Building Comments:

Gerrard Lodge is located within a block that is a combination of older heritage buildings which are similar in scale and design, as well as larger modern buildings (4-6 storeys). Gerrard Lodge contributes and maintains the heritage character of the surrounding area and district.

Present Owner(s):	Mr. Peter Metlej	Original Owner(s):	James Scott
Address:	6222 North Street	Occupation:	Merchant
	Halifax, NS B3L 1P5		

Year Built:	1865
Factual/Estimate?	Estimate
Sources:	Deed descriptions (Registry of Deeds)

Builder:	Unknown (possibly Robert Davis)
Present Use:	Multi-unit residential building (20 units total)

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Henrietta Day	Unknown-1865		Not Listed	
John Harvie	1831-1831		Merchant	Bk. 54-73
William H. McDowell	1831-1855		Stone mason	Bk. 54-111
Robert Davis	1855-1864		Stone mason/Architect	Bk. 110-138
James Scott	1864-1889		Merchant	Bk. 143-452
Hon. Charles J. Townshend	1889-1906		Supreme Court Judge	Bk. 266-488
James Dickey	1906-1912		Engineer	Bk. 377-125
Allan R. Cunningham	1912-1938		Doctor	Bk. 423-98
Rita Chisholm Dewey	1938-1945			Bk. 837-111
Fidele Hilaire Girouard	1945-1947		Employee of CNR	Bk. 887-1166
Louis H.E. Martin	1947-1963		Retired	Bk. 979-313
Lee Wye Ark	1963-1965		Not Listed	Bk. 1930-539
Charles Henry Harris	1965-2001		Not Listed	Bk. 4504-762
Peter John Metlej	2001-present		Not Listed	Bk. 6918-299

Photograph (front elevation)

Building Classification: New Building



Building No.	93
Civic Address	1233-1245 Barrington Street
Building Name	W Suites
Construction Date	2010

Researcher:	Rylan Palmer-Dixon
Date:	February 20 th 2012

Architectural Comments:

A modern mixed use building that was designed by Michael Napier Architects W Suites is a 7 storey mixed-use residential (91 units) and commercial designed with green initiatives such as a geothermal heating system and high efficiency modulating boilers run by natural gas.

The building massing is broken into different sections and treated with different materials making the building more pleasing from the pedestrian realm. The street level has several individual storefronts with large display windows and their own entrance. Architecturally designed columns throughout the façade create an additional visual break between projections.

The building style is a modern take on a Chicago Style building visible with its pavilion top. While the building doesn't mimic any of the architectural clues of the neighborhood, it does stand out as an iconic modern building.

Along the south side of the building, there is a narrow alleyway leading to a daycare facility at the rear of the building, and past the alleyway is a large parking lot at the rear that connects to Hollis Street.

Contextual Building Comments:

This large mixed use building is a point of contrast with the surrounding heritage buildings along Barrington Street. The building is constructed out of modern materials, including metal, precast concrete, and glass; these materials are in contrast to the surrounding buildings material. The building setback, however, is similar to adjacent buildings and complements the surrounding area.

Owner(s):	Maxwell Properties Ltd.
Address:	1245 Barrington Street, Halifax, NS Canada B3J1Y2

Year Built:	2010
Present Use:	Mixed Use (Institutional, Commercial, Residential)
History of Use:	n/a

History of Building:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
Maxwell Properties Ltd.	2005 - Present	n/a	n/a
Young Women's Christian Association of Halifax	c.1930 – 2005	n/a	n/a

Photograph (front elevation)

Building Classification: Registered Building



Whole building c 2001



Bird's Eye View (Bing Maps)
showing large rear addition
behind southern half, built in
2004

Northern Half 2012



Building No.	43
Civic Address	1234 Barrington Street
Building Name	Gerrard Lodge (northern half)
Construction Date	Approx. 1865

Researcher:	Colette Bishop-Greene/Maggie Holm/ Bill Plaskett
Date:	March 16, 2012

Architectural Comments:

Gerrard Lodge is a 2½ storey, stucco-over-brick building designed in a Victorian Eclectic style, with a mansard roof, a symmetrical front façade, and two tall projecting bay windows flanking an elaborate central entrance. It was built for James Scott a prominent Halifax merchant as a single house (it is depicted as such on both the 1865 A.F. Church Map of Halifax and the 1878 Hopkins Atlas). At that time there was also a long, narrow, pitched roof cottage located in the rear (SW) corner of the property, which is also still standing (1226 Barrington St.). A slightly smaller scale, 2-storey, mansard roofed wing was added to the south side in the early 1880s when the house was divided into two residential units. These were subsequently divided into separate properties (now 1230 and 1234 Barrington) in 1900 by the Hon. Charles Townshend who purchased the property in 1889. More than a century later, in 2004, a large modern addition in a complementary style was made to the rear of the southern half of the property (1230 Barrington) (see Birds Eye view above).

Aside from its mansard roof, symmetrical façade, and tall, mansard-roofed bay windows, the character-defining features of the original building include: a raised basement which forms a plinth upon which the structure stands; deeply recessed, round-headed, 2-over-2 windows on the ground floor, rectangular windows on the second floor, and arched dormer windows in the attic level; well-defined cornices articulating each floor level; dentilled roof eaves; an elaborate Italianate entrance

with a round-headed transom window, stylized Corinthian double pilasters, a vermiculated frieze and entablature topped with bas relief statuary and a central, 2nd floor arched window with a crested hood. The original building also has a tall, double-flued chimney with chimney pots.

The 1880's addition is a scaled down extension of the original house, with less ornamentation and its entrance contained within a simple storm porch with sidelights, transom window and wide steps up from the street. The façade is asymmetrical, indicating a side hall plan on the interior.

The north side of the property (1234 Barrington) is more intact than the south side (see notes for 1230 Barrington). Its round headed ground floor windows and its attic dormers have remained unchanged, while those on 1230 Barrington have been altered.

Historical Associations:

Records are not clear about the architect/builder of the original house. In the 1850s/60s the property was owned by Robert Davis, a master stonemason who built numerous buildings including the Halifax Market House, Mount Hope Asylum, Rockhead prison, the City Hospital, and several banks and commercial buildings. He sold the property to James Scott, merchant in 1864 and it is possible that he built the original house for Scott.

James Scott was one of Halifax's "merchant princes" in the mid-19th century, along with Edward Stairs who married Scott's daughter and who resided in one side of the house in the 1880s.

Scott sold the property to the Honourable Charles J. Townshend in 1889. Townshend was the Chief of Justice of the Nova Scotia Supreme Court, as well as a Member of the Legislative Assembly from 1878-1884, a Cabinet Minister in 1882 and a Federal Member of the Parliament from 1884-1887. Locally, he was the Chancellor of King's College in Halifax and was knighted in 1911.

Townshend subdivided the property in 1900, selling the northern half (now 1234 Barrington) to Henry Poole, a mining engineer and selling the southern half (now 1230 Barrington) in 1906 to James Dickey, also an engineer. Subsequent owners of 1234 Barrington included Charles Tremaine, a barrister (1906-1912) and Theodore Smith, a merchant (1912-1942). The building was converted into a hotel in the 1940s with the longest running owners being Frederick Felsko (1948-1964) and Arnold Forsythe (1976-2002).

Contextual Building Comments:

Gerrard Lodge is located within a block that is a combination of older heritage buildings which are similar in scale and design, as well as larger modern buildings (4-6 storeys). Gerrard Lodge contributes and maintains the heritage character of the surrounding area and district.

Present Owner(s):	3146051 Nova Scotia Limited
Address:	12 Birchview Drive, Halifax, NS B3P 1G4

Original Owner(s):	James Scott
Occupation:	Merchant

Year Built:	Approx. 1865
Factual/Estimate?	Estimate
Sources:	Deed descriptions (Registry of Deeds)

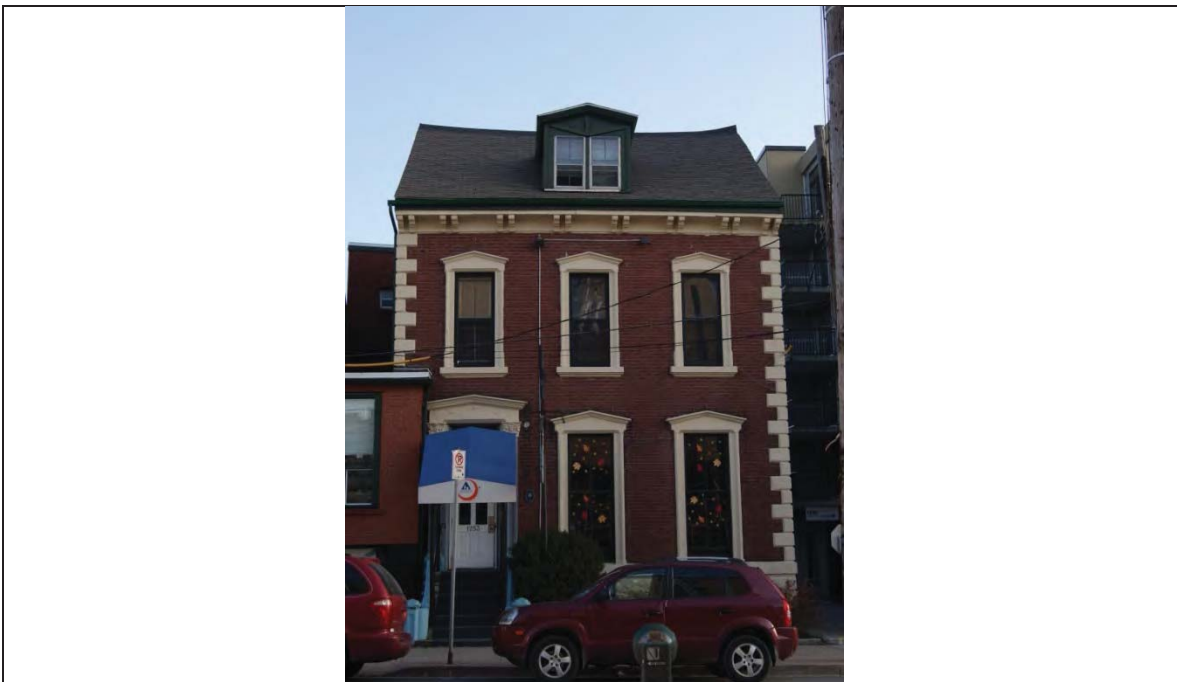
Builder:	Unknown
Present Use:	Multi-unit residential building (20 units total)

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Henrietta Day	Unknown-1831		Not Listed	
John Harvie	1831-1831		Merchant	Bk. 54-73
William H. McDowell	1831-1855		Stone mason	Bk. 54-111
Robert Davis	1855-1864		Stone mason/Architect	Bk. 110-138
James Scott	1864-1889		Merchant	Bk. 143-452
Hon. Charles J. Townshend	1889-1900		Supreme Court Judge	Bk. 266-488
Henry S. Poole	1900-1906		Mining Engineer	Bk. 343-284
Charles F. Tremaine	1906-1912		Barrister	Bk. 373-467
Theodore F. Smith	1912-1913		Merchant	Bk. 420-131
Nancy D. Smith	1913-1942		Wife of Theo Smith	Bk. 432-240
Fidele Hilaire Girouard	1942-1947		Employee of CNR	Bk. 849-701
Ida Best	1947-1948			Bk. 964-689
Frederick Felsko	1948-1964		Hotel Operator	Bk. 1020-17
Ada Ross	1964-1972			Bk. 2026-55
Raymond Martell	1972-1976			Bk. 2557-107
Arnold Forsythe	1976-2002			Bk. 3009-921
H.U.M.A Developments Limited	2002-2006			Bk. 7033-280
3146051 Nova Scotia Limited	2006-present			Doc. 86611309

Photograph (front elevation)

Building Classification: Registered Building



Building No.	94
Civic Address	1253 Barrington Street
Building Name	Joseph Seeton House
Construction Date	1864

Researcher:	Colette Bishop-Greene
Date:	January 16 th , 2012

Architectural Comments:

Joseph Seeton House is first in a row of five buildings built by architect George Blaiklock. Typical of the Halifax House style, the building is laid out in the side hall plan, is three bays wide, and is deep from front to back.

It has a steeply pitched truncated gable roof, with a modest overhang, and heavy bracketed eaves, and a central dormer. The building incorporates heavy quoins at the corners and sandstone detailing around the windows. The large first storey windows are vertically portioned with pedimented hood mouldings and moulded sandstone surrounds. The second storey windows also have moulded sandstone surrounds and pedimented hood mouldings, but also include sandstone lug sills. The main entrance is topped with a decorative pedimented hood and surrounded by pilasters with decorated capitals, and has a transom window. A broad set of steps leads up to the main entrance.

Joseph Seeton House is in excellent physical condition. There is a large cloth awning over the entrance and stairs. There is a 2½ storey brick rear addition with a mansard roof, vertically proportioned sash windows, a chimney, and a staircase to access all floors. The original truncated gable roof was partially altered for the rear addition. The building is presently used as a youth hostel.

The open space behind the building is unpaved and used as a parking lot. Remnants of prior use,

perhaps as a garden, or other built structures are not evident.

Historical Associations:

Joseph Seeton House is valued for its historical associations with architect George Blaiklock, Joseph Seeton, and Thomas A. Ritchie. George Blaiklock, a well known architect and builder, purchased the land and built the house in 1864. This building is the first in a row of five brick buildings on the east side of Barrington Street designed and built by Blaiklock.

In 1865, Joseph Seeton purchased the property. Seeton was a commission merchant who operated from Collin's wharf on the waterfront and had a brick warehouse at the corner of Duke and Hollis Streets. He resided here until 1871.

Thomas A. Ritchie purchased the house in 1871. Ritchie was a barrister and part of a prestigious family of lawyers. In 1873 Thomas A. Ritchie became Judge of the Supreme Court and Chief Justice in 1874.

Joseph Seeton House is also valued as an example of the Halifax House style.

Contextual Building Comments:

Joseph Seeton House is part of a row of other buildings built by George Blaiklock that are of similar architectural style and design. Henry House and Forrest House are also of similar style and are located nearby. These buildings complement one another and, as a group, contribute strongly to the architectural and heritage character of the surrounding area and proposed district.

Present Owner(s):	Canadian Hostelling Association - NS
Address:	1253 Barrington Street
	Halifax, NS B3J 1Y2

Original Owner(s):	Joseph Seeton
Occupation:	Merchant

Year Built:	1864-1865
Factual/Estimate?	Factual
Sources:	Deed description (Registry of Deeds)

Builder:	George Blaiklock
Present Use:	Residential and Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
George Blaiklock	1864-1865		Architect	Bk. 143-135
Joseph Seeton	1865-1871		Merchant	Bk. 148-594
Thomas A. Ritchie	1870-1898		Merchant	Bk. 172-380
Arthur N. Whitman	1898-1903		Merchant	Bk. 324-176
Andrew E. McManus	1903-1909		Medical Doctor	Bk. 362-451
Bessie E. MacDonald	1909-1942		Wife of H. MacDonald	Bk. 402-405
Purdy A. MacDonald	1942-1949		Physician	Bk. 843-869

Earl Goldberg	1949-1955	Not Listed	Bk. 1040-425
The Eastern Trust Company	1955-1957	Company	Bk. 1299-482
Missions to Seamen	1957-1982	Organization	Bk. 1451-678
Heinz Heinke	1982-1983	Businessman	Bk. 3579-9131
Jarrold Realty Ltd.	1983-1992	Company	Bk. 3785-4
Canadian Hostelling Association NS	1992-present	Company	Bk. 5290-854

Photograph (front elevation)

Building Classification: New Building



Building No.	44
Civic Address	1256 Barrington Street
Building Name	Sir John Thompson Building
Construction Date	c. 1966

Researcher:	Rylan Palmer-Dixon
Date:	February 27 th 2012

Architectural Comments:

This is a 6 storey commercial and institutional building on the corner of Barrington and Harvey Street. In addition, there are 2 storeys attached to the 6 storey building along Barrington and Harvey Street, designed in the 60's to complement the height of Gerrard Lodge and other smaller scale buildings along Harvey Street. At both 2 and 6 storeys the roof lies flat.

Throughout both sections of the Sir John Thompson Building, the character is maintained. The structure of the building is illustrated through multiple vertical columns, with large brick surface walls.

The building has a clear steel structured design to it, with long and narrow windows bordering the vertical columns. Exterior building materials include: brick, vinyl plastic, glass, metal, which collectively gives the Sir John Thompson Building a modernism look.

The façade of the building is made up of an accessible ramp entrance, and an atrium. The atrium opens up to a wide pedestrian sidewalk, acting as a small public space.

In back (west) of the building, there is a parking lot that serves the building with access to and from Harvey Street.

Historical Comments:

This is the site of the former Halifax Ladies College and Conservatory of Music (1887-1954), which boasted electricity and hot water heating for its facilities, which included "a Science Laboratory, a large, well-lighted Studio and a fine Gymnasium for Calisthenics and Basket Ball." (Aims of the College, 1918). The Ladies College is known for having hosted Lucy Maud Montgomery as a

student.

Constructed in the 1960s, it's arguable that the Sir John Thompson Building has heritage value as it is one of the first buildings constructed post world war in Halifax's Urban Renewal spike.

Contextual Building Comments:

A new modern building "known as the Y", is directly located across Barrington Street from the Sir John Thompson Building, that is otherwise surrounded by many registered heritage buildings. The building lies on the former site of the James B. Duffus Estate at 164-172 Pleasant Street, which extended up Harvey Street to intersect with the William Esson Estate (1878). Duffus was one of eight original partners in founding the Merchant's Bank in Halifax (1864), which would later become the Royal Bank of Canada.

Owner(s):	Barrington Investments Ltd.
Address:	1256 Barrington Street Halifax, NS

Year Built:	c. 1966
Present Use:	Commercial: Offices and Retail
History of Use:	Commercial and Residential

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
1256 Barrington Investments Ltd.	2010 – Present			#95127412
Canada Lands Company (CLC) LTD	? – 2010			
City of Halifax	1940-?			Book 795, Page 297
Halifax Ladies' College	1887-1940			Book 258, Page 579
James B. Duffus	1887			

Other Comments:

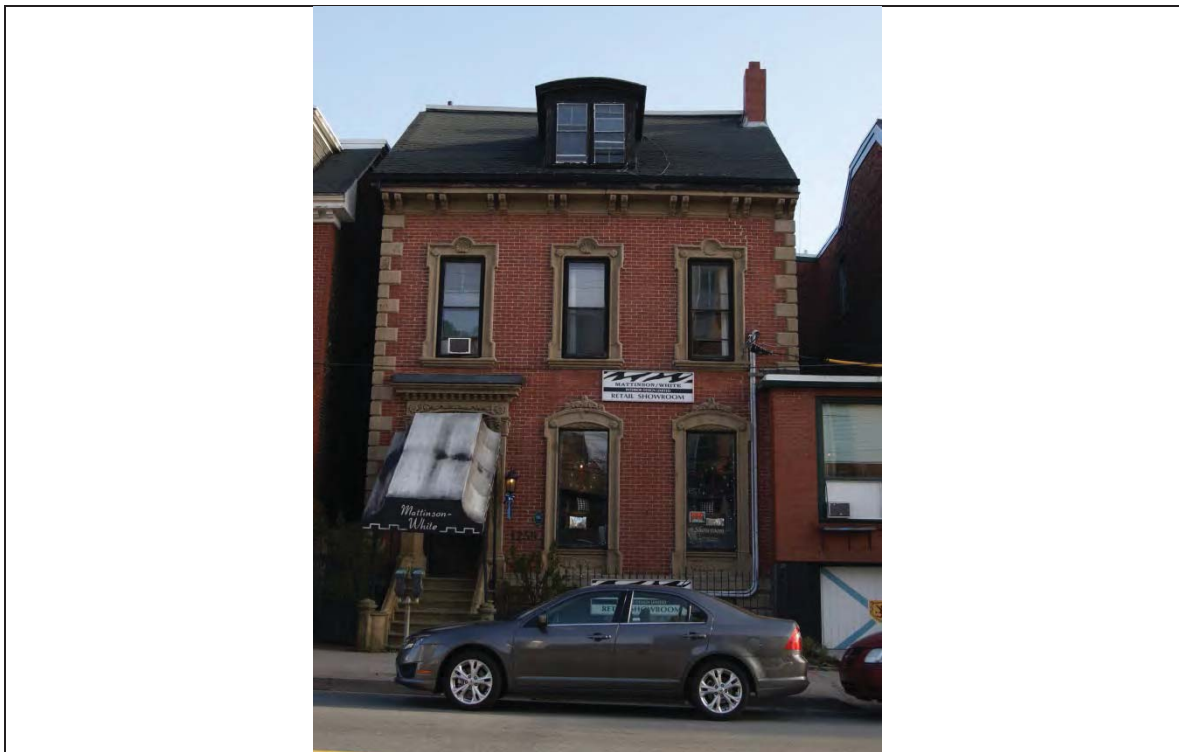


Halifax Ladies College, date unknown.



Photograph (front elevation)

Building Classification: Registered Building



Building No.	95
Civic Address	1259 Barrington Street
Building Name	William Esson House
Construction Date	1864-1865

Researcher:	Colette Bishop-Greene
Date:	November 29 th , 2011

Architectural Comments:

William Esson House is a 2½ storey brick building is 2nd in a row of five buildings built by architect George Blaiklock. Typical of the Halifax House style the building is laid out in the side hall plan three bays wide, and deep from front to back.

It has a steeply pitched truncated gable roof, with a modest overhang, and a cornice with heavy brackets below. The building incorporates heavy quoins at the building corners and sandstone detailing around the windows. The first storey windows are one-over-one vertically proportioned, segmentally arched windows and have moulded sandstone surrounds decorated with relief motifs, floral cresting, and decorative panels below. The second storey windows also have decorative moulded sandstone surrounds, rosettes, and a shell motif at the centre of the lintels, but do not have the sandstone panels below. The main entrance is also arched and framed by pilasters with decorated capitals, a fascia with relief motifs, and a dentilled cornice.

William Esson House is in excellent physical condition. There is one modern sign (business) on the front façade and a large cloth awning over the entrance and stairs. There is a 1½ storey concrete structure with a relatively flat roof, modern windows, and balcony attached at the rear of the building.

The open space behind the building is unpaved and used as a parking lot. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

William Esson House is valued for its historical associations with prominent individuals in Halifax. The first being George Blaiklock, builder/architect who constructed a row of five brick houses, William Esson House being one of them.

The second individual is William Esson, a successor to the John Esson importing and shipping firm. Esson purchased the property in 1864 for £1,728, and resided here from 1864-1871. Other well known tenants included Honourable William B. Vail, Provincial Secretary (1878-1886), and Reverend J.B. Uniacke (1888-1893).

This building is the second in a row of five brick buildings on the east side of Barrington Street designed and built by architect George Blaiklock. The William Esson House is also valued as an example of the Halifax House style.

Contextual Building Comments:

William Esson House is part of a row of buildings built by George Blaiklock that are of similar architectural style and design. Henry House and Forrest House are also of similar style and are located nearby. These buildings complement one another and, as a group, strongly contribute to the architectural and heritage character of the surrounding area and proposed district.

Present Owner(s):	Pauline Anne Mattinson	Original Owner(s):	William Esson
Address:	1259 Barrington Street	Occupation:	Merchant/Shipping
	Halifax, NS B3J 1Y2		

Year Built:	Approx. 1864-1865
Factual/Estimate?	Estimate
Sources:	Deed Description (Registry of Deeds)
	City Directories

Builder:	George Blaiklock
Present Use:	Residential and Commercial

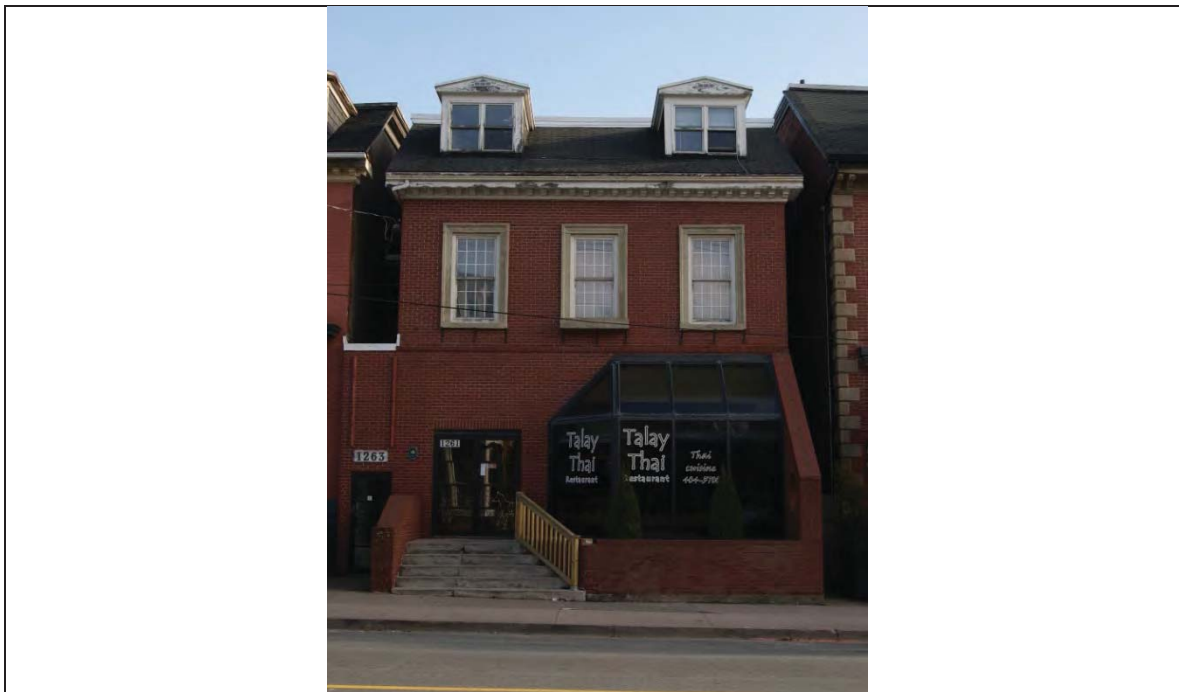
History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Brenton Hailburton, his son John C.	1823-1864		Chief of Justice of NS	Bk. 47-347
George Blaiklock	1864-1864		Builder/Architect	Bk. 143-135
William Esson	1864-1871		Merchant/Shipping	Bk. 148-104
Charles Murdock, his widow	1871-1876		Banker	Bk. 177-40
William and Robert Miller	1876-1900		Heirs of widow Murdock	Bk. 204-389

Alfred N. Whitman, then Susan McNeil Whitman	1900-1903	Commission Merchant	Bk. 341-710 Bk. 343-114
Andrew E. McManus	1903-1909	Merchant Tailor	Bk. 362-451
Henry Kirkwood MacDonald	1909-1914	Medical Doctor	Bk. 402-405
Frank A. Marr	1914-1929	On Active Service Prop. "Bon Marche"	Bk. 486-1137
Daniel M. Griffin, his widow	1929-1944	Insurance Supervisor	Bk. 542-353 Bk. 638-973
Kathleen Mahoney	1944-1944	Rooming House Operator	Bk. 887-361
Governing Council of Salvation Army	1944-1947	Organization	Bk. 847-937
Since Fong	1947-1955	Not Listed	Bk. 955-573
Earl Goldberg	1955-1957	Not Listed	Bk. 1342-464
Missions to Seaman	1957-1975	Organization	Bk. 1451-682
Wilfrid Keefe Construction Ltd.	1975-1976	Builders/Realtors	Bk. 2866-933
Helmut Wiegert	1976-1980	Not Listed	Bk. 3078-318
Anne Mattinson	1980-present	Decorator	Bk. 3398-531

Photograph (front elevation)

Building Classification: Registered Building



Building No.	96
Civic Address	1261-63 Barrington Street
Building Name	James Thomson House
Construction Date	1865

Researcher:	Colette Bishop-Greene
Date:	November 30 th , 2011

Architectural Comments:

James Thomson House is a 2½ storey brick building which is third in a row of five buildings built by architect George Blaiklock. Typical of the Halifax House style, the house is laid out in the side hall plan, is three bays wide, and is deep from front to back. It has a truncated gable roof with two dormers, and a slight roof overhang with dentils below. The large twelve over twelve sash windows on the second floor have moulded surrounds.

The current physical condition of the James Thomson House is good. The ground floor has been extensively remodeled. The original entrance has been replaced by a double door system, and the ground floor windows and portions of the front wall have been replaced by a large, glazed sunroom addition. Concrete front steps and a buttress-like screening wall have also been added to the front of the building. At the rear there is a one storey concrete addition with a flat roof, small basement windows, and a staircase for access to the roof. The open space behind James Thomson House is used for a parking lot. Remnants of prior use (perhaps as a garden) or other built structures are not evident.

Historical Associations:

This building is valued for its historical associations with George Blaiklock and James Thomson. This building is the third in a row of five brick buildings on the east side of Barrington Street designed and built by architect George Blaiklock. James Thomson purchased the property from Blaiklock in 1865 for £1,900. Thomson was described as a cabinet maker, carpenter and commission merchant. He resided here until his death in 1885. The Thomson family owned and occupied the building from 1866-1927 (his widow, daughters, and relatives shared the house).

Contextual Building Comments:

James Thomson House is part of a row of other buildings built by George Blaiklock that are of similar architectural style and design. These buildings complement each other and as a group strongly contribute to the heritage character of the immediate area.

Present Owner(s):	Fortune Fine Foods Ltd.	Original Owner(s):	James Thomson
Address:	1649 Bedford Row	Occupation:	Cabinet Maker
	Halifax, NS B3J 1T1		

Year Built:	1865
Factual/Estimate?	Factual
Sources:	Deed description (Registry of Deeds)
	City Directories

Builder:	George Blaiklock
Present Use:	Business

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Sir Brenton Halliburton	1823-1864 (land)		Chief Justice of NS	Bk. 47-347
George Blaiklock	1864-1865		Builder/Architect	Bk. 143-135
James Thomson	1865-1884		Cabinet Maker	Bk. 149-158
Grace Thomson, Kate, Eliza, Margaret Thomson	1884-1926		Widow and daughters of James Thomson	Bk. 227-344
Eliza Campbell, Euphemia Ross	1916-1927		Married sisters of Kate Thomson	Bk. 446-784
Florence M. Suttis	1927-1940		Not Listed	Bk. 611-915
Morris N. Goldberg	1940-1984		Clothing Merchant	Bk. 795-537 Bk. 811-404
Canost Ltd.	1984-1997		Not Listed	Bk. 3922-1022
3003900 Nova Scotia Limited	1997-2006		Corporation	Bk. 6010-311
Fortune Fine Foods Ltd	2006-present		Business	Document # 84021915

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	45
Civic Address	1264-66 Barrington Street
Building Name	Waverley Hotel
Construction Date	Approx. 1865-1866

Researcher:	Colette Bishop-Greene
Date:	December 2 nd , 2011

Architectural Comments:

Waverley Hotel is an excellent example of the Italianate style of architecture. It is a 2½ storey building with a truncated hip roof, a prominent central projecting bay flanked by small two dormers, and brackets at the roof eaves. Symmetrically laid out, the building is three bays wide with the central bay projecting through the roof eaves and has a Palladian window in the attic level.

The main floor has an ornate, classical entrance with side lights and transom windows capped by a full pedimented hood supported by Corinthian columns and accentuated by front stairs with curved railings that lead the eye to the main door. The entrance is flanked by bay windows with segmental arched windows with decorative mouldings and umbrella-like roofs.

The windows at the second floor are divided into thirds by mullions which are decorated with engaged columns and strong hood mouldings. The second floor window in the central bay has a pedimented hood echoing the entrance pediment below.

The building has wood shingle cladding which is butted at the corners. A more modern modification is the creation of a basement entrance under the southern bay window.

The Waverley Hotel is in excellent condition. The building originally had a roof top belvedere, a classic defining element of the Italianate style which was later removed; however, all other original decorative façade elements remain intact. There is a 3 storey rear addition with a flat roof, modern windows, and a staircase to access the third storey.

The open space on the side and rear is used as a parking lot for guests. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Waverley Hotel is valued both as an example of the Italianate style of architecture and for its historical associations with individuals. Edward W. Chipman, a dry goods merchant, purchased the property in 1865 and is responsible for having the house built as his own private residence. He enlarged the grounds by buying an adjoining lot of land at the rear of the property, making his house grand and elaborate in style and included beautiful gardens in the area now used as a parking lot.

In 1876, Sarah and Jane Romans acquired the property and used the building as a hotel known as the Waverely House for nearly 30 years. A number of politicians, businessmen, and military personnel were guests at the Waverley Hotel; one notable guest was Oscar Wilde who visited Halifax in 1882.

Contextual Building Comments:

Waverley Hotel contributes strongly to the heritage character of the surrounding area and proposed district. It is situated among residences in the Italianate style. On the opposite side of the street, there is a group of 5 buildings designed/built by George Blaiklock which include some Italianate styled decorations.

Present Owner(s):	Waverley Hotel Co. Ltd.	Original Owner(s):	Edward Chipman
Address:	1264 Barrington Street	Occupation:	Dry goods merchant
	Halifax, NS B3J1Y5		

Year Built:	Approx. 1865-1866
Factual/Estimate?	Estimate
Sources:	Deed descriptions (Registry of Deeds)
	City Directories

Builder:	Unknown
Present Use:	Hotel/Inn

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Edward Chipman	1865-1874		Dry goods merchant	Bk. 148-593
Patrick Costin	1874-1876		Not Listed	Bk. 195-194
Sarah & Jane Romans	1876-1905		Spinsters	Bk. 206-6
Ernest E. Havill	1905-1906		Hotel Proprietor	Bk. 366-714

NS Building Society	1906-1909	Organization	Bk. 372-69
Harry Preedy	1909-1913	Clerk	Bk. 399-264
Joseph Clark	1913-1944	Clerk	Bk. 429-295
Samuel Ferguson	1944-1945	Real Estate Dealer	Bk. 847-573
Gordon A. Carr	1945-1945	Not Listed	Bk. 884-149
Waverley Hotel Co.	1945-present	Corporation	Bk. 884-693

Photograph (front elevation)

Building Classification: Registered Building



Building No.	97
Civic Address	1265-69-71 Barrington Street
Building Name	Reuben J. Hart House
Construction Date	Approx. 1865-1866

Researcher:	Colette Bishop-Greene
Date:	December 2 nd , 2011

Architectural Comments:

Rueben J. Hart House is a 2 ½ storey brick double-house with a truncated gable roof, a modest overhang with dentils, and a central multi-flue brick chimney. Typical of the Halifax House style, each side of the double-house is laid out in the side hall plan, is three bays wide, and is deep from front to back. Each half of the house has two Scottish dormers on the front and rear façades. The building has vertically proportioned one over one sash windows with moulded surrounds. For many years the main floor of the building has been used for commercial use, and in 1986 a 1 storey addition was created which stretches across almost the entire front of the building. The front addition has vertically proportioned windows, is clad in wooden shingles, and has a copper roof.

Originally the Rueben J. Hart House had two main front entrances, one for each house, but with the creation of the large 1 storey front addition, one of the main entrances was removed. The remaining original entrance is narrow with pilasters framing the door and transom window, and an entablature with a moulded cornice above.

The building is in good physical condition. At the rear there is a 1 storey concrete addition with a flat roof, small windows, a chimney, and fire escape. A mural has been painted on the north side of the building advertising for the business 'Bearly's'. The open space in the rear is used as a driveway/parking lot. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Reuben J. Hart House is valued for its historical associations with architect George Blaiklock, and property owner, Reuben Hart. This building is the last in a row of five brick buildings on the north side of Barrington Street designed and built by architect George Blaiklock.

Reuben Hart was a New England Loyalist who emigrated to Nova Scotia and was a partner in the prestigious shipping business with his brother Levi Hart. He resided in the house from 1865-1907.

Reuben Hart House is also valued as an example of the Halifax House style.

Contextual Building Comments:

Rueben J. Hart House is part of a row of buildings built by George Blaiklock that are of similar architectural style and design. Henry House and Forrest House are also of a similar style and are located nearby. It also faces important Italianate styled buildings on the west side of Barrington Street. These buildings complement each other and maintain the historical and architectural character of the surrounding area and proposed district.

Present Owner(s):	Callie Iatrou	Original Owner(s):	Reuben J. Hart
Address:	1269 Barrington Street	Occupation:	Shipping Merchant
	Halifax, NS B3J 1Y2		

Year Built:	Approx. 1865-1866
Factual/Estimate?	Estimate
Sources:	Deed descriptions (Registry of Deeds)
	City Directories

Builder:	George Blaiklock
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Sir Brenton Halliburton	1823-1864 (land)		Chief Justice of NS	Bk. 47-347
George Blaiklock	1864-1865		Builder/Architect	Bk. 143-135
Reuben J. Hart	1865-1907		Shipping Merchant	Bk. 151-378
James McGregor	1907-1919		Merchant	Bk. 383-989
Harland H. Bauld	1919-1934		Merchant	Bk. 490-679
Seymour J. Rodger	1934-1936		Proprietor	Bk. 725-149
James Karas	1936-1940		Restaurateur	Bk. 724-733
Mary Karas	1940-1942		Married Woman	Bk. 805-677
Morris N. Goldberg	1942-1975		Merchant Clothier	Bk. 850-493
Callie Iatrou	1975-present		Wife of Takis Iatrou	Bk. 2937-461

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	46
Civic Address	1272-74-76 Barrington Street
Building Name	Sarah Donaldson House
Construction Date	1815-1816

Researcher:	Colette Bishop-Greene
Date:	December 2 nd , 2011

Architectural Comments:

Sarah Donaldson House was originally constructed in the Georgian style of architecture. While it has undergone many modern modifications it still maintains its basic architectural style. Originally a 2 ½ storey building 5 bays wide with a central entrance and truncated pitch roof, it is now 6 bays wide and is a full 3 storeys in height, clad with vinyl siding, and has a low pitched roof. Under the slight roof overhang decorative dentils have been introduced. Following the Georgian style, the second floor still maintains smaller two over two sash windows, while the newer third floor has larger, two over two sash windows. The ground level has been modified to allow for commercial uses and now has three entrances and four large store front windows.

Sarah Donaldson House is in good physical condition. It appears that many of the modifications, including the addition of the full third floor, occurred in 1914. Additionally, there is a 1½ storey rear addition with a flat roof, multi-flue brick chimney, one over one sash windows, and a balcony that appears to be used as apartments.

There is little open space behind Sarah Donaldson House and remnants of prior use (perhaps as a garden) or other built structures are not evident.

Historical Associations:

Sarah Donaldson House is valued for its historical associations with prominent individuals in Halifax. The first being Richard Scott, a master mason from Scotland. It is possible that he was the builder of

the house. He is known for his masonry work at the County Court House and Province House. Sarah Donaldson, widow of a confectioner, purchased the house in 1816 for £430. One year later she gifts the house to her daughter Christina.

Other notable owners included William Compton, newspaper editor and publisher, and Raymond L. Lessel, architect responsible for the Nova Scotia Royal Yacht Squadron.

Contextual Building Comments:

Originally the building was a 2 ½ storey building 5 bays wide with a truncated pitch roof. This style was once widespread in Halifax as residences for families of substantial means. Due to the modifications to the building over time, some of the original distinctive characteristics have been lost. The building is compatible in terms of building materials, use, and height. The Sarah Donaldson house contributes positively to the heritage character of the surrounding area and proposed district.

Present Owner(s):	Maxwell Properties Ltd.	Original Owner(s):	Sarah Donaldson
Address:	1245 Barrington Street	Occupation:	Widow
	Halifax, NS B3J 1Y2		

Year Built:	1815-1816
Factual/Estimate?	Estimate
Sources:	Deed descriptions (Registry of Deeds)
Builder:	Richard Scott (possibly)
Present Use:	Residential and Commercial
	Prior Heritage Research Documents

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Richard Scott	1815-1816		Mason	Bk. 42-73
Sarah Donaldson	1816-1817		Widow	Bk. 42-393
Christina Donaldson & Adam Esson	1817-1874		Daughter of Sarah	Bk. 43-346
William Compton	1874-1875		Newspaperman	Bk. 195-61
Alexander Forsythe	1875-1876		Not Listed	Bk. 202-84
Margaret Harrison & Kate Drillo	1876-1904		Widow & Spinster	Bk. 206-22
Raymond L. Lessell	1904-1913		Architect	Bk. 358-639
Dennis Realty Corporation Ltd.	1913-1913		Corporation	Bk. 429-182
D. Lorne McGibbon	1913-1913		Capitalist	Bk. 429-184
Eastern Trust Co.	1913-1983		Corporation	Bk. 429-211
Pagus Holdings Ltd.	1983-1985		Corporation	Bk. 3766-1161
Barrmor Properties Inc.	1985-1993		Corporation	Bk. 3961-380
Prenor Trust Company of Canada	1993-1994		Corporation	Bk. 5484-736
Maxwell Properties Ltd.	1994-present		Corporation	Bk. 5547-601

Photograph (front elevation)

Building Classification: New Building



Building No:	71
Civic Address:	1273 Barrington Street
Building Name:	Vacant
Construction Date:	N/A

Researcher:	Emma Sampson
Date:	September 26, 2014

Architectural Comments:

N/A

Historical Comments:

This site was originally part of the Halliburton Estate, which roughly comprised the northern half of the existing block, and was divided into smaller residential lots by the turn of the 20th century. The 1918 Assessment shows a single building encompassing the two lots that make up this current vacant space, and city directories show a number of small businesses and restaurants operating in this location into the 1980s.

Contextual Building Comments:

N/A

Present Owner(s):	Ms. Callie Iatrou	Original Owner(s):	
Address:	6306 Cornwall St, Halifax B3H 2J1	Address:	

Construction Date:	N/A
Present Use:	Vacant/Parking
History of Use:	Residential/Commercial

Builder and/or Architect:	N/A
Biographic Description:	N/A
Significance:	N/A

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
William Pryor & James Brymer (land)	1807	1809	Shipping Merchant	Bk. 33-168
Brenton Halliburton & John C. Halliburton (land)	1809	1871	Chief Justice of NS/Clerk	Bk. 38-401
John C. Halliburton	1871			
James and Emma Rumsey		1929		Bk. 649-669
Emma Rumsey	1929	1933	Widow	Bk. 651-416
Mary Karas	1933	1977	Real Estate Owner	Bk. 697-933 Bk. 1225-673 (Grant of Easement)
Callie Iatrou	1977	Pres	Real Estate Owner	Bk. 3093-500

Other Comments:

Photograph (front elevation)

Building Classification: New Building



Building No:	72
Civic Address:	1273 Barrington Street
Building Name:	Vacant
Construction Date:	N/A

Researcher:	Emma Sampson
Date:	September 26, 2014

Architectural Comments:

N/A

Historical Comments:

This site was originally part of the Halliburton Estate, which roughly comprised the northern half of the existing block, and was divided into smaller residential lots by the turn of the 20th century. The 1918 Assessment shows a single building encompassing the two lots that make up this current vacant space, and city directories show a number of small businesses and restaurants operating in this location into the 1980s.

Contextual Building Comments:

N/A

Present Owner(s):	Ms. Callie Iatrou	Original Owner(s):	
Address:	6306 Cornwall St, Halifax B3H 2J1	Address:	

Construction Date:	N/A
Present Use:	Vacant/Parking
History of Use:	

Builder and/or Architect:	N/A
Biographic Description:	N/A
Significance:	N/A

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
William Pryor & James Brymer (land)	1807	1809	Shipping Merchant	Bk. 33-168
Brenton Halliburton & John C. Halliburton (land)	1809	1871	Chief Justice of NS/Clerk	Bk. 38-401
John C. Halliburton	1871			
James and Emma Rumsey				Bk. 649-669
Emma Rumsey	1929	1933	Widow	Bk. 651-416
Mary Karas	1933	1977	Real Estate Owner	Bk. 697-933 Bk. 1225-673 (Grant of Easement)
Callie Iatrou	1977	Pres	Real Estate Owner	Bk. 3093-500

Other Comments:

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	47
Civic Address	1280 Barrington Street
Building Name	Smithers House
Construction Date	1880-1884

Researcher:	Colette Bishop-Greene
Date:	December 2 nd , 2011

Architectural Comments:

Smithers House is a narrow 2½ storey masonry building on a tall foundation. The building is laid out in the side hall plan and is two bays wide. Typical of the Second Empire style, the building has a steep mansard roof, front and rear dormers with pedimented gable roofs, a modest cornice, and drip course above the second storey. Its vertical lines are enhanced by a two storey tiered bay window culminating in a four sided turret tied into the mansard roof. The storm porch has high entrance steps with an overhanging roof with a modest cornice, and a balcony.

Smithers House appears to be in good physical condition. There is a 1½ storey rear addition with a flat roof, a large balcony, and staircase. Cladding and windows on the addition are similar in dimensions and style to the original house. Whatever ornamental trim elements there may have been were removed or simplified through the installation of vinyl siding, however the original form of the building remains intact. Overall, the addition maintains the style of the original building. There is very little open area behind the building. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Smithers House is valued for being associated with property owners George Smithers, Charles Hudson Smith, and Emma Rumsey.

George Smithers, a painter, formed Smithers & Sons in 1864 and purchased property on the corner of Barrington Street and Morris Street. After his death, his elder son, George Thomas Smithers, was responsible for erecting this second building facing Pleasant Street (Barrington) on the adjacent lot.

In 1884, Charles Hudson Smith, lawyer, purchased the house and resided there until 1892. Ms. Emma Rumsey, only sister of C.H. Smith, inherited the property, and in 1927 had a survey and plan of subdivision prepared for the two houses on the lot.

Contextual Building Comments:

Smithers House is a narrow 2 ½ storey building that towers over the adjacent buildings in the area. Architecturally, the building is compatible with the Waverly Hotel and Gerrard Lodge, further south on Barrington Street. Smithers House contributes to both the architectural and heritage character of the surrounding area and proposed district.

In 1878 (Hopkins Atlas) indicates that the land where this building stands was once the garden for the abutting building located on the corner of Barrington Street and Morris Street. Today the building and its rear addition take up the majority of the building lot.

Present Owner(s):	Wanpen Hamilton	Original Owner(s):	George Smithers
Address:	136 Middlefield Rd.	Occupation:	Painter
	Palo Alto, CA USA 94301 1340		

Year Built:	1880-1884
Factual/Estimate?	Estimate
Sources:	Hopkins Atlas and Fire insurance plan
	Prior Heritage Resource File
Builder:	Unknown (George Smithers' son, Edward D. was an architect, residing there)
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
George Smithers & George T. Smithers	1865-1884		Painter	Bk.151-67
Emma E. Rumsey	1884-1929 (N) 1884-1933 (S)		Sister of C.H. Smith	Bk. 250-164
James Karas	1929-1960 (N)		Merchant	Bk. 649-669
Mary Karas	1933-1960 (S)		Wife of J. Karas	Bk. 697-933
Peter Karas	1960-1962		Heir	Bk. 1712-536
Don Schelew Ltd.	1962-1971		Company	Bk. 1827-340
Pacific Investments Ltd.	1971-1983		Company	Bk. 2517-908
Pagus Holdings Ltd.	1983-1985		Company	Bk. 3766-1129
Barrmor Properties Inc.	1985-1993		Company	Bk. 3961-380
Prenor Trust Company of Canada	1993-1994		Company	Bk. 5484-736
Lan Nguyen	1994-2006		Not Listed	Bk. 5537-772
Wanpen Hamilton	2006-present		Not Listed	Doc # 85474501

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	73
Civic Address	1281-83 Barrington Street
Building Name	McLeod's Store
Construction Date	1877

Researcher:	Colette Bishop-Greene
Date:	December 2 nd , 2011

Architectural Comments:

McLeod's Store is a 2 storey wooden building with a low pitched roof and brick chimney. The western side of the building (facing Morris Street) was the family residence while the eastern side abutting the corner of Morris and Barrington Streets was used as a grocery store. In 1895, the main floor of the dwelling house was used as a confectioner's store; living quarters were upstairs.

Originally, the building was clad in wood shingles that was later sheathed in asphalt imitation brick shingles, and more recently re-clad in vinyl siding. The building is plain, with little decoration, however it still maintains its vertically proportioned windows at the second floor and its large storefront windows at the ground floor level. McLeod's Store could be considered to be architecturally vernacular; it is a simple building that was built and continues to be used as a commercial space and constructed of local materials.

The open area behind the building is unpaved and used as a parking lot. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

McLeod's Store has been occupied as a neighborhood store continuously since 1877-1878. The site was used as a garden and possibly a coach house before the property was conveyed to John McLeod in 1877-1878.

Contextual Building Comments:

While McLeod's Store building is highly altered, and different from many of the more elaborate masonry buildings in the surrounding area and proposed district, its scale and proportions are in keeping with those in the immediate vicinity.

Present Owner(s):	Opera Investments Ltd.	Original Owner(s):	Mrs. James McLeod
Address:	1281 Barrington Street	Occupation:	Wife of James McLeod, Confectioner and Grocer
	Halifax, NS B3J 1Y2		

Year Built:	1877
Factual/Estimate?	Factual
Sources:	Deed descriptions (Registry of Deeds)
	Hopkins Atlas and City Directories

Builder:	Possibly built by J. Coombes
Present Use:	Residential and Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Pryor & James Brymer	1807-1809 (land)		Shipping Merchant	Bk. 33-168
Brenton Halliburton & John C. Halliburton	1809-1871 (land)		Chief Justice of NS/Clerk	Bk. 38-401
Joseph Coombes	1871-1877		Barrister/Developer	Bk. 177-188
J. Graham	1877-1889		Trustee for Mrs. J. McLeod	Bk. 215-280 Bk. 270-426
James McLeod	1889-1890		Grocer	Bk. 270-427 Bk. 269-449
James McGregor	1890-1918		Grocer	Bk. 274-473
Wm. J. McKenzie & John G. Osborne	1918-1940		Grocers	Bk. 490-401
Mary Karas	1940-1961		Real Estate Owner	Bk. 789-949
Lilian Delefes	1961-1976		Real Estate Owner	Bk. 1725-478
Maroun Makhoul	1976-1980		Real Estate Owner	Bk. 3021-408
Ashco Ltd.	1980-1986		Real Estate	Bk. 3409-923
Opera Investments Ltd.	1986-present		Corporation	Bk. 4190-293

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	48
Civic Address	1284 Barrington Street
Building Name	Timothy Noonan House
Construction Date	1784-1803

Researcher:	Colette Bishop-Greene
Date:	December 14 th , 2011

Architectural Comments:

Timothy Noonan House was originally a 1½ storey residential building with a central entrance and a truncated gable roof; however most of the original features have been removed. Today, the building is a full 2 storeys with a low pitched roof. There are engage brick columns and a decorative herringbone pattern above the storefronts on the first floor.

The main floor is commercially occupied, while the second storey is residential (accessed from Morris Street). The main floor is comprised of brick on Barrington Street, but has sandstone stone veneer on the Morris Street side. The Barrington Street façade has two recessed entrances with large glass storefronts. The second storey is clad in sandstone veneer and has an assortment of vertically proportioned sash windows.

There is a 2 storey addition that continues the low pitched roof, and the cladding and decoration are similar in dimension and style to the original house. The building and its addition completely utilize the lot area. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Timothy Noonan House is valued for its historical associations with individuals in Halifax. The land was owned by Richard John Uniacke, barrister and Attorney General for Nova Scotia, until 1784 when he sold the property to William James Almon, surgeon. Both men, and their descendants, played an important role in the development of Halifax.

Timothy Noonan, inn holder, acquired the property in 1784 and lived here until his death in 1803. The age of the building is unknown; however, historical documents suggest that it was built during the later part of Noonan's life, around the turn of the 19th century.

Other notable tenants/owners included George Norton Russell, hardware merchant and son of Reverend Russell of St Matthew's Church, painter George Smithers & lawyer Charles Hudson Smith.

Contextual Building Comments:

Timothy Noonan House could be considered to be architecturally vernacular; it is a simple building that is used as a commercial and residential space and constructed of local materials. According to a prior heritage resource file, the building had a truncated gable roof, central entrance, and five bay windows which were later removed.

While the Timothy Noonan House is highly altered, and different from many of the buildings in the surrounding area and proposed district, its proportions are in keeping with those in the vicinity.

Present Owner(s):	Lan Nguyen	Original Owner(s):	Timothy Noonan
Address:	5028 Linfield Gate	Occupation:	Inn holder
	Richmond, BC V7C 4L4		

Year Built:	1784-1803
Factual/Estimate?	Estimate
Sources:	Deed Descriptions (Registry of Deeds)
	Prior Heritage Resource File
Builder:	Unknown
Present Use:	Residential and Commercial

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
William James Almon	1784-1784	Surgeon	Bk. 20-221
Timothy Noonan	1784-1809	Inn holder	Bk. 20-309
James Newman	1809-1809	Housewright	Bk. 38-248
Francis Story	1809-1814	Mariner	Bk. 38-284
George Norton Russell	1814-1838	Not Listed	Bk. 41-139
Charles Hill Wallace	1838-1865	Not Listed	Bk. 66-146 (release)
George Smithers	1865-1884	Painter	Bk. 151-67
Charles Hudson Smith	1884-1922	Barrister	Bk. 250-164
Royal Trust Company	1922-1924	Corporation	Bk. 555-210
Emma E. Rumsey	1924-1929	Widow	Bk. 572-594
James Karas	1929-1933	Merchant	Bk. 649-669
Mary Karas	1933-1961	Wife of James Karas	Bk. 697-933
Peter James Karas	1961-1962	Businessman	Bk. 1724-363
Don Schelew Limited	1962-1971	Company	Bk. 1827-340

Pacific Investments Ltd.	1971-1983	Company	Bk. 2517-908
Pagus Holdings Ltd.	1983-1985	Company	Bk. 3766-1129
Barrmor Properties Incorporated	1985-1993	Company	Bk. 3961-380
Prenor Trust Company of Canada	1993-1994	Corporation	Bk. 5484-736
Lan Nguyen	1994-present	Not Listed	Bk. 5537-763

Photograph (front elevation)

Building Classification: New Building



Building No:	65
Civic Address:	1317 Barrington St
Building Name:	Vacant
Construction Date:	N/A

Researcher:	Emma Sampson
Date:	October 17, 2014

Architectural Comments:

N/A

Historical Comments:

Site of the home of Charles Blackadar, Publisher, as designed and built by Edward Elliot in 1892 (Dictionary of Architects in Canada). Blackadar, and his brother Henry, came to run the Acadian Recorder, a daily news publication that was in print until 1930, folding from competition from the Morning Chronicle.

Contextual Building Comments:

N/A

Present Owner(s):	Governing Council of the Salvation Army in Canada	Original Owner(s):	
Address:	330 Herring Cove Rd Halifax, NS B3R 1V4	Address:	

Construction Date:	N/A
Present Use:	
History of Use:	

Builder and/or Architect:	N/A
Biographic Description:	
Significance:	Nationally, provincially, locally, not significant

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Governing Council of the Salvation Army in Canada	1994	Pres		Book 5646, Page 891
Globe Realty Inc.	1990	1994		Book 5000, Page 96
Royal Bank of Canada	1986	1990		Book 4281, Page 934
Royal Bank Realty Inc.	1986	1986	Name Change	Book 4271, Page 798
Globe Realty Corporation Ltd.	1959	1986		Book 1651, Page 29
Royal Bank of Canada	1930	1959		Book 663, Page 45
Charles C & Caroline E Blackadar	1894	1930	Publisher	Book 297, Page 510
James R Lithgow	1894	1894		Book 297, Page 509
Charles C Blackadar		1894		

Other Comments:



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Photograph (front elevation)

Building Classification: Registered Building



Building No.	51
Civic Address	1326 Barrington Street
Building Name	Lithgow House
Construction Date	1885

Researcher:	Colette Bishop-Greene
Date:	December 14 th , 2011

Architectural Comments:

Lithgow House is a 2½ storey brick building with a stone foundation separated by a granite belt course, and two multi-flue brick chimneys. Originally constructed as a double house, the southern half of the building was demolished in the 1970's to create parking space for Dalhousie University's adjacent O'Brien Residence building. The house is laid out in a side hall plan, is 3 bays wide, and deep from front to back. The bay containing the main entry projects out slightly and continues up through the roof.

Typical of the Second Empire style, Lithgow House has a mansard roof with segmentally arched dormers and a cornice with decorative corbelling detail including brackets. There is a substantial granite belt course separating the basement from the main floor, and granite quoins on the western corner of the house at the foundation level. The first storey windows are six over six vertically proportioned sash windows with segmented brick arches decorated with dentils, and granite lug sills. The second storey windows are similar with the addition of dentils beneath the lug sills. The entrance has rectangular side lights, a transom, and is topped with a segmental arch decorated with dentils.

Lithgow House is in good physical condition. The original façade is still intact and its architectural character remains although it is visually obvious that the southern half of the original double house has been removed. There is a 2 storey rear brick addition with a flat roof and windows of similar dimensions and style to the original house.

The large open space behind the building is unused. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Lithgow House is valued for its historical associations with individuals in Halifax. The first owner and developer of the property was James R. Lithgow, bookkeeper and accountant. He later became treasurer of the Glace Bay Mining Company.

Other owners included Mrs. Sarah Elizabeth Moren, second wife to James A. Moren who was the president of the Glace Bay Mining Company and the Union Bank, and Dr. William H.H. Beckwith, a well known dentist in Halifax.

Lithgow House was built on the site of Bishop Charles Inglis' residence. Bishop Charles Inglis and his son John Inglis established the Anglican Church and promoted education in Nova Scotia. John W. Inglis, a military hero of the British Empire, was born there.

Contextual Building Comments:

Lithgow House contributes to the architectural and heritage character of the surrounding area and proposed district. It is surrounded by other 2½ storey brick buildings with similar roof styles and dormer windows, all built within a 20 year period. The O'Brien Residence, a modern high rise building, is adjacent to Lithgow House.

Present Owner(s):	Marion Getta	Original Owner(s):	James Lithgow
Address:	1326 Barrington Street	Occupation:	Accountant, Bookkeeper
	Halifax, NS B3J 1Z1		
Year Built:	1885		
Factual/Estimate?	Factual		
Sources:	Deed descriptions (Registry of Deeds)		
Builder:	Unknown		
Present Use:	Commercial		

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Charles Inglis	1809-1856		Lord Bishop of NS	Bk. 38-25
Joseph & Eliza Hagarty	1856-1869		Professor of Music/Wife	Bk. 115-240
James McCabe	1869-1884		Grocer	Bk. 169-444
James R. & Marion Lithgow	1884-1886		Accountant and Bookkeeper/ Wife	Bk. 248-322
Sarah Moren	1886-1902		Wife of James Moren	Bk. 256-357
William H.H. Beckwith	1902-1945		Dentist	Bk. 345-773
Anne Kristina & Karin Olang Benson	1945-1985		Physiotherapists	Bk. 886-193
3054451 Nova Scotia Ltd.	1985-2001		Corporation	Bk. 6735-430
Marion Getta	2001-present		Not Listed	Bk. 7494-630

Photograph (front elevation)

Building Classification: New Building



<http://www.warfareandworship.ca/images/ChurchPic.jpg?395>

Building No.	66
Civic Address	1327-1329 Barrington Street
Building Name	Halifax Citadel Community Church
Construction Date	N/A

Researcher:	Rylan Palmer-Dixon Emma Sampson
Date:	March 26 th 2012 October 17, 2014

Architectural Comments:

The Salvation Army Halifax Citadel Community Church is an asymmetric 2 ½ storey building fronting Barrington Street. The clean lines and use of brick are highly typical for mid-century church construction, with similar examples to be found around the HRM.

Historical Comments:

Part of a parcel of land (inclusive of the parking lot to the south) that belonged to Charles C. Blackadar, newspaper publisher. For more detail, please see 1317 Barrington Street.

Contextual Building Comments:

The building's scale, design and setback is similar to the majority of the surrounding streetscape, however, the massing of the façade fronting Barrington Street is not in line with the older structures located between Government House and this building. The use of brick complements the surrounding brick in Renaissance South and O'Brien Hall, which are adjacent and opposite, and serve as a collective grouping of more modern buildings from the 1960s and 1980s.

Owner(s):	Government Council of the Salvation Army in
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	Canada
Address:	7071 Bayers Rd Halifax, NS, Canada B3L2C2

Year Built:	c. 1960
Present Use:	Institutional
History of Use:	Residential

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Governing Council of the Salvation Army in Canada	1958-Present		N/A	Book 1578, Page 408
Thomas B & John C Acker	1931-1958		Orthopedic Surgeons	Book 664, Page 554
Charles & Caroline Blackadar	1894-1931		Publisher	Book 297, Page 510
James R Lithgow	1894-1894		Gentleman	Book 297, Page 509
Charles & Caroline Blackadar	1891-1894		Publisher	Book 286, Page 193
James R Lithgow	1891-1891		Gentleman	Book 286, Page 140
Edith H Almon				

Other Comments:

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Photograph (front elevation)

Building Classification: Registered Building



Building No.	67
Civic Address	1333-35 Barrington Street
Building Name	Thomas Jeffery House
Construction Date	1805-1817

Researcher:	Colette Bishop-Greene
Date:	December 14 th , 2011

Architectural Comments:

Thomas Jeffery House is a large 3½ storey Neo-Classical wood framed building with a high basement. It is 6 bays wide with a central main entrance, and wood shingle cladding. Typical of the Neo-Classical style, the building has a steeply pitched truncated gable roof, a large central triangular pediment with two windows on the front, a large central dormer with three windows on the rear, and pilasters on the corners of the front façade. The roof eaves overhang the front façade, with eaves returned at the corners, whereas the roof is tight to the eaves on the sides and rear of the building.

The basement windows are large vertically proportioned recessed windows with segmental arches. The first storey windows are one-over-one sash windows with moulded surrounds and heavy brackets supporting a single entablature above each pair of windows. The second storey windows are simple vertically proportioned windows similar to those on the first floor but do not have brackets and an entablature. Thomas Jeffery House has two entrances centered in the front façade which are framed by pilasters and moulded surrounds. Fixed semi-circular windows under an entablature and decorative brackets enhance the main entrance. The side entrance, accessed by stairs from the street, has a brick storm porch (partially parged), a fixed circular window, and a flat roof.

Thomas Jeffery House is in good physical condition. During 1805-1817, Jeffery possibly added the central entrance on the main level and two small rear porches (with curved roofs) that gave access to a rear garden. James Donaldson added a Halifax-type porch to the south side entrance and removed the central entrance (1857-1876). Elizabeth Allen divided the house into two sections with doors side by side at street level (1891-1919). There is a two storey rear addition that is 2 bays deep with a flat

roof, and a multi-flue brick chimney. Cladding and windows on the rear addition are similar in dimensions and style to the main house.

The open space at the rear of the building is currently used as a parking lot for tenants; however, historical documents mention a garden during 1805-1857 (the time of Thomas Jeffery's occupancy). Remnants of prior use as a garden, or other built structures are not evident.

Historical Associations:

Thomas Jeffery House is valued for its historical associations with property owners, Thomas N. Jeffery and James Donaldson. Thomas Jeffery, Collector of Customs, purchased the property in 1803 and married Martha, daughter of R.J. Uniacke. According to deed descriptions and a property assessment, the house was built sometime before 1817. Jeffery also acted as Government Administrator for Her Majesty's Council. The second owner, James Donaldson, was a well known merchant and Director of the Bank of Nova Scotia.

Contextual Building Comments:

Thomas Jeffery House is the oldest building in this section of Barrington Street. It represents the historical development of the area, particularly with the residences of prominent individuals. The building is clearly an asset to the area and maintains the architectural and heritage character of the proposed district.

Present Owner(s):	3119875 N.S. Limited	Original Owner(s):	Thomas N. Jeffery
Address:	1717 Brunswick Street	Occupation:	Collector of Customs, Government Administrator
	Halifax, NS B3J 2G4		
Year Built:	1805-1817		
Factual/Estimate?	Estimate		
Sources:	Deed description and property assessment (Registry of Deeds)		
	1986 Heritage Inventory Site Form		
Builder:	Unknown		
Present Use:	Residential and Commercial		

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Thomas N. Jeffery	1805-1857		Collector of Customs	Bk. 38-193
James Donaldson, then Mrs. Ann Donaldson	1857-1891		Merchant/Director of NS Bank	Bk. 118-232
C.C. Blackadar & J.R. Lithgow	1891-1891		Publisher & Bookkeeper	Bk. 286-140
Elizabeth Allen	1891-1919		Wife of Captain J.M. Allen	Bk. 286-184
Hugh W. Cameron	1919-1919		Optician	Bk. 480-489
Thomas P. Sheridan	1920-1940		Inn Operator	Bk. 528-609
Eastern Canada Savings & Loan Co.	1940-1940		Mortgage Company	Bk. 803-276
Charles Rowlett	1940-1946		Restaurant Proprietor	Bk. 795-269

Donald A. Beaton	1946-1977	Rooming House Operator	Bk. 896-893
1333 Developments Ltd.	1977-1983	Realtors	Bk. 3133-981
Maritime Capital Management Ltd. & Queen's Court Development Ltd.	1983-1986	Realtors	Bk. 3773-579
P. Barns Investments Limited	1986-present	Corporation	Bk. 4180-168

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	#68
Civic Address	1343 Barrington Street (Formerly
	233 & 233 ½ Pleasant Street and
	Later #309 & 311 Barrington Street
Building Name	Mayfair Apartments
Construction Date	ca. 1893

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

The structure is a two and half storey brick building with a stone foundation and paired dormer windows that are located in the mansard styled roof. A modern styled brick façade was added to the building covering the former historical design of the two family entrances. A modern styled glass door is the entryway into what is now an apartment building. It was designed originally in the "Second Empire Style".

Historical Comments:

There have been several prominent business firms who once owned and used this building to house their companies. Horace Pearman was a doctor and Harry Mann, a Dental Surgeon. Both gentlemen lived here for over 20 years. Also Doug Webber had his Architect firm in this building for over 10 years when he first began his company. His company today is a well-known Architect firm once called Webber, Harrington and Weldon Architects, but today is it is known as the (WHW Architect Firm", located on Market Street.

Contextual Building Comments:

Changes have been made to the façade of this structure which was originally a two family dwelling. When you look past the façade of the building you can see that the structure's design was similar to the architectural design of the structures located next door. Around 1955 it was being used for various businesses and then by 1966 it was known as the "Mayfair Apartments".

Contextual District Comments:

The plain brick façade added to an older building takes away the historical look of the structure and stands out from the other heritage structures. The heritage aspect is still visible along the North and South sides of the building. Several owners were doctors and dentists who resided in this building, as well as their medical offices.

Present Owner(s):	Joanne Lawen
Address:	1245 Barrington Street
	Halifax, NS B3J 1Y2

Original Owner(s):	James Allen
Occupation:	Master Mariner

Year Built:	Pre 1865
Factual/Estimate?	Estimate
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories (233 & 233 ½ Pleasant Street in 1894 – this indicates a building was constructed in 1893 as this civic address was not there in 1891/92.

Builder:	Unknown
Present Use:	Apartment Building

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Joanne Lawen	2005-2014			#81204191
S. Paul Zive	1996-2005			5825-376
Dorothy M. Zive (et al)	1991-1996		Widow	5085-1218
Exec/o David Zive	1989-1991		V.P. of S.P. Zive	1926-808
David Zive	1963-1989		V.P. of S.P. Zive	1926-808
Douglas Webber	1952-1963		Architect	1143-893
Harry Mann (et ux)	1926-1952		Dental Surgeon	595-416
Horace Pearman (et ux)	1898-1926		Doctor	326-632
James Allen (et ux)	1893-1898		Master Mariner	?

Comments on Historical Associations:

The Zive Family own numerous properties within the Halifax Peninsula. David Zive died in 1989 and he divided this property into four lots in 1963 with two of the lots facing Hollis Street. His wife was Dorothy Zive and she received the property known as Mayfair Apartments after his death. It is not known who James Allen purchased the property from but the city directories indicate a building was on this site in 1893. Capt. James Allen was residing on this street in 1894 in a house located near this property. Harry Mann paid Horace Pearman \$7100.00 for the property.

Photograph (front elevation)

Building Classification: Registered Building



Building No.	69
Civic Address	1349-51-53 Barrington Street
Building Name	Renner-Carney House
Construction Date	1891

Researcher:	Colette Bishop-Greene
Date:	December 15 th , 2011

Architectural Comments:

Renner-Carney House is a 1½ storey brick building with a bell-cast mansard roof, slate fish-scale roof shingles with paired dormers with pediments above, a cornice with heavy brackets and a decorative frieze, and four substantial multi-flue brick chimneys. The building has two bay projections on the front façade flanking the central main entrance and a substantial belt course separating the basement from the main floor. Typical of the Victorian Eclectic style, the building has a central entrance and is 3 bays wide. A central tower above the entrance projects through the roof eaves and has a pyramidal roof with a bell cast curve, gothic dormers and bracketed eaves.

The vertically proportioned windows have a Palladian arrangement and are surrounded by pilasters, decorative brackets, and pedimented roofs. The central tower windows and the first storey windows follow the same arrangement and roof style, but have arches with intricate brickwork. The central entrance at the first floor level has a segmented brick arch, transom and side lights and pilasters. There are two modern entrances, one under each projecting bay, at the basement level.

Renner-Carney House is in good physical condition. There is a 2 storey brick rear addition with a low pitch roof that has windows which are similar in dimensions and style to those on the original house. The open space behind the building is unpaved and used as a parking lot for tenants. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Renner-Carney House is valued for its historical associations with prominent individuals. The house was built in 1891 for Thomas Renner who was a liquor merchant and proprietor of the Union Hotel. Renner sold the property in 1914 to Michael Carney Sr., West India Merchant and Consul for Haiti, and his son, Dr. Michael J. Carney, who lived there until 1920. Dr. Carney was a provincially acclaimed pediatrician and Head of the Children's Hospital in Halifax. After Dr. Carney's brief occupancy, the building was sold to Hugh W. Cameron, optometrist. In 1926, the building was known as Cameron House and was used as office space for an optometrist, dentist and a physician.

Contextual Building Comments:

Carney-Renner House is clearly an asset to the surrounding area and proposed district. It is compatible with the buildings in the area (in terms of building material and elevation) and gives the area a bit of flavor with its eclectic style of architecture.

Present Owner(s):	Joanne Lawen	Original Owner(s):	Thomas Renner
Address:	1245 Barrington Street	Occupation:	Merchant/Proprietor
	Halifax, NS B3J 1Y2		

Year Built:	1891
Factual/Estimate?	Factual
Sources:	Deed description (Registry of Deeds)
	City Directories

Builder:	Unknown
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Reverend George M. Grant	?-1890		Former Minister at St. Matthew's Church	Bk. 149-646
Thomas Renner	1890-1914		Merchant, Hotel Proprietor	Bk. 433-549
Michael Carney Sr. & Dr. Michael J. Carney	1914-1920		Merchant, Consul/Physician	Bk. 433-549
Hugh W. Cameron	1920-1933		Optometrist	Bk. 508-110
Victor O. Mader	1933-1955		Physician	Bk. 689-1233
David Zive	1955-1996		Realtor	Bk. 1326-226
S. Paul Zive	1996-2005		Not Listed	Bk. 5825-368
Joanne Lawen	2005-present		Not Listed	Doc. #81204191

Photograph (front elevation)

Building Classification: Registered Building



Building No.	70
Civic Address	1355 Barrington Street
Building Name	St. Matthew's Manse
Construction Date	1874-1875

Researcher:	Colette Bishop-Greene
Date:	December 15 th , 2011

Architectural Comments:

St. Matthew's Manse is a 2½ storey brick Halifax House style building that combines Second Empire and Georgian influences. Typical of the Halifax House style, the house is set on a tall foundation and is laid out in the side hall plan, 3 bays wide, and is deep from front to back. The bell cast mansard roof has two dormers (with mansard-styled roofs), a cornice with paired brackets and frieze, granite quoins at the corners, and a string course separating each floor – granite at the ground floor and brick at the second floor.

The vertically proportioned windows are segmentally arched with brick soldier courses; the first floor having one-over-one sash windows with granite lug sills, while the second storey windows are slightly smaller with two-over-two sash windows. The main entrance is located within a wide segmentally arched opening which frames a modern metal and glass entry system that incorporates a side light and transom. The front entrance steps have metal railing and brick posts at street level. There is also a ground floor/basement entrance located directly under the entrance stairs

St. Matthew's Manse is in good physical condition. There is a 1½ storey brick rear addition with a flat roof and windows similar to those in the original building. The open space behind the house is unpaved and used as a parking lot or driveway. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

St. Matthew's Manse is valued for its historical associations with St. Matthew's Church, Reverend George M. Grant, Reverend Robert Laing, and the architects Stirling and Dewar who designed St. Matthew's Manse. They also designed many notable buildings in the area such as the Fort Massey Church and St. Paul's Hall.

Rev. George M. Grant was the first tenant to live in the manse (1875) after becoming minister of St. Matthew's Church. He left Halifax in 1878 and played an important role in shaping Queen's University and College in Kingston, Ontario. He also served as secretary to Sir Sanford Fleming during the development of the trans-Canada railway.

After Rev. Grant's departure, Rev. Robert Laing became minister of St. Matthew's Church from 1878 until 1891. He was an educator and founded the Halifax Ladies College and the Halifax Conservatory of Music (1887).

Contextual Building Comments:

St. Matthew's Manse is a simple and understated building that maintains the architectural and heritage character of the surrounding area and proposed district. It complements other masonry buildings on Barrington Street and buildings with similar architectural style in the area.

Present Owner(s):	Association of Professional Engineers	Original Owner(s):	Trustees of St. Matthew's Church
Address:	1355 Barrington Street	Occupation:	Presbyterian Congregation
	Halifax, NS B3J 1Y9		

Year Built:	1874-1875
Factual/Estimate?	Factual
Sources:	City Directories/plans (Nova Scotia Archives and Records Management)
	1986 Heritage Inventory Site Form

Builder:	David Stirling and Andrew Dewar
Present Use:	Commercial

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
St. Matthew's Church	1828-1920	Congregation	Bk. 51-224
Purdy A. MacDonald	1920-1949	Physician	Bk. 524-315
Harry K. MacDonald	1920-1923	Surgeon	Bk. 524-315
D. McLarren and widow	1923-1942	Physician	Bk. 565-249
Purdy A. MacDonald	1942-1949	Physician	Bk. 843-865
Earle H. Goldberg	1949-1974	Dermatologist	Bk. 1040-425
E.F. Chatterton & Associates	1974-1976	Company	Bk. 2780-180
Development Planning Association	1976-1986	Company	Bk. 3063-555

Little John Leasing Ltd.	1986-1988	Company	Bk. 4239-1207
Association of Professional Engineers	1988-present	Company	Bk. 4580-510

Photograph (front elevation)

Building Classification: Registered Building



Building No.	52
Civic Address	1359-61 Barrington Street
Building Name	Stoddard House
Construction Date	1828

Researcher:	Colette Bishop-Greene
Date:	December 15 th , 2011

Architectural Comments:

Stoddard House is a 2½ storey masonry building with a sandstone façade, ironstone side walls, multi-flue brick chimney, sandstone corner quoins, and a sandstone string course separating the first and second floors. The building has a mansard roof with a bell cast curve, a modest overhang with returned eaves, and a cornice with brackets and dentils. There are 2 dormers on the front and rear façades each having an ornamental pediment and paired sash windows. The ironstone wall visible on Bishop Street is detailed with sandstone lintels, lug sills and quoins. Typical of the Georgian style, the house was raised up from the street level on a tall foundation and laid out in the side hall plan, is three bays wide, and deep from front to back.

At the front of the building, a ground floor 'storefront' was added (1919-1931) to serve as an optometrist's office for the owner. The 'storefront' has a central entrance with a copper roof and two three sided projecting bay display windows (also with copper roofs). There is a three storey brick addition at the rear of the building that has a flat roof with a modest overhang and cornice with brackets and dentils. Also, there is a one storey brick double car garage attached to the brick addition. All windows are vertically proportioned, two-over-two sash windows with sandstone lug sills and are slightly recessed into their openings.

Granite stone steps with decorative wrought iron railing lead to the main entrance which is comprised of a wood panel door with glass in the upper panel, two rectangular side lights with wooden panels below and glass in the upper, and a group of transom windows above. It should be noted that there is a cannon protruding from the concrete sidewalk adjacent to the front steps of Stoddard House. It is one of the last remaining cannons in Halifax (in this manner) and was used as a bumper for carriage wheels as they passed by.

Stoddard House is in good physical condition; however, there have been several alterations. At the time of construction, the building had a truncated gable roof. During the 1890s the roof was changed to a mansard and wooden dormers were added. During 1875-1890, a brick addition was attached to the rear of the original building (used as an office). The addition of the 'storefront' was completed during 1919-1931 for commercial use (an opticians shop). The two car garage attached to the rear office was completed at a later date.

There is a small section of land at the rear of the lot that is still vacant. Historical documents indicate that the space behind the original house was used a garden; however, there are no visible signs of any original use.

Historical Associations:

Stoddard House is valued for its historical associations with St. Matthew's Church and its tenants. Reverend John Scott occupied the manse from 1830-1860. Reverend George M. Grant lived there briefly from 1874-1875 (he then moved into the adjacent new manse, St. Matthew's Manse). Rev. Grant left Halifax in 1878 and played an important role in shaping Queen's University and College in Kingston, Ontario. Grant also served as secretary to Sir Sanford Fleming during the development of the trans-Canada railway.

The building is named after the Stoddard family who owned the house for almost 50 years (1931-1980). Another notable tenant was Lucy Maud Montgomery, author of "Anne of Green Gables" who lived there while attending Dalhousie University. The building is described in her novel "Anne of the Island".

Interestingly, the inscription "Wallace Street" is carved into one of the sandstone quoins on the corner of the building. Wallace Street, now Bishop Street, was named after the Honourable Michael Wallace, who lived in this building. This is the only remaining evidence of Wallace Street before it was renamed (1831-1878).

Contextual Building Comments:

Stoddard House maintains the architectural and heritage character of the surrounding area and proposed district. It is compatible in terms of elevation, style, and design with the other buildings in the area, notably the Government House which is another Georgian building.

Present Owner(s):	Halifax County Condominium Corp. 185	Original Owner(s):	St. Matthew's Church
Address:	Halifax Regional Municipality	Occupation:	Presbyterian Congregation

Year Built:	1828
Factual/Estimate?	Factual
Sources:	Report by Surveyor Charles Morris in 1828

Builder:	Possibly Richard Scott and Charles Dunbrack
Present Use:	Residential and Commercial

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
John Pryor	1816-1825	West Indian Merchant/M.L.A.	Bk. 43-104
Lewis & Mary Ann Johnston	1825-1828	Medical Doctor	Bk. 48-239
Michael & Thomas Wallace/James Fullerton	1828-1828	Trustees of St. Matthew's Church	Bk. 51-234
St. Matthew's Church	1828-1875	Congregation	Bk. 51-224
G.P. Mitchell	1875-1884	Merchant	Bk. 203-165
Andrew Walker Lindsay	1884-1916	Medical Doctor	Bk. 245-527
Emma & Frances J. Lindsay	1916-1919	Sister and Niece	Bk. 452-561
Anna M. Bell	1919-1931	Wife of Realtor	Bk. 493-353
Robert H. Stoddard & Jean Carmen	1931-1980	Medical Doctor	Bk. 665-1097
Architectural Resources Consultants	1980-1982	Architectural Firm	Bk. 3407-501
N.S. Association of Architects & Graeme & P.L.P. Duffus	1982-1991	Architects	Bk. 3591-513
Halifax County Condominium Corp. #185	1991-present	Corporation	Doc # 24661

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	#7
Civic Address	5134 Bishop Street
	Formerly #14 Bishop Street
Building Name	
Construction Date	Pre. 1869
	Completely renovated ca. 2000

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

A two and half storey wooden structure constructed in a plain "Italianate Style" but some may prefer to say in the "Georgian Style". Modern windows are 6/1 with the entrance including a transom window and sidelights; along with a wide cornice and pilasters; which are typical for this styled home which were originally constructed during the 1800s.

Historical Comments:

The building is connected to the Zive Family of Halifax, who have been involved in the real estate business throughout the City of Halifax for many years. Dorothy Zive is the widow of David Zive and she received ownership of his real estate upon his death in 1989. Could not discover who P. Mahoney purchased the property from prior to 1876, but the McAlpine City Directories indicate that a house was located on this site as early as 1869.

Contextual Building Comments:

This structure was extremely renovated ca. 2000. It seems that the owner may have decided to keep the original architectural design of the façade of the structure. From around 1903 until the present it has been used as a rental property with three families residing in the home until it was enlarged.

Contextual District Comments:

Even though this structure has been extremely renovated, the way in which the owner retained its original historical design helps it to continue to fit with the other structures in the Bishop Street Area.

Present Owner(s):	Olive Properties	Original Owner(s):	Patrick Mahoney
Address:	1245 Barrington Street	Occupation:	Esquire (Gentleman)
	Halifax, NS B3J 1Y2		

Year Built:	Pre 1869
Factual/Estimate?	Estimate
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories; Hopkinds Atlas Map for 1878 Located in the NSARM.

Builder:	Unknown
Present Use:	Apartments

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Olive Properties	1999-2011			6410-851
Dorothy Zive	1989-1999		W/o David Zive	Will
David Zive	1944-1989		Real Estate Dev.	890-1105
William Haulihan	?-1944			Investate
Michael Haulihan	1876-?		Yeoman	205-530
Patrick Mahoney	?-1876		Esquire	

Comments on Historical Associations:

Michael Hoolihan (Haulihan) paid \$4400.00 to Patrick Mahoney for this property and this amount indicates that a structure was already constructed on this lot. It was not possible to discover who Patrick Mahoney purchased the property from but a building was situated on this site according to the city directories for 1869. The spelling of the Haulihan Family surname caused a few problems with trying to find the deed and the death date for Michael is not known but we can assume that William is his son. Only five families are connected to this property. The Haulihan family owned it for nearly 68 years and the Zive family for nearly 55 years. Renovations were carried out in 2000 by the Olive Properties Ltd.

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	#6
Civic Address	5140 Bishop Street
	Formerly #16 Bishop Street
Building Name	
Construction Date	ca. 1873-74

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

A two and half storey wooden structure constructed in a plain "Italianate Style" with a low pitched roof. The Entrance is designed along this style but the building has been renovated at some point with windows being replaced.

Historical Comments:

Could not discover any historical connections for this building, but the structure is shown to be situated in this location while researching the McAlpine Directories.

Contextual Building Comments:

The building may be original in all aspects and it is similar in design to several other buildings within the area. The building may have been enlarged over time.

Contextual District Comments:

The property is similar in design to other structures in the district and similar to other houses in the area has been renovated internally to accommodate apartments.

Present Owner(s):	Olive Properties
Address:	1245 Barrington Street
	Halifax, NS B3J 1Y2

Original Owner(s):	Unknown
Occupation:	Unknown

Year Built:	ca. 1873-74
Factual/Estimate?	Estimate
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories from 1869-1869

Builder:	Unknown
Present Use:	Apartments

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Olive Properties	2004-2014			#75797788
Robert Flynn (et ux)	2001-2004			6915-625
Robert Flynn	1989-2001		D. 1989	4222-1184
Vina Morrison (et ux)	1954-1989			2040-68
James J. Wall	?-1954			

Comments on Historical Associations:

Could not discover how James Wall received the property but according to the city directories it was used as a rooming house and/or apartments since it was constructed ca. 1873. It states in deed book #2040-68 that it was "Lands formerly of James Deckman" but I was not able to find any deed connected with the Wall or Deckman families.

Photograph (front elevation)

Building Classification: Registered Building



Building No.	56
Civic Address	5170-72 Bishop Street
Building Name	Edward Goreham House
Construction Date	1862-1864

Researcher:	Colette Bishop-Greene
Date:	December 22 nd , 2011

Architectural Comments:

The building is the first in a group of four row houses known as Fraser Terrace. Fraser Terrace has elements from the Late Victorian Plain and Halifax House styles of architecture. The buildings are 2½ storeys high with wood shingled cladding and brick foundations. The two end houses have two storey 3 bay projections, with large five sided dormers and multi-flue brick chimneys, while the center houses have flat facades and medium sized dormers, and multi-flue chimneys.

Each end house is laid out in the side hall plan and is deep from front to back. The two center units form a mirror image pair with adjoining entrances. The building is built into the slope of Bishop Street such that the end units are higher than the center units, with the massing of the whole divided into 3 parts. The entire rowhouse has a steeply pitched, truncated gable roof with a modest overhang, and a cornice with decorative brackets. All of the vertically proportioned one-over-one sash windows have simple wooden trim. Each offset main entrance has moulded surrounds, heavy brackets supporting an entablature, and a pediment decorated with dentils. The adjoining entrances to the two center units are topped by a single pediment.

Edward Goreham House has wooden entrance steps and a wrought iron railing enclosing the front of the property and other steps down to a basement entrance directly under the front entrance. Additionally, it has a rear storm porch with a gable roof and fixed windows.

Edward Goreham House is in excellent physical condition. The space behind the building is used as a backyard and parking. Remnants of prior use or other built structures are not evident.

Historical Associations:

Edward Goreham House is valued for its historical association with its original occupant, Edward Goreham. Goreham was a partner in the Charles Robson Company, a dry goods dealer in Downtown Halifax. He purchased the house in 1871 from William Fraser and lived here until 1911.

Contextual Building Comments:

Edward Goreham House is clearly an asset to the surrounding area and proposed district. The row of townhouses fit nicely with the surrounding buildings on Hollis Street and the Government House on Barrington Street. It maintains the architectural and heritage character of the area.

Present Owner(s):	Nanxi Liu	Original Owner(s):	William Fraser
Address:	5170 Bishop Street	Occupation:	Joiner, Cabinet Maker, Pianoforte, Manufacturer, Developer
	Halifax, NS B3J 1C9		
Year Built:	1862-1864		
Factual/Estimate?	Factual		
Sources:	Deed description (Registry of Deeds)		
Builder:	Unknown		
Present Use:	Residential		

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Fraser	1861-1871		Cabinet Maker	Bk. 132-61
Reverend H. McMillan	1871-1915		Clergyman	Bk. 177-551
James Redmond	1915-1915		Clerk	Bk. 457-813
Edith Barnhill	1915-1925		Wife of J. Barnhill	Bk. 456-28
Ellen Sullivan	1925-1938		Not Listed	Bk. 600-253
Lillian Wooten	1938-1938		Wife of George Wooten	Bk. 764-701
Louis Keshen	1938-1952		Realtor	Bk. 764-702 Bk. 941-901
Zelma Crawford	1952-1962		Not Listed	Bk. 1177-542
Louise E.R. & Marion G.T. Keshen	1962-1985		Daughters of L. Keshen	Bk. 1839-753
Greystone Construction Ltd.	1985-1986		Builders	Bk. 3986-230
Emilia M. Collins	1986-1999		Not Listed	Bk. 4143-403
3029056 Nova Scotia Limited	1999-2011		Not Listed	Bk. 6393-439
Nanxi Liu	2011-present		Not Listed	Doc. # 99260615

Photograph (front elevation)

Building Classification: Registered Building



Building No.	55
Civic Address	5174-76 Bishop Street
Building Name	L.W. Travis House
Construction Date	1862-1864

Researcher:	Colette Bishop-Greene
Date:	December 28 th , 2011

Architectural Comments:

The building is the first in a group of four row houses known as Fraser Terrace. Fraser Terrace has elements from the Late Victorian Plain and Halifax House styles of architecture. The buildings are 2½ storeys high with wood shingled cladding and brick foundations. The two end houses have two storey 3 bay projections, with large five sided dormers and multi-flue brick chimneys, while the center houses have flat facades and medium sized dormers, and multi-flue chimneys.

Each end house is laid out in the side hall plan and is deep from front to back. The two center units form a mirror image pair with adjoining entrances. The building is built into the slope of Bishop Street such that the end units are higher than the center units, with the massing of the whole divided into 3 parts. The entire rowhouse has a steeply pitched, truncated gable roof with a modest overhang, and a cornice with decorative brackets. All of the vertically proportioned one-over-one sash windows have simple wooden trim. Each offset main entrance has moulded surrounds, heavy brackets supporting an entablature, and a pediment decorated with dentils. The adjoining entrances to the two center units are topped by a single pediment.

L.W. Travis House has wooden steps that lead to a basement entrance directly under the front entrance. Additionally, it has a rear storm porch with a gable roof and fixed windows.

T.W. Travis House is in excellent physical condition. The space behind the building is used as a backyard and parking space for occupants. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

L.W. Travis House is valued for its historical association with property owner Lewis W. Travis. Travis, Post Office Clerk, purchased two houses in Fraser Terrace in 1888 and resided here until 1906. His mortgage to the All Saint's Cathedral Fund was foreclosed and the property was reverted to the Bishop of Nova Scotia.

Contextual Building Comments:

L.W. Travis House is clearly an asset to the surrounding area and proposed district. The row of houses fit nicely with the surrounding buildings on Hollis Street and the Government House on Barrington Street. It maintains the architectural and heritage character of the area.

Present Owner(s):	Marian E. Bond	Original Owner(s):	William Fraser
	6317 Pepperell Street	Occupation:	Joiner, Cabinet Maker, Pianoforte, Manufacturer, Developer
	Halifax, NS B3H 2P1		
Year Built:	1862-1864		
Factual/Estimate?	Factual		
Sources:	Deed descriptions (Registry of Deeds)		
	1986 Heritage Inventory Site Form		
Builder:	Unknown		
Present Use:	Residential		

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
William Fraser	1861-1873	Cabinet Maker	Bk. 132-61
Sr. William Young	1873-1888	Chief Justice N.S.	Bk. 189-364
Lewis W. Travis	1888-1905	Post Office Clerk	Bk. 263-707
Minie M. Travis	1905-1908	Wife of Lewis Travis	Bk. 367-625
Clare L. Worrell	1908-1916	Trustee of All Saint's Cathedral Fund	Bk. 385-644
Dean and Chapter	1916-1917	Trustee of All Saint's Cathedral Fund	Bk. 455-1189
James V. Sullivan	1917-1920	Grocer	Bk. 469-817
Louis Keshen & daughters Louise and Marion Keshen	1920-1983	Realtor	Bk. 526-155
Marion Keshen	1983-1985	Daughter of L. Keshen	Bk. 3986-292
Greystone Construction Ltd.	1985-1986	Builders	Bk. 3986-233
Marian E. Bond	1986-present	Not Listed	Bk. 4199-684

Photograph (front elevation)

Building Classification: Registered Building



Building No.	54
Civic Address	5178-80 Bishop Street
Building Name	C.H. Willis House
Construction Date	1862-1864

Researcher:	Colette Bishop-Greene
Date:	December 28 th , 2011

Architectural Comments:

The building is the first in a group of four row houses known as Fraser Terrace. Fraser Terrace has elements from the Late Victorian Plain and Halifax House styles of architecture. The buildings are 2½ storeys high with wood shingled cladding and brick foundations. The two end houses have two storey 3 bay projections, with large five sided dormers and multi-flue brick chimneys, while the center houses have flat facades and medium sized dormers, and multi-flue chimneys.

Each end house is laid out in the side hall plan and is deep from front to back. The two center units form a mirror image pair with adjoining entrances. The building is built into the slope of Bishop Street such that the end units are higher than the center units, with the massing of the whole divided into 3 parts. The entire rowhouse has a steeply pitched, truncated gable roof with a modest overhang, and a cornice with decorative brackets. All of the vertically proportioned one-over-one sash windows have simple wooden trim. Each offset main entrance has moulded surrounds, heavy brackets supporting an entablature, and a pediment decorated with dentils. The adjoining entrances to the two center units are topped by a single pediment.

C.H. Willis House has wooden steps that lead to a basement entrance directly under the front entrance. Additionally, it has a rear storm porch with a gable roof and fixed windows.

C.H. Willis House is in excellent physical condition. The space behind the building is used as a backyard and parking. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

C.H. Willis House is valued for its historical associations with its original owner and occupants. Charles H. Willis, a rigger, resided here from 1888-1911. Other notable tenants were William Howe, barrister/Registrar of Probate (1870-1888), and Pierce S. Hamilton, barrister/mining agent/author of political works (1869).

Contextual Building Comments:

C.H. Willis House is clearly an asset to the surrounding area and proposed district. The row of houses fit nicely with the surrounding buildings on Hollis Street and the Government House on Barrington Street. It maintains the architectural and heritage character of the area.

Present Owner(s):	Denis Palmer Dyer & Anna Maria Fabris Dyer	Original Owner(s):	William Fraser
Address:	1752 Vernon Street	Occupation:	Joiner, Cabinet Maker, Pianoforte, Manufacturer, Developer
	Halifax, NS B3H 3N2		

Year Built:	1862-1864
Factual/Estimate?	Factual
Sources:	Deed descriptions (Registry of Deeds)
	1986 Heritage Inventory Site Form

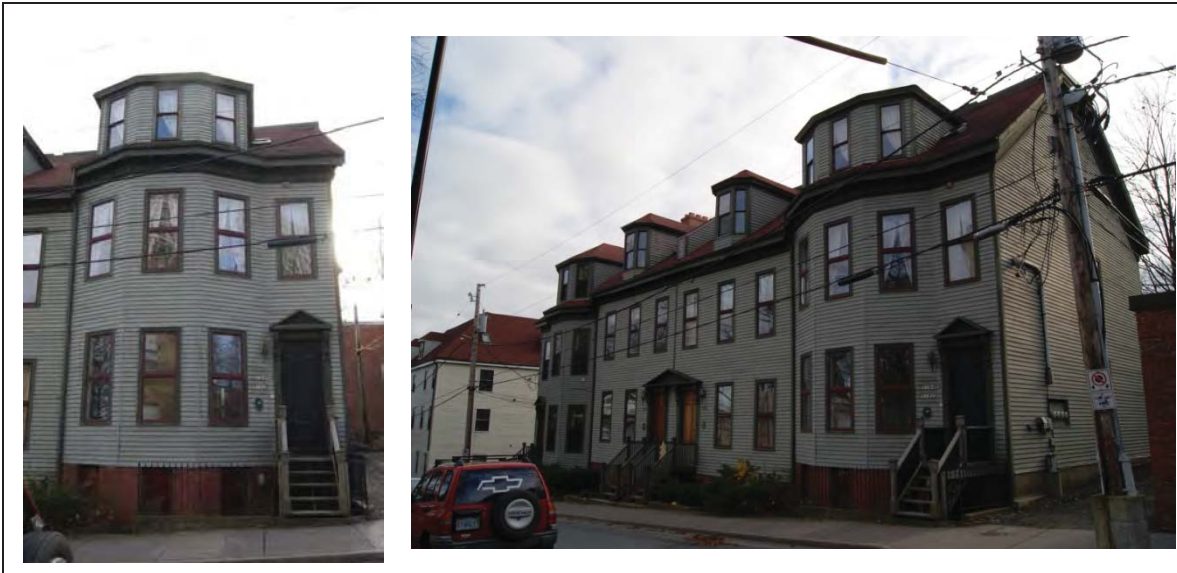
Builder:	Unknown
Present Use:	Residential

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
Thomas Boggs	1826-1873	Merchant	Bk. 48-555
William	1861-1873	Cabinet Maker	Bk. 132-61
Sir William Young	1873-1888	Chief Justice of N.S.	Bk. 189-364
Charles H. Willis	1888-1911	Rigger	Bk. 268-10
Patrick Thomas O'Shea	1911-1912	Merchant	Bk. 409-695
Francis Beazley	1912-1935	Traveler	Bk. 420-352
Ethel Guild	1935-1941	Medical Secretary	Bk. 723-165
Louis Keshen & daughters Louise and Marion Keshen	1941-1983	Realtor	Bk. 835-821
Marion Keshen	1983-1985	Daughter of Louis Keshen	Bk. 3986-292
Greystone Construction Ltd.	1985-1986	Builders	Bk. 3986-245
Maureen Mason	1986-1989	Not Listed	Bk. 4244-469
Helen, Jean, Janet Morris	1989-2000	Not Listed	Bk. 4857-1030
Denis Palmer Dyer	2000-present	Not Listed	Bk. 6552-244
Anna Maria Fabris Dyer	2006-present	Not Listed	Document # 86237956

Photograph (front elevation)

Building Classification: Registered Building



Building No.	53
Civic Address	5182-84 Bishop Street
Building Name	William Fraser House
Construction Date	1862-1864

Researcher:	Colette Bishop-Greene
Date:	December 29 th , 2011

Architectural Comments:

The building is the first in a group of four row houses known as Fraser Terrace. Fraser Terrace has elements from the Late Victorian Plain and Halifax House styles of architecture. The buildings are 2½ storeys high with wood shingled cladding and brick foundations. The two end houses have two storey 3 bay projections, with large five sided dormers and multi-flue brick chimneys, while the center houses have flat facades and medium sized dormers, and multi-flue chimneys.

Each end house is laid out in the side hall plan and is deep from front to back. The two center units form a mirror image pair with adjoining entrances. The building is built into the slope of Bishop Street such that the end units are higher than the center units, with the massing of the whole divided into 3 parts. The entire rowhouse has a steeply pitched, truncated gable roof with a modest overhang, and a cornice with decorative brackets. All of the vertically proportioned one-over-one sash windows have simple wooden trim. Each offset main entrance has moulded surrounds, heavy brackets supporting an entablature, and a pediment decorated with dentils. The adjoining entrances to the two center units are topped by a single pediment.

William Fraser House has wooden steps and wrought iron railing enclosing the front of the property and leads to a basement entrance directly under the front entrance. Additionally, it has a rear storm porch with a gable roof and fixed windows.

William Fraser House is in excellent physical condition. The space behind the building is used as a backyard and parking space. Remnants of prior use or other built structures are not evident.

Historical Associations:

William Fraser House is valued for its historical association with the original occupant and owner William Fraser. Mr. Fraser was a well known furniture and piano maker in Halifax and lived here until 1873.

Contextual Building Comments:

William Fraser House is clearly an asset to the surrounding area and proposed district. The row of houses fit nicely with the surrounding buildings on Hollis Street and the Government House on Barrington Street. It maintains the architectural and heritage character of the area.

Present Owner(s):	Elizabeth Churchill-Snell	Original Owner(s):	William Fraser
Address:	5184 Bishop Street	Occupation:	Joiner, Cabinet Maker, Pianoforte, Manufacturer, Developer
	Halifax, NS B3J 1C9		
Year Built:	1862-1864		
Factual/Estimate?	Factual		
Sources:	Deed description (Registry of Deeds)		
	1986 Heritage Inventory Site Form		
Builder:	Unknown		
Present Use:	Residential and Commercial		

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Thomas Boggs	1826-1861		Merchant	Bk. 48-555
William Fraser	1861-1873		Cabinet Maker	Bk. 132-61
Sir William Young	1873-1888		Chief Justice of N.S.	Bk. 189-364
Lewis W. Travis	1888-1892		Post Office Clerk	Bk. 263-707
Alfred Robie Cogswell	1892-1919		Photographer	Bk. 285-212
Priscilla E. Kerr	1919-1941		Not Listed	Bk. 480-463
Nova Scotia Trust	1941-1944		Organization	Bk. 829-1137
Free Holland on the Seas Inc.	1944-1945		War-time association	Bk. 866-255
Louis Keshen & daughters Louise and Marion Keshen	1945-1983		Realtor	Bk. 903-85
Marion Keshen	1983-1985		Daughter of Louis Keshen	Bk. 3986-292
Greystone Construction Ltd.	1985-1986		Builders	Bk. 3986-241
George Rogers & Vernon MacFawn	1986-1998		Business	Bk. 4143-443
Elizabeth Churchill-Snell	1998-present		Not Listed	Bk. 6256-812

Photograph (front elevation)

Building Classification: Contributing Resource



Building No:	26
Civic Address:	1170 Hollis Street
Building Name:	Cornwallis Park
Construction Date:	1929-1930

Researcher:	Emma Sampson Halifax Regional Municipality
Date:	3 October 2014

Architectural Comments:

The park contains a large statue of Edward Cornwallis at the centre, along with a playground and a number of benches. Paths lead in to the centre of the park symmetrically from the perimeter. There are no significant structures.

Historical Comments:

Evidence of railway gardens associated with train stations were in Canada since the 1860's. The tradition was imported from Britain, where railway gardens were the rule more than the exception. The CPR promoted gardens around their train stations as they were expanding across western Canada as a way to provide a positive image and good first impression to travellers and immigrants coming to settle on the prairies. They were also used to demonstrate the fertility of the soil. These

gardens ranged from large, park-like grounds to small beds of annuals with the name of the station. They were always located to present the best view from the station to gain maximum public exposure where they could be seen from the train. Gardens became accepted features. They were increasingly seen by the railway companies as valuable public relation tools, and another way of retaining a competitive edge.

A replacement for the North Street Station - Two reasons why the railways didn't expand farther south to downtown: 1) downtown property was prohibitively expensive, and 2) the whole route through the North End was judged unsightly. City council made the extravagant decision to authorize the new railway cut through bedrock all the way from the peninsular isthmus through the west and south ends to a new terminal near Point Pleasant Park. Work was already underway when the North Street station was wrecked in the Halifax Explosion. After the First World War, the new railway complex was built with the same components of the north station with a depot, hotel, piers, tracks and grain elevator. What was new was the inclusion of a civic park. By the First World War, the ideas and aesthetics of the City Beautiful movement would have been well entrenched in the design vocabulary of the day.

The Canadian National Railway would have been influenced to develop the grounds around the station to be a great civic space with Beaux-Art buildings set within a majestic park setting with formal path layout, trees, flowering shrubs and geometric beds of annuals. Ideas of nation building, the founding of Halifax, and creating a best image of the city to visitors from the railway station played into the design of the park and the commissioning of a statue of Edward Cornwallis to anchor the civic space. The park was also designed as an aesthetic front lawn foreground for the new hotel. The curve of the roadway, related to the function of bringing trolley cars to the loop terminus at the train station.

Formerly known as the Nova Scotian Hotel Park, the land assumed its more popular name of Cornwallis Park at some point since its construction, and is derived from the statue of Edward Cornwallis, which sits at the centre of the park. The statue was designed by J. Massey Rhind (see Other Comments for a listing of Rhind's works around Halifax and Nova Scotia), and was unveiled on June 22, 1931 to commemorate the 182nd anniversary of Cornwallis's arrival in Halifax. The majority of the land hosted until 1928 the Tobin Estate. Stephen Tobin served as mayor of Halifax (1867-1870, 1878-1881), and as the Liberal MP for Halifax in the Canadian House of Commons (1872-1874).

Contextual Building Comments:

The park serves as complement to the Westin Hotel immediately to the east, acting as an aesthetic lead-in for those approaching from within the city, and providing a viewpoint for the façade of the hotel. In considering the value of the Westin Hotel, the park could be acknowledged as they were constructed in parcel by the Canadian National Railway, the lands being purchased and cleared in 1929.

Present Owner(s):

Address:		Original Owner(s):	
		Address:	

Construction Date:	1929-1930
Present Use:	Park
History of Use:	Prior to 1929 – Residential, Stables, Boarding, 1930 on – Public Park

Builder and/or Architect:	
Biographic Description:	
Significance:	Locally significant

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Halifax Regional Municipality	2000	Pres		Book 6680, Page 331
Canada Lands Company CLC Ltd	1995	2000		Book 5186, Page 1023
Canadian National Railway Company	c. 1929	1995		

Other Comments:

Rhind (b. 1860, Scotland) was a prolific sculptor, with works both in brass and stone across Nova Scotia and the United States. In the U.S., he is known for his Great Army of the Republic Memorial in Washington, D.C., his statue of General George Washington in Newark, New Jersey, and his depictions of Justice, Authority and Wisdom for the New Haven County Courthouse in New Haven, Connecticut.

In Nova Scotia, Rhind contributed Britannia on the cenotaph in Grand Parade, and Highland Soldiers for cenotaphs in Chester and in New Glasgow.

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	#42
Civic Address	5220 Harvey Street
	Formerly #4 Bishop Street
Building Name	
Construction Date	ca. 1900

Researcher:	A. M. Withrow
Date:	February 2011

Architectural Comments:

Constructed in the 'Queen Anne Revival' style, the structure is a two and half, wooden, shingled storey building; with a three bay, two storey projection extending from the ground level to the roof; with a gabled dormer and a small Palladian window which are a typical design for this style. The design of the roof and windows give the structure a look of grandeur which is similar in design to some of the larger homes located in the area.

Historical Comments:

This structure was built for Henry Poole, a mining engineer from Pictou, NS. He purchased the property from the Hon. Charles Townsend. Mr. Poole was instrumental in the development of the mining industry Nova Scotia.

Contextual Building Comments:

The façade of this structure does not appear to have been altered, however when the building was changed over to being apartments, stairs were constructed to accommodate those living in the upper levels. During the mid-1940s the building was first used as a rooming house for boarders.

Contextual District Comments:

The building is situated in an area that was once a busy commercial district that is slowly being revitalized. This particular street did not grow in size until around the turn of the Twentieth Century. A few blocks away there were still farms located in the area.

Present Owner(s):	Danette Foster
Address:	1174 Wellington Street
	Halifax, NS B3H 2Z8

Original Owner(s):	Henry Poole
Occupation:	Mining Engineer

Year Built:	ca. 1900
Factual/Estimate?	Estimate
Sources:	Registry of Deeds in Dartmouth, NS; McAlpine City Directories

Builder:	Unknown
Present Use:	Apartments

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Danette Foster	2005-2014			#83759580
H.U.M.A. Dev. Inc.	2002-2005			7129-589
Arnold Forsythe	1981-2002		Real Estate Agent	3489-408
Carolyn Forsythe	1973-1981		W/o A. Forsythe	3009-921
Sui Fa Kung Lee	1952-1973		W/o S. Chuck Lee	2704-28
Harris Himmelman	1946-1952		Retired Pilot	1156-517
Rita C. F. Dewey	1937-1946		W/o Dr. A. Dewey	930-613
Charles Rowlings	?-1937		Merchant	759-105
Nancy Smith	1913-?		W/o T. Smith	432-239
Arthur Smith	1913-1913		Merchant	432-240
Theodore Smith	1912-1913		Merchant	420-131
Charles Tremaine	1906-1912		Barrister	373-467
Henry Poole	1900-1906		Mining Engineer	343-284

Comments on Historical Associations:

Hon. Charles Townshend was a justice of the Supreme Court of NS. He sold the property to Henry Poole and lived nearby. Could not discover who Charles Rowlings purchased the property from or when.

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	#24
Civic Address	1161 Hollis Street, Halifax
Building Name	Ocean Via Rail Building
Construction Date	1928-1930

Researcher:	A.M. Withrow
Date:	February 2011

Architectural Comments:

The CNR station, designed in the Beaux Arts style, has a three storey street façade consisting of a monumental, projecting front entry with a two storey portico supported by four doric columns. The focal point of this façade is the three dimensional representation of the City of Halifax crest containing a clock (since removed).

The main facade is clad in white limestone, while the remainder of the building is brick. The cornice of the station is shown as a continuous band across the full front facade with additional elements added over the entry, which is topped by a hipped copper roof. The frieze and supporting pilasters continue across the front of the adjacent hotel, tying the two buildings together. The wings of the station are nearly symmetrical, but the wing adjoining the hotel is built at an angle to align with the façade of the hotel. The front façade sits on a base of polished granite.

Historical Comments:

The Halifax station clearly illustrates the emphasis once place on rail passenger service by CNR and the high expectation held for the future of that service. It is also Halifax's last remaining example of the adjoined railway hotel and station, reflecting the emphasis by the rail companies on tourism and passenger accommodation. The Station, and adjacent Hotel Nova Scotian (now Westin Hotel), were built between 1927-1930, with the grand opening on June 23, 1930.

Contextual Building Comments:

Typical of the Beaux Arts style, the building illustrates symmetry, monumental scale and classical features. The use of classical features in the interior of the building also reflects the Beaux Arts Style. When viewed from Cornwallis Park or Barrington Street, the building's mass and height are much greater than any adjacent building.

Contextual District Comments:

The west façade of the building has the most significant public impact, due in part to the presence of Cornwallis Park. Sir Henry Thornton, the president of CNR and his architects realized that the station and hotel could easily become lost in the midst of the other buildings in the area, and chose to purchase an entire block, raze the buildings and construct a park. This opened up the entire area, and made the station and hotel highly visible from the busiest street in the city (Barrington Street.)

The park and gardens were laid out by James Freill, a CNR landscape gardener from Jasper Park. A year after the opening of the hotel/station, Thornton presented the park to the City of Halifax. In order to assure that the city would keep and maintain the park in future Thornton had a statue of Edward Cornwallis, founder of the city placed in the centre of the park. Designed by Massy Rhind, the statue still presides over the park, and the open space maintains the visibility of the hotel and station.

Present Owner(s):	Via Rail Canada (1972)	Original Owner(s):	Canadian National Railway
Address:	Montreal, Quebec	Occupation:	

Year Built:	1928-1930
Factual/Estimate?	Factual
Sources:	1. Nova Scotia Railway Historical Society 2. Websites: http://en.wikipedia.org/wiki/Halifax,_Nova_Scotia_railway_station 3. "Historic Sites and Monuments Board of Canada Railway Station Report, completed by Harry Jost & Barry Moody of Delta 4 Associates Inc. (rsr-44)

Builder:	John Schofield (Chief Architect for CNR), likely in conjunction with John S. Archibald.
Present Use:	Railway station

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Via Rail Canada Inc.	1997 - 2011			6054-484
Canadian National Railway	1928 - 1997			

Comments on Historical Associations:

F.W. Cowie, a government engineer, chose the rail route for the west side of the Halifax peninsula along the North West Arm.

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	#23
Civic Address	1181 Hollis Street
Building Name	Westin Hotel
	(Formerly the Nova Scotian Hotel)
Construction Date	1928-1930

Researcher:	A.M. Withrow <i>Emma Sampson</i>
Date:	February 2011 <i>September 27, 2014</i>

Architectural Comments:

Designed in a beaux arts style; with symmetry and classical detailing; using columns, wings, and a portico; and constructed with stone and stucco as well as bricks.

The frieze and supporting pilasters of the Via Rail Building continue across to the front of the Westin Hotel visually tying the two buildings together.

In 1958 the building was expanded through the construction of a 12 storey addition, complimentary in materials and design.

Historical Comments:

The original building was designed by John Archibald, of Montreal. Archibald was commissioned in the 1920's to design a number of hotels for the CNR, including the Hotel Vancouver. Archibald was President of the Royal Architectural Institute of Canada in 1924-25 and was elected a fellow in 1930.

Name changed to Hotel Nova Scotia in 1967.

Ten storey addition added to the hotel in 1958. The building was expanded and modernized in 1971-73.

The hotel is a Halifax landmark along with the CNR station. Tourism has continued to increase throughout Halifax due to the railway providing transportation and the hotel providing accommodations. Due to the size of the hotel, conventions can be held in the hotel with people arriving from around the world. John Schofield and John S. Archibald, two well known architects, were responsible for the original design of this structure.

Contextual Building Comments:

The Westin Hotel, formerly the Nova Scotian Hotel, is situated in an area that once housed a number of wharfs and older houses. The owners purchased the block of houses and tore them down to build the hotel and railway station and decided to provide an open view of the facade of the hotel by placing a park in front of the structure.

After a year of the hotel's opening the owners of the hotel gave the park to the City of Halifax and also added a statue of Governor Cornwallis so that the park would have to remain a park. Originally the park was called the "Nova Scotian Park" but today it is referred to as "Cornwallis Park." See Inventory Sheet #26 for more information on Cornwallis Park.

Contextual District Comments:

The architectural design of the Westin Hotel was styled in such a way that it adds to the sky line of the city. The beautiful shape and design of the Hotel is the first building our visitors see when they arrive by railway or on a cruise ship.

At one time, in this area, there were a number of hotels located within the vicinity of the Westin but over time they have either been torn down or turned into apartments. Today there are more modern hotels located throughout the City of Halifax but none are similar to the Westin in size or design except for the Lord Nelson Hotel located on South Park Street.

Present Owner(s):	Hotel Nova Scotian Ltd	Original Owner(s):	
Address:	1181 Hollis Street,	Occupation:	
	Halifax, NS B3H 2P6		

Year Built:	1928-1930
Factual/Estimate?	Factual
Sources:	1. Newspaper - Halifax Mail Star", Dec. 31, 1958 pg. 1; 2. PANS mg1, vol. 2417- #1: includes clippings on Hotel Nova Scotian; 3. Websites - 'A Hotel by Any Other Name' – Halifax: HRM West Community Herald - Jan. 2, 2011,p.2; 4. Report: Historical Sites and Monuments Board of Canada - Railway Stations.

Builder:	John Schofield & John S. Archibald
Present Use:	Hotel

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Hotel Nova Scotian	2003-2011			7636-302
Hotel Nova Scotian	2003-2003			7586-1155
Revenue Hotel Ltd.	1996-2003			5889-943 & 5865-853
<i>Revenue Hotels Ltd.</i>	<i>1981-2003</i>			<i>Bk. 3484 - 1042</i>
<i>Canadian National Railway Co.</i>	<i>? - 1981</i>			

Comments on Historical Associations:

Historically this hotel, in partnership with the CNR Station, played a prominent role in the growth of Halifax, especially during the immigration period from 1920-1970, along with the increase in tourism.

The hotel occupies land that was held by the Royal Engineers Yard to the North and the Gas Works (Halifax Gas Light Co.) to the South (Hopkins' City Atlas of Halifax, 1878).

Photograph (front elevation)

Building Classification: New Building



Building No:	22
Civic Address:	1203-1273 Hollis Street
Building Name:	
Construction Date:	N/A

Researcher:	Emma Sampson
Date:	October 17, 2014

Architectural Comments:

N/A

Historical Comments:

The site housed Grosvenor House/The Grosvenor Hotel, which acted as both a rooming house and a proper hotel, from c. 1895 until its demolition in the 1980s.

Contextual Building Comments:

N/A

Present Owner(s):	Pascal Holdings Ltd.	Original Owner(s):	
Address:	1246 Hollis Street Halifax, NS B3K 1T6	Address:	

Construction Date:	N/A
Present Use:	
History of Use:	

Builder and/or Architect:	N/A
Biographic Description:	
Significance:	Nationally, provincially, locally, not significant

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Pascal Holdings Ltd.	1989	Pres		Book 4860, Page 560
Cornwallis Hotels Ltd.	1954	1989		Book 1283, Page 430
Max and Ida Pascal	1945	1954	Real Estate Broker	Book 880, Page 469
Harry Pascal	1934	1945	Merchant	Book 687, Page 441
Johanna H Esdaile	1910	1934	Widow	Book 406, Page 573
Melvin S and Alberta A Clarke	1908	1910	Auctioneer	Book 392, Page 23
Beatrice Emily Smythe	1896	1908		Book 316, Page 357
Emily Kinnear	1880	1896		Book 229, Page 123
John Smith		1880		

Other Comments:

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Photograph (front elevation)

Building Classification: Registered Building



Building No.	84
Civic Address	1226 Hollis Street
Building Name	Hon. William Annand House
Construction Date	1870-1871

Researcher:	Colette Bishop-Greene
Date:	December 30 th , 2011

Architectural Comments:

The Honourable William Annand House is a Late Victorian Plain building with elements of the Italianate style of architecture. It is a 2½ storey double house of brick construction with stuccoed façades, a truncated gable roof with returned eaves, and two dormers on the front façade. The south side of this double house has been converted to a commercial storefront requiring the first storey windows and door to be removed. The houses were laid out in the side hall plan, 6 bays wide, and are deep from front to back. Italianate influences can be seen in the segmental arched dormers, a modest roof overhang, and a cornice decorated with dentils.

The first storey round-headed windows are vertically proportioned two-over-two sash windows with sandstone lug sills and keyed segmental arches. On the second storey, the vertically proportioned rectangular windows are symmetrical with keyed sandstone surrounds. The side windows are similar in dimension and style, but have semi-circular lintels. The main entrance is surrounded by pilasters, large decorative brackets supporting an entablature with dentils, and has a semi-circular transom window over the door.

The Honourable William Annand House is in excellent physical condition. There is a large 2 ½ storey rear addition on the north half of the building creating an ell shape which has a mansard roof and decorative cornice. Cladding and windows on the addition are similar in dimensions and style to the original house. Overall, the addition maintains the style of the original building.

The open space behind the building is paved and used as a parking lot. Although there are no remnants of prior use (perhaps as a garden) or other built structures, documents suggest that such features did once exist. According to a 1986 Inventory Site Form, ancillary buildings (a brick ell, an ice house, a coach house, and stables) occupied most of the property between 1900-1914.

Historical Associations:

Hon. William Annand House is valued for its historical associations with architect Henry Peters and other notable occupants. Henry Peters came from Quebec with fellow architect George Blaiklock to build the Wellington Barracks. Peters remained in Halifax and built St. Matthew's Church, the Union Bank, and Trinity Garrison Church, to name a few. He built the Annand House in 1870-1871 and resided here until 1895.

The Hon. William Annand occupied the north half of the house from 1870-1875 and travelled to London, England as Agent General for Canada. He returned in 1885 and lived in the house until his death in 1887. Annand was respected and known for his political influence in Nova Scotia. He was a member of the Legislative Assembly (MLA), the Provincial Treasurer, and the President of the Executive Council (Premier 1867-1875). He was also the creator of the "Morning Chronicle" and editor of the "Nova Scotian".

Henry Pryor also was a tenant of the north portion of the house from 1875-1888. Pryor was a member of the Queen's Council, Justice of the Peace, Stipendiary Magistrate, and the former Mayor of Halifax.

Another notable tenant was C.G. Oland, manager of the Keith Brewery. He rented the house briefly before it was sold to the wife of Frederick Annand, brother to Hon. William Annand. The property remained in her estate until 1940.

Hon. William Annand House has also been known as Henry Peters House, Anderson House, and Ritcey House. The north portion of the building was used as a lodging house (Ritcey House) for approximately 20 years and served as an annex for Ostend House. When Max Pascal purchased the property in 1962, the two portions of the building (north and south) were joined.

Contextual Building Comments:

Hon. William Annand House is an asset to the surrounding area and proposed district. During the time of construction, the double house was compatible with the elaborate houses on the south end of Hollis Street. Even with the storefront addition, it is one of the best restored buildings in that area. The building maintains the area's architectural and heritage character.

Present Owner(s):	The Hardman Group
Address:	1226 Hollis Street
	Halifax, NS B3J 1T6

Original Owner(s):	Henry Peters
Occupation:	Architect, Builder

Year Built:	1870-1871
Factual/Estimate?	Factual
Sources:	City Directories (Nova Scotia Archives and Records Management)

Builder:	Henry Peters
Present Use:	Commercial

History of Ownership: List includes north and south houses

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
Henry Peters & executors	1864-1895 (S) 1864-1900 (N)	Architect, Builder	Bk. 143-664 Bk. 151-496
Charlotte Annand	1895-1914 (S)	Wife of F.W. Annand	Bk. 343-101
Mary A. Anderson	1895-1912 (N)	Wife of W.C. Anderson	Bk. 308-327
Margaret Willis	1912-1913 (N)	Widow	Bk. 420-748
Montreal Trust	1914-1940 (S)	Trustee for C. Annand Estate	Bk. 809-121
Arthur Boutillier	1913-1921 (N)	Fish Merchant	Bk. 428-202
Howard Wilbert Ritcey	1921-1942 (N)	Hotel Proprietor, Vice President of Ritcey Wholesalers	Bk. 536-730
Priscilla Stevens	1940-1952 (S)	Not Listed	Bk. 810-255
Adolphe & Irme Michils	1942-1956 (N)	Restaurateur	Bk. 844-397
Kathleen M. Malay	1952-1955 (S)	Not Listed	Bk. 1156-725
George William Hubley	1955-1962 (S)	Merchant, Pharmacist	Bk. 1349-791
Frank Hum	1956-1962 (N)	Restaurateur	Bk. 1422-392
Max Pascal	1962-1981 (N&S)	Real Estate Executive	Bk. 1830-138 Bk. 1828-529
The Hardman Group	1981-present (N&S)	Property Management	Bk. 3511-1

Photograph (front elevation)

Building Classification: New Building



Building No:	83
Civic Address:	1240 Hollis Street
Building Name:	Vacant Lot/Shiraz Persian Cuisine
Construction Date:	N/A

Researcher:	Emma Sampson
Date:	October 17, 2014

Architectural Comments:

Largely a parking lot, the northeast corner of the lot houses a small cinderblock construction. This was the office to the rental car business that operated at this location in the 1980s/1990s, and currently is home to a Persian restaurant.

Historical Comments:

Contextual Building Comments:

N/A

Present Owner(s):	The Hardman Group Ltd.
Address:	1226 Hollis Street Halifax, NS B3J 1T6

Original Owner(s):	
Address:	

Construction Date:	Unknown
Present Use:	Parking Lot/Restarant
History of Use:	Residential

Builder and/or Architect:	N/A
Biographic Description:	
Significance:	Nationally, provincially, locally, not significant

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
The Hardman Group Ltd.	1981	Pres		Book 3511, Page 1
Max Pascal	1955	1981		Book 1362, Page 288
Richard & Jacqueline Forhart	1955	1955	Merchant	Book 1340, Page 772
John R MacLeod	1950	1955		Book 1079, Page 625
Arthur & Ethel Boutilier		1950	Merchant	

Other Comments:



Photograph (front elevation)

Building Classification: Registered Building



Building No.	82
Civic Address	1240-46 Hollis Street
Building Name	Forman-Uniacke House
Construction Date	1826

Researcher:	Colette Bishop-Greene
Date:	December 31 st , 2011

Architectural Comments:

Forman-Uniacke House is an excellent example of the Georgian style of architecture with some Classical Revival elements. It is a 2½ storey building with a fieldstone foundation and wood shingle cladding. The house is 5 bays wide with a central entrance, and a central pediment with an elliptical window. Typical of the Georgian style, the building has a steeply pitched truncated gable roof with a modest eave overhang with decorative brackets and corner pilasters, two pedimented dormers on the front façade, and two multi-flue brick chimneys.

The first storey windows are vertically proportioned nine-over-nine sash windows with moulded surrounds. The second storey windows are similar; however, the central windows follow a Palladian arrangement with an entablature decorated with brackets and dentils. The central entrance has a storm porch with windows and pilasters supporting a modest entablature. Rectangular side lights and an elliptical transom window surround the door.

In 1896, William H. Brookfield purchased the house and built two additions. The first is a 1 storey structure with a flat roof and vertically proportioned sash windows attached to the south side of the building (previously used as an open or glassed-in verandah). The second alteration Brookfield made was a 3 storey rear addition with a flat roof, a brick chimney, and matching windows and wood

shingle cladding. In the 1960s, Harold Medjuck restored the Forman-Uniacke House, and it is still in good physical condition.

The open space surrounding the building is paved and used as a driveway and parking lot. Remnants of prior use or other built structures are not evident; however, the historical record suggests that there was a formal garden and tennis court (Forman-Uniacke House Committee documents).

Historical Associations:

Forman-Uniacke House is valued for its historical associations with several prominent occupants and owners. James Forman Jr., founder and cashier of the Bank of Nova Scotia, purchased the property in 1833 and built the house in 1826. Initially, it was accepted that the building was constructed in 1846; however, during later renovations a joist was found under the floor boards that stated James Gleason built the house in 1826.

Forman sold the property (for £1400) to Jonathan Crane Allison in 1833, president of the Halifax Fire Insurance Company, Director of the Nova Scotia Marine Company and the Bank of British North America. In 1862, Allison sold the property to Mrs. Sophia Caroline Delesderniers-Uniacke, widow of Judge Norman Fitzgerald Uniacke. Judge Uniacke was known for his successful political career. He was a Member of the Legislative Council, M.L.A, Attorney General, and appointed Judge of King's Bench in Montreal from 1825-1836. Mrs. Uniacke resided here from 1862-1874.

William H. Brookfield, a noted lumber dealer and builder, bought the house in 1896 and expanded it. In 1911, the house was rented to Dr. Arthur Stanley MacKenzie, president of Dalhousie University. Dr. MacKenzie was the last Pictonian and first secular president, orchestrated the large building program of the University, and established the Faculty of Medicine.

Contextual Building Comments:

Forman-Uniacke House is a clearly an asset to the surrounding area and proposed district. It is one of the oldest houses in the area and retains the original grounds (of the property lot). The building maintains the architectural and heritage character of the area.

Present Owner(s):	Harriette T. Laing & Mildred F. Meretsky	Original Owner(s):	James Forman Jr.
Address:	1246 Hollis Street	Occupation:	Merchant, Founder and cashier of the Bank of N.S.
	Halifax, NS B3J 1T6		
Year Built:	1826		
Factual/Estimate?	Factual		
Sources:	Inscription in the house by the builder		
	1986 Heritage Inventory Site Form		
Builder:	James Gleason		
Present Use:	Commercial		

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
James Forman Junior	1825-1833	Merchant	Bk. 48-265
Jonathan Crane Allison	1833-1862	President of Fire Insurance Co.	Bk. 58-390
Sophia C.D. Uniacke	1862-1874	Widow of N.F. Uniacke	Bk. 138-485
Conrad & Victoria Sawyer	1874-1887	Colonel Militia	Bk. 193-453
Sophia Sawyer	1887-1896	Daughter of C. Sawyer	Bk. 265-103
William H. Brookfield	1896-1912	Lumber dealer, Builder	Bk. 317-62
Arthur Boutilier	1912-1950	Fish Merchant	Bk. 424-348
John R. MacLeod	1950-1955	Retired	Bk. 1079-625
Richard S.J. Forhart	1955-1955	Grocer	Bk. 1340-772
Max Pascal	1955-1994	Realtor	Bk. 1362-288
Harriette T.Laing & Mildred F. Meretsky	1994-present	Daughters of M. Pascal	Bk. 5632-110

Other Comments:

1246 Hollis Street (Uniacke House) and 1240 Hollis Street (Shiraz House of Persian Food) share the same property lot. Shiraz House of Persian Food, a one storey concrete block buildings painted bright green/yellow, diminishes the architectural character of the property and distracts onlookers from the aesthetics of Uniacke House.

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	81
Civic Address	1252-56 Hollis Street
	Formerly 16 & 16 ½ Hollis St
Building Name	
Construction Date	Pre 1872

Researcher:	A.M. Withrow Emma Sampson
Date:	February 2011 October 1, 2014

Architectural Comments:

A two and a half storey brick structure with a mansard roof, with small single styled dormers and six over six windows. The facade of the building has been remodelled several times. The third storey was added in 2004 giving the structure a more classical design in keeping with the Second Empire style.

Historical Comments:

In 1872, James Hunter paid \$7300.00 for this property. This indicates that some type of building was located on the property. Mr. Hunter purchased the property from the Cogswell Estate.

Contextual Building Comments:

This building was originally surrounded by mansions belonging to the Haliburton and Uniacke families. A photo taken in the 1950's shows the building as a plain brick, two storey building with a commercially styled facade. The 2004 3rd storey addition gives the building a more classical design. According to the McAlpine City Directories from 1872 to 1920 the building was a two family dwelling. Beginning in 1921, a cafe was added and twenty years later, ca. 1940, it was used as a hotel and restaurant. In 1950 it was called "the Acadian Hotel and Restaurant", and today it is the known as the "Acadian apartments" with the "Trident Book Store" at the ground floor.

Contextual District Comments:

The buildings architectural design fits in with the heritage buildings located in the Hollis Street area. The 2004 renovations were complimentary to the building and the area. It is located near the Westin Hotel and Canadian National Railway Station.

Present Owner(s):	Rockstone Investment Ltd.
Address:	5251 South St., Halifax, NS B3J 4B2

Original Owner(s):	James Hunter
Occupation:	Merchant

Year Built:	Pre 1872
Factual/Estimate?	Estimate
Sources:	1. McAlpine City Directories 2. Registry of Deeds

Builder:	Unknown
Present Use:	Apartments with Commercial at ground floor

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Rockstone Investments	1994-2014			5550-544
Confederation Trust	1993-1994			5371-185
Sherriff's Deed	1993-1993			UNKNOWN
Metro Hotel Ltd.	1980-1993			3489-1206
Yang-Kwang Kim	1979-1980			3307-398
Cornwallis Hotel	1954-1979			1283-430
Max Pascal et ux	1945-1954	Real Estate Broker		880-469
Estate of Harry Pascal	1945-1945			880-469
Harry Pascal	1930-1945	Merchant		654-877
Eastern Trust Co.	1925-1930			595-248
Byron A. Weston	1923-1925	Retired Colonel		572-229
James Hall	1923-1923	Sherriff Deed		572-229
Brenton Real Estate	1920-1923			559-219
Estate of James Hunter	1890-1920	Merchant		257-384 (Will)
James Hunter	1872-1890	Merchant		185-243

Comments on Historical Associations:

After his retirement as an army colonel, Byron Weston, became the general manager of the Eastern Trust Co. Ltd. He was a plaintiff against the Brenton Real Estate Company for a mortgage of \$5500.00 in 1921. The executors of James Hunter's estate sold the property to the Brenton Real Estate Company for \$11,500.00.



c. 1953

Photograph (front elevation)

Building Classification: New Building



Building No:	21
Civic Address:	1259 Hollis Street
Building Name:	
Construction Date:	

Researcher:	Emma Sampson
Date:	October 15, 2014

Architectural Comments:

N/A

Historical Comments:

Former land of John William Ruhland, local architect and builder. Ruhland designed the Baptist Church in Lunenburg (1885), and is recorded as designing residences for Mrs. Gibson on South Street (1898, #49), Mrs. Delaney on Brunswick Street (1899, #357) and for Dr. Halliday on Hollis Street (1899). Biographical Dictionary of Architects in Canada, McAlpine's City Directory - 1900

Contextual Building Comments:

N/A

Present Owner(s):	Nova Scotia Power Inc.	Original Owner(s):	
Address:	P.O. Box 910 Halifax, NS B3J 2W5	Address:	

Construction Date:	N/A
Present Use:	Vacant
History of Use:	Residential

Builder and/or Architect:	N/A
Biographic Description:	
Significance:	Nationally, provincially, locally, not significant

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Nova Scotia Power Inc.	1992	Pres		Book 5280, Page 1029
Nova Scotia Light & Power	1977	1992	Name Change	Book 3095, Page 837
Canada Permanent Trust Co/The Eastern Trust Co.	1954	1977		Book 1250, Page 471
Abdin Baxter	1954	1954	Superintendent, Dept. of Highways and Public Works	Book 1250, Page 467
Emily A Kettle	1919	1954	Widow	Book 498, Page 993
William F & Emily A Kettle	1903	1919	Surveyor, Royal Engineers	Book 356, Page 773
John Milton Ruhland	1898	1903	Contractor	Book 332, Page 328
John W & Susan M Ruhland		1898	Architect & Builder	

Other Comments:

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Photograph (front elevation)

Building Classification: New Building



Building No.	80
Civic Address	1268 Hollis Street
Building Name	The Southamption
Construction Date	c. 1988

Researcher:	Rylan Palmer-Dixon Emma Sampson
Date:	March 19 th , 2012 October 2, 2014

Architectural Comments:

The Southamption is a mixed use 6 storey complex with commercial use on the first floor (street level) and residential apartments above. The roof is flat lying and some of the units have balconies square to the structure.

The buildings design doesn't complement the surrounding streetscape, and is not consistent with the continuity of adjacent buildings.

Historical Comments:

This is the former site of the Granite Brewery, a local brewery in Halifax since 1985. Their current location is 6054 Stairs Street. Also on this site stood the Gainsboro Hotel.

Contextual Building Comments:

The building's scale, massing and setback is not appropriate for the surrounding streetscape. Although the scale is similar to a couple adjacent buildings, its lack of setback, massing attempts and street wall misguides the scale of this building, deeming it an inappropriate scale for pedestrians.

The building is constructed of concrete and grey bricking that are in contrast with adjacent buildings.

Owner(s):	Galaxy Properties Ltd.
Address:	6957 Armview Avenue Halifax, NS, Canada B3H2M5

Year Built:	c. 1988
Present Use:	Residential/Commercial
History of Use:	Brewery

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Galaxy Properties Ltd.	1988 – Present		N/A	Bk 4635, pg 1181
Granite Brewery Ltd.	1976 – 1988		N/A	Bk 4635, pg 1181
Ivor Harrington	1976 – 1976		N/A	Bk 2988, pg 646
The Granite Group Ltd.	1976 – 1976		N/A	Bk 2988, pg 646
Arthur and Conn Ltd.	1976 – 1976		N/A	Bk 3029, pg 799
Joseph Y. Hickman	? – 1976		N/A	Bk 3029, pg 799

Other Comments:

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Photograph (front elevation)

Building Classification: Registered Building



Building No.	79
Civic Address	1300 Hollis Street
Building Name	William Pryor House
Construction Date	1810-1830

Researcher:	Colette Bishop-Greene
Date:	January 2 nd , 2012

Architectural Comments:

William Pryor House has elements from both the Classical Revival and Georgian styles of architecture. This 2 ½ storey building is 5 bays wide, on a low foundation and clad with wooden clapboards. Typical of the Georgian style, the building has a steeply pitched truncated gable roof (hipped at the corner), a modest eaves overhang, and a decorative cornice facing Morris Street. Situated on the corner of Hollis and Morris Streets the house has a corner entrance, but a central pediment on Hollis Street façade decorated with dentils, and a fixed octagon window.

The windows on the first storey are highly altered, and have a variety of horizontally proportioned fixed 'storefront' styles and dimensions. The second storey windows are vertically proportioned one-over-one sash windows with recessed moulded surrounds and ornamental shutters.

William Pryor House is in good physical condition. There have been numerous alterations and additions to the building. The central door facing Hollis Street was removed (after 1986) and a corner entrance was built to access a restaurant (mid 20th century). The central entrance was replaced with a window and an octagon window was installed in the pediment. Two modern building modifications include: a 2 storey rear addition with a shed roof was attached to the original house, and a one storey addition with a flat roof and large glass block windows (Morris Street).

The open space on the southern side of the building is paved and used as a parking lot. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

William Pryor House is valued for its historical associations with several prominent owners and occupants. William Pryor was a descendant of the New York Loyalist, Edward Pryor, West India trader, shipping owner, sea captain, and privateer. His shipping firm “William Pryor and Sons” (previously “Pryor, Gouge and McLean”) operated until 1879. William Pryor owned the property from 1797-1859; however, it is unclear when the house was constructed. A deed description suggests the house was built between 1810-1830. After William’s death in 1859, his son James Pryor, purchased the building from the Pryor estate and lived here until 1876.

Other notable owners and occupants included Joseph Muirhead (1887-1897), the first plumber called a “sanitary engineer” in Halifax, Jason T. Creed (1900-1913), businessman offering administrative services, and Leverett H. Norman (1927-1951), restaurant and hotel proprietor.

Contextual Building Comments:

William Pryor House is compatible in terms of elevation, architectural elements, and age with the buildings in the surrounding area and proposed district. It is part of a streetscape of gable-roofed buildings along Morris Street and compliments and maintains the architecture and heritage character of the area.

Present Owner(s):	3242764 Nova Scotia Ltd.	Original Owner(s):	William Pryor
Address:	1261 Barrington Street	Occupation:	West India Merchant
	Halifax, NS B3J 1Y2		

Year Built:	1810-1830
Factual/Estimate?	Estimate
Sources:	Deed description (Registry of Deeds)
	1986 Heritage Inventory Site Form

Builder:	Unknown
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Pryor	1797-1859		West India Merchant	Bk. 33-168
James Pryor	1859-1864		Son of W. Pryor	
Elizabeth Millikin & John R. Wallace	1864-1881		Sister of J. Pryor Husband of Elizabeth	Bk. 148-338
Charles C. Blackadar	1881-1887		Newspaper Editor	Bk. 235-129
Joseph Muirhead	1887-1897		Sanitary Engineer	Bk. 259-607
Col. G.A. Noyes	1897-1897		Retired Royal Artillery Regiment	Bk. 320-497
J. Wm. MacKay	1897-1900		Tailor	Bk. 323-85
Jason S. Creed	1900-1913		Ship Purser	Bk. 341-652
Benjamin Stapleton & Eugene	1913-1918		Theatre Proprietor	Bk. 432-405

Landriau		Salesman	
Albert Downey	1918-1918	Gentleman	Bk. 475-933
Cranston Real Estate	1918-1927	Realtors	Bk. 488-89 Bk. 486-253
Leverett H. Norman	1927-1951	Restaurant Proprietor	Bk. 611-755
Norman's Hotel and Restaurant Ltd.	1951-1961	Business	Bk. 1100-561
Malcom Slauenwhite	1961-1972	Executive	Bk. 1735-509
Joseph Hickman	1972-1976	Lawyer	Bk. 2538-578
Arthur R. Conn Ltd.	1976-1985	Electrical Contractor	Bk. 3029-799
Hollis Real Estate Ltd.	1985-2003	Real Estate Company	Bk. 3997-291
3080100 Nova Scotia Ltd.	2003-2011	Not Listed	Bk. 7442-1019
3242764 Nova Scotia Ltd.	2011-present	Not Listed	Doc # 98493274

Photograph (front elevation)

Building Classification: New Building



Building No.	12
Civic Address	1313 Hollis Street
Building Name	N/A
Construction Date	c. 1953

Researcher:	Rylan Palmer-Dixon Emma Sampson
Date:	March 19 th 2012 October 14, 2014

Architectural Comments:

This building is a simple 2 storey commercial building designed with a flat roof. Public art is displayed along the north facing façade of the building. There are two visible entrances, one along Hollis street with a couple stairs leading up to the entrance and a side entrance which opens up to a gravel parking lot. There is also a second front entrance that has been more recently closed off with brick. The second storey likely served as a residence above the commercial space below.

The building is a basic historic design and easily complements the surrounding streetscape, and is arguably a contributing building to the South Barrington Heritage Conservation District.

Historical Comments:

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Contextual Building Comments:

The building is surrounded by both small scale and large scale buildings. There are important continuity lines along the streetscape with which this building complies. The building's design and use of materials is similar to both registered heritage buildings and contributing buildings. The building is an older construction of brick, most likely mid-century, and has 2 storefront windows along Hollis Street.

Owner(s):	Transi Holdings Ltd.
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Address:	1657 Barrington Street Halifax, Ns, Canada B3J2A1
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Year Built:	c. 1953
Present Use:	Commercial (currently a café and yoga studio)
History of Use:	N/A

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK/PAGE
Transi Holdings Ltd.	1999	Present		Bk 6464, pg 844
Lucre Properties Ltd.	1997	1999		Bk 6464, pg 844
Saffron & Co. Ltd	1986	1997		Bk. 4165-1117
Halifax Eye Centre Ltd	1985	1986		Bk. 4090-306
Governing Council of the Salvation Army	1984	1985		Bk. 3823-736
North Atlantic Trading Co. Ltd	1980	1984		Bk. 3399-741
Russell & Anita P. Rose	1966	1980	Merchant	Bk. 2143-585
Annie Haddad	1957	1966		Bk. 1473-727
Jeffrey Haddad	1951	1957	Merchant	Bk. 1112-197
Abraham Haddad	1940	1951	Merchant	Bk. 806-565
Arthur F. McIsaac	1940	1940	Handwriting Expert	Bk. 810-767
Humphrey & Mabel Mellish	1906	1940	Judge of the Supreme Court of Nova Scotia	Bk. 377-124

Other Comments:

Provides creative Jazz music to a concert audience of up to 80 people.
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Photograph (front elevation)

Building Classification: Contributing Building



Building No.	63
Civic Address	1318-21 Hollis Street
Building Name	Alexander William McNab House
Construction Date	1870

Researcher:	Colette Bishop-Greene
Date:	January 2 nd , 2012

Architectural Comments:

Alexander William McNab House is a 3 storey stuccoed brick double house on a tall foundation with a flat roof with modest eaves overhang. Typical of the Italianate style, the house was laid out in the side hall plan, is 6 bays wide, and retains the original carriageway under the main floor.

The vertically proportioned windows have two-over-two sash windows which are slightly recessed into their openings and have projecting sills. The first and second floors have tall windows within segmentally arched openings, while the third floor windows are smaller and in square openings. Additionally, the windows over the carriage way are slightly smaller to accommodate the pass through the building. The main entrance is located at the northern end of the building within a segmentally arched opening which holds a wooden door, side lights, and transom window.

Alexander William McNab House is in good physical condition. The large vacant space behind the building is presently used as a parking lot. The north portion of the building was originally used as a residence while the southern portion housed a workshop and warehouse. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Alexander William McNab House is valued for its historical associations with owners and occupants. Alexander McNab was a builder from Dartmouth who worked out of this house and workshop (he

conducted several projects in the South End of Halifax). McNab occupied the house from 1870-1878 until the property was sold to Charles Cogswell. The building was also used for industrial operations: Roue Manufacturer of Soda Water; Gunn Flour millers; painters; and a stone yard.

Contextual Building Comments:

Alexander William McNab House is compatible in terms of architectural elements, construction materials, and elevation with the buildings in the surrounding area and proposed district. The scale and style of the building provides a nice transition between the earlier and modern buildings on Hollis Street and maintains the heritage character of the area.

Present Owner(s):	Halifax County Condominium Corp. No. 20	Original Owner(s):	Alexander William McNab
Address:	Halifax Regional Municipality	Occupation:	Builder

Year Built:	1870
Factual/Estimate?	Factual
Sources:	Deed description (Registry of Deeds)
	City Directories (Nova Scotia Archives and Records Management)
	1986 Heritage Inventory Site Form

Builder:	Alexander William McNab
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Alexander William McNab	1870-1878		Builder	Bk. 173-153
Charles Cogswell	1878-1892		Medical Doctor	Bk. 217-542
UNABLE TO FIND DEEDS FROM 1892-1955. POSSIBLY MISPLACED OR MISSING				
Myar Pliskow	Unknown-1955		Insurance Agent	Bk. 1352-284
Harry M. Freeman	1955-1959		Not Listed	Bk. 1352-287
Sidney Warren & D. Fiering	1959-1975		Realtors	Bk. 1597-639
Keemax Properties	1975-1976		Realtors	Bk. 2952-710
Michael David Riding	1976-1979		Medical Doctor	Bk. 3076-978
Halifax County Condominium Corporation No. 20	1979-present		Corporation/Shareholders	Bk. 3350-478, 494, 510, 355 Bk. 3353-478

Photograph (front elevation)

Building Classification: New Building



Building No:	11
Civic Address:	1321 Hollis St
Building Name:	Vacant
Construction Date:	N/A

Researcher:	Emma Sampson
Date:	September 26, 2014

Architectural Comments:

N/A

Historical Comments:

This lot appears to have been vacant since at least the 1970s, with directory listings in the 1930s-1950s listing it as the Cambridge Rooming House.

Contextual Building Comments:

N/A

Present Owner(s):	Tansi Holdings Ltd.	Original Owner(s):	
Address:	1657 Barrington St Halifax, B3J 2A1	Address:	

Construction Date:	N/A
Present Use:	Vacant/Parking
History of Use:	

Builder and/or Architect:	N/A
Biographic Description:	N/A
Significance:	N/A

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Tansi Holdings Ltd	1999	Pres		Bk. 6464-844
Lucre Properties Ltd	1997	1999		Bk. 6053-348
Saffron & Co. Ltd	1986	1997		Bk. 4165-1117
Halifax Eye Centre Ltd	1985	1986		Bk. 4090-306
Governing Council of the Salvation Army	1984	1985		Bk. 3823-736
North Atlantic Trading Co. Ltd	1980	1984		Bk. 3399-741
Russell & Anita P. Rose	1966	1980	Merchant	Bk. 2143-585
Annie Haddad	1957	1966		Bk. 1473-727
Jeffrey Haddad	1951	1957	Merchant	Bk. 1112-197
Abraham Haddad	1940	1951	Merchant	Bk. 806-565
Arthur F. McIsaac	1940	1940	Handwriting Expert	Bk. 810-767
Humphrey & Mabel Mellish	1906	1940	Judge of the Supreme Court of Nova Scotia	Bk. 377-124
Theresa Tobin		1906		

Other Comments:



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Photograph (front elevation)

Building Classification: Registered Building



Building No.	10
Civic Address	1325 Hollis Street
Building Name	Allison Young House
Construction Date	1840-1859

Researcher:	Colette Bishop-Greene
Date:	January 17 th , 2012

Architectural Comments:

Allison Young House is a 2½ storey brick building with a sandstone foundation, large quoins at the corners, and a sandstone belt course above the basement. 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. It has a steeply pitched truncated gable roof with 5 sided Scottish dormers on the front facade, and a modest overhang with returned eaves.

The windows are vertically proportioned two-over-two sash windows that are slightly recessed into their openings and have sandstone lintels and lug sills. The main entrance has side lights, a transom, and is surrounded by large sandstone pilasters supporting a simple entablature.

Allison Young House is in excellent physical condition. On the south side of the house there is a 2 storey, flat roofed, shingle clad addition build c. 1900, and a one storey commercial space front on Hollis Street built in the mid-20th century. The storefront has a traditional design and materials. The open space behind the building is paved and used as a parking lot. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Allison Young House is valued for its historical associations with its original owners and occupants. David Allison, a merchant, purchased the property in 1840 and resided here until 1859. It is possible that Allison built the house during this time.

Allison's wife, Anna, sold the property to John W. Young, a wealthy West India Merchant, in 1859. At the time of Young's death (1870) his estate was valued at \$400,000.

Another notable owner was the Honourable Humphrey Mellish. Mellish was an agent to the Minister of Justice for Nova Scotia (1903-1904), the President of the Barrister's Society (1912-1913), Judge of the Supreme Court of Nova Scotia (1918-1917), and Judge in Admiralty (1922).

Contextual Building Comments:

Allison Young House is clearly an asset to the surrounding area and proposed district. It complements other masonry buildings on Hollis Street and is compatible in terms of height, massing, and architecture with the adjacent buildings. The building maintains the architectural and heritage character of the area.

Present Owner(s):	The Halifax Mercantile Co. Ltd.
Address:	200 Willett Street
	Halifax, NS B3M 3C5

Original Owner(s):	David Allison
Occupation:	Merchant

Year Built:	1840-1859
Factual/Estimate?	Estimate
Sources:	Deed Descriptions (Registry of Deeds)
	Prior Heritage Resource File

Builder:	Unknown (possibly David Allison)
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
David Allison	1840-1859		Merchant	Bk. 68-417
John W. Young	1859-1879		Merchant	Bk. 124-541
William Duffus	1879-1883		Merchant	Bk. 222-431
William Tobin	1883-1906		Surgeon	Bk. 242-314
Humphrey Mellish	1906-1937		Barrister	Bk. 377-124
Mabel Mellish	1937-1943		Wife of H. Mellish	Bk. 764-82
Freda B. Mosher	1943-1946		Wife of R. Mosher	Bk. 849-8777
Elisha Lowe	1946-1958		Not Listed	Bk. 936-793
Sophie Greenspan	1958-1958		Wife of Rev. A Greenspan	Bk. 1534-5
David Fiering	1958-1972		Merchant	Bk. 1534-9
Hosiery Hut Ltd.	1972-1975		Company	Bk. 2611-134
Robert G. Crane	1975-2008		Not Listed	Bk. 2891-47
Halifax Mercantile Co. Ltd.	2008-present		Company	Doc. # 89722053

Photograph (front elevation)

Building Classification: Registered Building



Building No.	62
Civic Address	1328-32 Hollis Street
Building Name	Alexander McLean House
Construction Date	1797-1805

Researcher:	Colette Bishop-Greene
Date:	January 3 rd , 2012

Architectural Comments:

Alexander McLean House is a good example of the Georgian style of architecture. This 2½ storey building is 6 bays wide, and has a high brick foundation with two street entrances. This wood shingled building has a steeply pitched gable roof with a slight overhang and dentilled eaves on the front and rear, but is flush to the end walls with no eaves overhang. There are two, multi-flued brick chimneys. The house has four Scottish dormers, two in the front and rear; the front north dormer is considerably older and smaller than the south dormer (built in 1860). Typical of the Georgian style, the house has two central entrances, is 6 bays wide, and is deep from front to back.

The six-over-six vertically proportioned sash windows have simple wood trim boards. The basement windows are similar with the addition of brick lug sills. There are two central entrances that enable easy access to the street level. The south door is surrounded by rectangular side lights, while the north entrance opening is smaller and has no side lights.

Alexander McLean house is in good physical condition. In 1828, the house was repaired and partitioned into two separate houses for McLean's grand-daughters. There are two additions to the southern side of the building: a small 1 storey structure with a shed roof and a rounded concrete wall that appears to enclose a small garden and living quarters. There is also a cobble stone path with steps that lead to the rear of the house. Remnants of prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Alexander McLean House is valued for its historical associations with several property owners and occupants. Alexander McLean was a partner in “Gouge & Pryor”, a West India merchant company that had connections in London, Barbados, Trinidad, and St. Vincent. McLean also had a close personal relationship with his business partner Edward Pryor and his family. In 1788, “Gouge and Pryor” launched the largest brig constructed in Halifax (at the time) from their wharf on Bishop Street. McLean purchased the property in 1797 and resided here until 1807.

In 1828, Caroline Sinclair (McLean’s grand-daughter) became owner of the south portion of the building. James Barnes, printer and owner of the Nova Scotia Printing Company, purchased the property in 1860 and occupied the house until 1881. It was probably during this time period that the dormers were enlarged and the entrance widened with sidelights. Barnes was also the co-publisher of Belcher’s Almanac and publisher of several Presbyterian and Temperance newspapers. Barnes’s daughter, Elizabeth, occupied and owned the house until 1891.

Contextual Building Comments:

Alexander McLean House is clearly an asset to the surrounding area and proposed district. It is the oldest house in this section of Hollis Street (Block “B”) and sets the tone for later houses built in the area. It is compatible in terms of architectural style and elevation with neighboring buildings and maintains the heritage character of the area.

Present Owner(s):	Halifax County Condominium Corp No. 49	Original Owner(s):	Alexander McLean
Address:	Halifax Regional Municipality	Occupation:	West India Merchant

Year Built:	1797-1805
Factual/Estimate?	Estimate
Sources:	Deed description and will (Registry of Deeds)
	1986 Heritage Inventory Site Form
Builder:	Unknown
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Alexander McLean & executors	1797-1828		West India Merchant	Bk. 33-101
Caroline Sinclair	1828-1860 (S)		Granddaughter of A. McLean	Bk. 51-150
Rebecca Emerson	1828-1835 (N)		Granddaughter of A. McLean	Bk. 51-150
Gregory Townsend Dwyer & executors	1835-1925 (N)		Gentleman	Bk. 75-181
James Barnes	1860-1881 (S)		Printer	Bk. 129-224
Elizabeth Mary Barnes & John S. Dodd	1881-1891 (S)		Dry Goods Merchant	Bk. 235-444
Joseph Romaine	1891-1903 (S)		Bookkeeper	Bk. 280-175

George Farmer & executors	1903-1914 (S)	Painter	Bk. 346-701
H. Kitz & Rose Brager	1914-1925 (S)	Realtor	Bk. 432-730
George Vateff	1925-1949 (S)	Tobacconist	Bk. 601-218
Frank Lee & executors	1925-1958 (N)	Laundryman	Bk. 595-259
Jubilee Realty Company Ltd.	1951-1953 (S)	Realtor	Bk. 1102-433
Pius Michael Benteau	1953-1980 (S)	Grocer	Bk. 1183-338
Pius Michael Benteau	1958-1980 (N)	Grocer	Bk. 1549-364
Jonathon Murray	1980-1982 (N&S)	Architect	Bk. 3392-694
Brian E. Norman	1982-1983 (N&S)	Not Listed	Bk. 3634-175
Halifax County Condominium Corp No. 49	1983-present	Corporation	Bk. 3723-608

Photograph (front elevation)

Building Classification: Registered Building



Building No.	9
Civic Address	1335 Hollis Street
Building Name	Rupert George House
Construction Date	1835-1866

Researcher:	Colette Bishop-Greene
Date:	December 15 th , 2011

Architectural Comments:

The Rupert George House is a 2½ storey masonry building with a sandstone block front façade, sandstone drip courses separating floors, and parged ironstone sides and rear. Typical of the Georgian style, the house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. It has a steeply pitched truncated gable roof with a modest eaves overhang returned at the sides. There are four Scottish dormers, two on the front and rear, and two multi-flue chimneys at the end walls.

All of the windows are vertically proportioned six-over-six sash windows that are slightly recessed into their openings and have sandstone lug sills. The offset entrance has large moulded surrounds, a modest entablature, and a semi-circular transom window. A simple iron railing decorates the steps and the front of the property.

The Rupert George Building is in excellent physical condition. There are no additions to the original building other than a rear fire escape. The open space behind the building is used as a driveway and parking lot for tenants. There is also a rear garden with a lattice board fence, a man-made pond, and stone steps.

Historical Associations:

The Rupert George House is valued for its historical associations with prominent individuals in Halifax. The house was constructed for Sir Rupert George, former Provincial Secretary.

John P. Mott purchased the property in 1863 and resided here until 1866. Mott was a prominent businessman who manufactured the first chocolates in Canada. James Creighton, ancestor of Helen Creighton (well-known collector of folklore), owned and occupied the house from 1866-1889.

Other notable occupants included W.B Almon, medical doctor, and Henry C.D. Twining, clerk of the House of Assembly.

Contextual Building Comments:

The Rupert George Building is clearly an asset to the surrounding area and proposed district. It is compatible in terms of architectural style and elevation with other Georgian buildings in the vicinity, particularly the Allison Young House and Government House. The building maintains both the architectural and heritage character of the area.

Present Owner(s):	Elizabeth J. Robinson	Original Owner(s):	Sir Rupert George
Address:	1335 Hollis Street	Occupation:	Former Provincial Secretary
	Halifax, NS B3J 1T8		

Year Built:	1835-1866
Factual/Estimate?	Estimate
Sources:	City Directories (Nova Scotia Archives and Records Management)
	Deed description and Heritage Resource File

Builder:	Unknown (possibly Sir Rupert George or James Creighton)
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Sir Rupert George	1832-1833		Former Provincial Secretary	Bk. 56-388
Charles Wallace	1833-1842		Not Listed	Bk. 57-363
Mather B. Almon	1842-1863		Not Listed	Bk. 72-333
John P. Mott	1863-1866		Businessman	Bk. 140-503
James Creighton	1866-1889		Merchant	Bk. 151-734
Thomas Ritchie	1889-1890		Barrister	Bk. 272-495
Robert H. Edwards	1890-1913		Not Listed	Bk. 273-570
Henry M. Hare	1913-1913		Medical Doctor	Bk. 432-351
W.B. Almon	1913-1940		Medical Doctor	Bk. 431-716
Susanne Almon	1940-1958		Sister of W.B. Almon	Bk. 811-515
David Fiering	1958-1972		Not Listed	Bk. 1560-90
Elizabeth J. Robinson	1972-present		Not Listed	Bk. 2582-383

Photograph (front elevation)

Building Classification: New Building



Building No.	61
Civic Address	1338 Hollis Street
Building Name	Prince Mathews Palace
Construction Date	1995

Researcher:	Rylan Palmer-Dixon
Date:	March 12 th , 2012

Architectural Comments:

The architectural materials and design of this 3 ½ -storey building match the streetscape along Hollis Street. Dormer windows jut out from the pitched roof of the building, in a similar design to a traditional Scottish dormer.

The cladding material on the building is brick, which complements the surrounding materials used on historic buildings. In addition a minimal amount of concrete is used as a trim around the windows and along the base of the building.

Prince Mathews Palace backs on to a nearby property's courtyard that is used as a common parking area and stores industrial size garbage bins.

Historical Comments:

Building is on the land and house of William D. Harrington, grocer, (c. 1870-1890s) and Liberal-Conservative member of the Legislative Assembly (1878-1880) for Halifax County.

Contextual Building Comments:

The building's scale is proportionate to the surrounding streetscape and its design is relative to adjacent buildings. However, there is no attempt of massing on the façades of the building, which contrasts with surrounding buildings.

The materials for the exterior of the building are very similar to buildings adjacent and across Hollis Street. These materials include red brick with a textured concrete trim that emulates sandstone; as well, the building's turret style roof is constructed of green shingles.

Sidewalk paving is extended to the front of the building, providing the pedestrian realm with a comfortably scaled streetscape.

Owner(s):	Templeton Place Ltd.
Address:	1338 Hollis Street

Year Built:	1995
Present Use:	Residential Use
History of Use:	N/A

History of Building:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
Templeton Place Limited	1991 – Present		Bk 5071, pg 180
Lillian M King	1924 – 1991		Bk 570, pg 1165
William R King	1901-1924	Builder	Bk. 344, pg 424
William D Harrington	1870-1901		Bk. 167, pg. 673
Charles E Allan	?-1870		

Other Comments:

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Photograph (front elevation)

Building Classification: New Building



Researcher:	Rylan Palmer-Dixon
Date:	March 5, 2012

Building No.	8
Civic Address	1343-1345 Hollis Street
Building Name	Waterford Suites
Construction Date	2000 – 2001

Architectural Comments:

The heritage inspired architecture of this 8 storey, multi-unit residential building reflects the design of the neighboring traditional streetscape. The street wall spans two stories with a narrow set back terrace on top. Followed by an additional two stories covered by a mansard roof with dormers that echo adjacent buildings. The main rectangular 4 storey section of the building that is set back from the street wall (roughly 15 feet from the street line) accompanies multiple balconies and corner bay windows that are everted from the core structure.

The building's design is interesting in a sense that its projections are inverted rather than everted (as is most common), and its design features and variety of colours is complementary to the character of Halifax.

The rear projection of the building (east facing side) complements the scale of multiple buildings

along Lower Water Street. These buildings also front the street (Lower Water Street), leaving a courtyard between these buildings.

The materials of the buildings exterior include red bricking with textured concrete along the base (to emulate sandstone).

Historical Comments:

This is the site of the former Allied Merchants Seamen's Club, also known as the "Sea Gull Club" at 1341-1343 Hollis from the 1940s to the 1960s. It was also a Nova Scotia Liquor Commission (NSLC) outlet from the late sixties to early nineties. Before construction of the Waterford Suites, the NSLC outlet was a one-storey commercial building.

Contextual Building Comments:

This multi-level mixed use building, with low to mid-rise massing, has a 3-story street wall composed of multiple townhouses and a 5 storey step back of suites; the building street wall helps define the street and provide a comfortable scale for pedestrians.

The Buildings design relative to adjacent buildings is similar; this includes the materials (brick/stucco) and material colours used, as the building fits the necessary requirements from the development provisions.

The setback is complementary to the surrounding streetscape.

Owner(s):	Ollive Properties LTD
Address:	1245 Barrington Street, Halifax, NS, Canada B3J1Y2

Year Built:	2001
Present Use:	Residential (mixed use)
History of Use:	Started as residential dwellings a century after Halifax was founded, and then became Seamen's Club and finally of commercial use as a liquor store, before it turned into its present use.

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Ollive Properties LTD	1998 – Present		N/A	Bk 6198, pg 694
Her Majesty the Queen	1966-1998			Bk. 2122, pg. 398
Navy League of Canada	1941-1966		N/A	Bk. 820, pg. 585

Charles Brister	1917-1941		Bk. 473, pg. 449
Fraser Bros. Ltd.	1917		Bk. 474, pg. 449

Other Comments:

Photograph (front elevation)

Building Classification: Registered Building



Building No.	60
Civic Address	1346 Hollis Street
Building Name	William DeBlois House
Construction Date	1817-1819

Researcher:	Colette Bishop-Greene
Date:	January 3 rd , 2012

Architectural Comments:

William DeBlois House is first in a row of three stone townhouses on Hollis Street. This 2½ storey stone building has a tall granite foundation, a dressed sandstone front façade, and an ironstone rear façade. Sandstone drip courses separate each floor. Typical of the Georgian style, the house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. It has a steeply pitched truncated gable roof with a slight eaves overhang (and its original slate shingles), one 5 sided Scottish dormer, and a large multi-flue brick chimney.

The vertically proportioned six-over-six sash windows on the first and second storeys are slightly recessed into their openings and have sandstone lug sills (the rear windows have brick trim). The basement windows are smaller eight-over-eight sash windows with granite lug sills. The offset entrance has a wooden storm porch with simple wide board trim, pilasters supporting a modest entablature, and a window similar to those on the first and second storeys.

William DeBlois House is in excellent condition. There is a small 1 storey rear addition with a low pitch roof and skylights (possibly used as apartments), and a garden.

Historical Associations:

William DeBlois House is valued for its historical associations with its early residents and its representation of residential ownership trends in downtown Halifax.

The building was purchased by John Pryor, successful West India merchant, owner of a shipping company, and Member of the Legislative Assembly for Halifax. Pryor gave the property to daughter Jane and her Loyalist husband William Minet DeBlois, a merchant. In 1874, the house sold to William H. Newman, jeweler, watch smith, & medalist in the 1862 International Exhibition in London, England.

The house also represents residential ownership trends in Halifax. This area was home to wealthy merchants with government positions until the end of the 19th century. The wealthy residents left the area when commercial activity increased on the waterfront; the area was used by the middle-class until the 1940s. During this time, buildings were converted into apartments and rooming houses.

Contextual Building Comments:

William DeBlois House is clearly an asset to the surrounding area and proposed district. It is compatible in terms of architectural style, elevation, and materials with other buildings in the vicinity, particularly in this section of Hollis Street where there is a high proportion of masonry buildings.

Present Owner(s):	Gary M. Foshay & Mary Steckle	Original Owner(s):	John Pryor
Address:	1346 Hollis Street	Occupation:	West India Merchant
	Halifax, NS B3J 1T9		
Year Built:	1817-1819		
Factual/Estimate?	Factual		
Sources:	Deed description/will (Registry of Deeds)		
	1986 Heritage Inventory Site Form		
Builder:	Unknown (possibly James Henderson)		
Present Use:	Residential		

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
John Pryor & Jane DeBlois	1816-1874		West India Merchant Daughter of J. Pryor	Bk. 43-104
William Newman	1874-1887		Jeweler	Bk. 192-135
Robert Woodill	1887-1904		Not Listed	Bk. 253-593
William & Ethel Moore	1900-1936		Trader/widow	Bk. 364-58
Aaron Zive & Jacob Socolo	1941-1952		Cook	Bk. 838-165
John Salah	1952-1965		Dry Goods Merchant	Bk. 1143-1129
Ferdinand Deveau	1965-1966		Carpenter	Bk. 2124-1160
George Mills	1966-1974		Investor	Bk. 2124-1165
Michael Riding	1974-1985		Medical Doctor	Bk. 2829-754
G.M. Foshay	1985-present		Not Listed	Bk. 4066-152
Mary Steckle	1996-present		Not Listed	Bk. 5970-1180

Photograph (front elevation)

Building Classification: Registered Building



Building No.	59
Civic Address	1348 Hollis Street
Building Name	James Tremaine House
Construction Date	1817-1819

Researcher:	Colette Bishop-Greene
Date:	January 11 th , 2012

Architectural Comments:

James Tremaine House is second in a row of three stone townhouses on Hollis Street. This 2½ storey stone building has a tall granite foundation, a dressed sandstone front façade, and an ironstone rear façade. Sandstone drip courses separate each floor. Typical of the Georgian style, the house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. It has a steeply pitched truncated gable roof with a slight eaves overhang (and its original slate shingles), one 5 sided Scottish dormer, and a large multi-flue brick chimney.

The vertically proportioned six-over-six sash windows on the first and second storeys are slightly recessed into their openings and have sandstone lug sills (the rear windows have brick trim). The basement windows are smaller eight-over-eight sash windows with granite lug sills. The offset entrance has a wooden storm porch with simple wide board trim, pilasters supporting a modest entablature, and a window similar to those on the first and second storeys.

James Tremaine House is in good physical condition. The open space behind the building is used as parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

James Tremaine House is valued for its historical associations with its early residents and its representation of residential ownership trends in downtown Halifax.

The building was purchased by John Pryor, successful West India merchant, owner of a shipping company, and a Member of the Legislative Assembly for Halifax. Pryor gave the property to his daughter Rebecca and her husband James Tremaine, Director of the Bank of Nova Scotia. In 1908, the house was sold to William Moore, a well-known trader and grocer.

The house also represents residential ownership trends in Halifax. The area was home to wealthy merchants with government positions until the end of the 19th century. The wealthy residents left the area when commercial activity increased on the waterfront; the area was used by the middle-class until the 1940s. During this time, buildings were converted into apartments and rooming houses.

Contextual Building Comments:

James Tremaine House is clearly an asset to the surrounding area and proposed district. The building is compatible in terms of architectural style, elevation, and materials with other buildings in the area, particularly in this section of Hollis Street where there is a high proportion of masonry buildings.

Present Owner(s):	Gregory M. Gosine	Original Owner(s):	John Pryor
Address:	1348 Hollis Street	Occupation:	West India Merchant
	Halifax, NS B3J 1T9		

Year Built:	1817-1819
Factual/Estimate?	Factual
Sources:	Surveyor's report/will (Registry of Deeds)
	1986 Heritage Inventory Site Form

Builder:	Unknown (possibly James Henderson)
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
John Pryor	1817-1820		West India Merchant	Bk. 43-104
James & Rebecca Tremaine	1820-1882		Director of Bank of Nova Scotia	Bk. 48-234
William H. & Jane Tremaine	1882-1908		Civil Engineer Spinster	Bk. 227-170
William Moore	1908-1938		Trader/Grocer	Bk. 394-116
City of Halifax, Eastern Trust, & Marjorie Webber	1938-1940		Corporation Barrister's wife	Bk. 764-363 Bk. 806-825
William Whitehead, N. Lacusta	1940-1949		Hotel Workers	Bk. 1040-373
James Bell	1949-1952		Sec. Maritime Union	Bk. 1040-373
Bessie Gezunterman	1952-1963		Investor	Bk. 1141-1145
Sophie Stern	1963-1972		Investor	Bk. 1935-13
Janusz & Maud Rosinski	1972-1973		Architect	Bk. 2601-174
John & Virginia Bradford	1973-1976		University Professor	Bk. 2675-37
Dr. R. Cummingham	1976-1979		Medical Doctor	Bk. 3025-104
Howard & Elizabeth J. McNutt	1979-1987		Not Listed	Bk. 3351-1183

Shanly Hefflefinger	1987-1993	Not Listed	Bk. 4380-698
Derek & Barbara Kennedy	1993-2002	Not Listed	Bk. 5392-678
Gregory M. Gosine	2002-present	Not Listed	Bk. 7028-1103

Photograph (front elevation)

Building Classification: Registered Building



Building No.	58
Civic Address	1350-54 Hollis Street
Building Name	Thomas Boggs House
Construction Date	1817-1819

Researcher:	Colette Bishop-Greene
Date:	January 11 th , 2012

Architectural Comments:

Thomas Boggs House is third in a row of three stone townhouses on Hollis Street. This 2½ storey stone building has a tall granite foundation, a dressed sandstone front façade, and an ironstone rear façade. Sandstone drip courses separate each floor. Typical of the Georgian style, the house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. It has a steeply pitched truncated gable roof with a slight roof eaves overhang, one 5 sided Scottish dormer, and a large multi-flue chimney.

The vertically proportioned six-over-six sash windows on the first and second storeys are slightly recessed into their openings and have sandstone lug sills (the rear windows have brick trim). The basement windows are similar with the exception of granite lug sills. The building has a large double entrance decorated with heavy brackets supporting a modest entablature, modillions, and two high, semi-circular transom windows. There is also a smaller basement level entrance (northern portion of the front façade) with simple wood trim.

Thomas Boggs House is in excellent condition. There is a 2½ storey rear addition that is 2 bays wide, has a mansard roof, vertically proportioned sash windows, and a balcony. The open space behind the building has a lattice board fence and is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Thomas Boggs House is valued for its historical associations with its early residents and its representation of residential ownership trends in downtown Halifax.

The building was purchased by John Pryor, successful West India merchant, owner of a shipping company, and a Member of the Legislative Assembly for Halifax. Pryor gave the property to his daughter Marian and her Loyalist husband Lewis Johnston, medical doctor and brother to J.W. Johnston (leader of Conservative Party, Premier, and Lieutenant Governor of Nova Scotia).

In 1825, the house was sold to Thomas Boggs, Loyalist hardware merchant (partner in “Tremaine and Boggs” and “Hartshorne and Boggs” (1790s)). Other notable owners were T.J. & W.S. Fraser, cabinet/piano makers and sons of William Fraser (of Bishop Street).

The house also represents residential ownership trends in Halifax. The area was home to wealthy merchants with government positions until the end of the 19th century. The wealthy residents left the area when commercial activity increased on the waterfront; the area was used by the middle-class until the 1940s. During this time, buildings were converted into apartments and rooming houses.

Contextual Building Comments:

James Tremaine House is clearly an asset to the surrounding area and proposed district. The building is compatible in terms of architectural style, elevation, and materials with other buildings in the area, particularly in this section of Hollis Street where there is a high proportion of masonry buildings.

Present Owner(s):	3236588 Nova Scotia Ltd.	Original Owner(s):	John Pryor
Address:	1 Station Road	Occupation:	West India Merchant
	Springhill, NS B0M 1X0		
Year Built:	1817-1819		
Factual/Estimate?	Factual		
Sources:	Surveyor's report/will (Registry of Deeds)		
	1986 Heritage Inventory Site Form		
Builder:	Unknown (possibly James Henderson)		
Present Use:	Residential		

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
John Pryor	1817-1820		West India Merchant	Bk. 43-104
Lewis & Marian Johnston	1820-1825		Medical Doctor	Bk. 48-234
Thomas Boggs and sons	1825-1863		Merchant	Bk. 48-290
T.J. & W.S. Fraser	1863-1887		Cabinet Makers	Bk. 142-529
George DeWitt	1887-1892		Physician	Bk. 283-567
Andrew Halliday	1892-1903		Physician	Bk. 285-250
James Halliday	1903-1940		Merchant/Tailor	Bk. 361-94
Leonard Kitz	1940-1940		Barrister/Realtor	Bk. 806-157

Sidney Warren	1940-1973	Real Estate Investor	Bk. 808-5
Adam & Anna Kroscen	1973-1973	Musicians	Bk. 2644-525
Janusz & Maud Rosinski	1973-1976	Architect	Bk. 2719-430
Marian Pryor House Heritage Ltd.	1976-present	Organization	Bk. 2983-784

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	57
Civic Address	1358-60 Hollis Street
Building Name	Pryor Terrace
Construction Date	1789-1815

Researcher:	Colette Bishop-Greene
Date:	January 11 th , 2012

Architectural Comments:

Pryor Terrace is a 3½ storey classic Georgian styled timber framed building on a tall foundation. It has a hipped roof with only a slight eaves overhang, and five simple Scottish dormers. The house was originally 5 bays wide and laid out in an L-shape plan with a centrally located raised entrance, but a 1982 addition to the south side of the building (exactly matching in style and dimensions) has resulted in a square plan which is 7 bays wide, and the entrance now located off center.

The windows on the first and second storeys are simple vertically proportioned nine-over-nine sash windows; typical of the Georgian style the third storey windows are slightly smaller. The main entrance has rectangular sidelights, an umbrella-style transom, and steep wooden stairs across the front of the building.

During the mid-1860s, a coach house was joined to the west wall for hotel use, and in 1982, a 3½ storey addition was constructed for additional living space. Both additions have similar dimensions, style, and cladding as the original house. The open space behind the building is paved and used for tenant parking. Remnants of a prior use, perhaps as a garden, or other built structures are not evident.

Historical Associations:

Pryor Terrace is valued for its historical associations with its early residents. The building was owned and occupied by John Pryor from 1816 until his death in 1820. Pryor was a successful West India

merchant, owner of a shipping company, and a Member of the Legislative Assembly for Halifax.

Other notable occupants included William Blower Bliss, a lawyer, M.L.A., and Judge of the Supreme Court for Nova Scotia; and Elizabeth Lovett, hotel proprietor, who purchased the property in 1862 for use as a hotel which continued for the next 94 years as a respected Halifax institution.

Contextual Building Comments:

Pryor Terrace is a substantial 3½ storey Georgian building in an area of other Georgian style buildings, particularly Government House. It is compatible in terms of style, elevation, and materials with other buildings on Hollis Street and proposed district. It maintains the heritage character of the area.

Present Owner(s):	Bowline Incorporated	Original Owner(s):	John Pryor
Address:	1278 Queen Street	Occupation:	West India Merchant
	Halifax, NS B3J 2H4		

Year Built:	1798-1815
Factual/Estimate?	Estimate
Sources:	Deed description/surveyor's report (Registry of Deeds)
	1986 Heritage Inventory Site Form
Builder:	Unknown
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Cochran	1798-1804		Merchant	Bk. 33-371
Wallace, Allen, & Hailburton	1804-1815		Cochran's Trustees	Bk. 42-62
Andrew Wright	1815-1816		Merchant	Bk. 42-62
John Pryor & heirs	1816-1826		West India Merchant	Bk. 43-104
William Blower Bliss	1826-1862		Lawyer, M.L.A., Judge Supreme Court NS	Bk. 48-562
Elizabeth Lovett	1862-1872		Hotel Proprietor	Bk. 134-327
George P. Black	1872-1879		West India Merchant	Bk. 180-101
Emma Hill & J.N. Richie	1879-1913		Wife of Rev. George Hill	Bk. 223-1
Alice Lindsay	1913-1927		Hotel Proprietor	Bk. 435-138
K.F. Powell & R.W. Powell	1927-1956		Hotel Proprietors	Bk. 618-702 Bk. 1024-505
Paramount Properties	1956-1957		Realtors	Bk. 1443-34
Crowdis, McDonald, Fox, Rosinski, Duffus	1957-1981		Not Listed	Bk. 1455-148 Bk. 1451-285 Bk. 2707-862
A.N. Koskolos Realty Ltd.	1981-1998		Apartment Operators	Bk. 3532-666
Bowline Incorporated	1998-present		Corporation	Bk. 6301-554

Photograph (front elevation)

Building Classification: Contributing Building



Building No:	
Civic Address:	1363 Hollis Street
Building Name:	Formerly 49 Hollis Street
Construction Date:	c. 1866

Researcher:	Emma Sampson
Date:	14 November 2014

Architectural Comments:

The building is in a plain, Italianate style, similar in style to the buildings directly opposite on Hollis, and to the rear of the building, on Bishop Street. The building has a stone foundation, with three storeys and aligned six-over-six windows on its east face, likely not original. The rear windows are also six-over-six and retain the pedimented crowns that are missing from the front, though again, it is not known if either are original. The building has had its original wood siding reclad or possibly covered with vinyl siding, and the south-facing brick wall has been plastered over. With the exception of balconies added to the rear, the building remains largely unaltered. It appears through an 1866 plan of Halifax that there may have been an attached structure (sharing the south brick wall), that would likely have been a duplicate or mirror of this, though it is unknown when that structure was demolished.

Historical Comments:

The building seems likely to have been constructed by/for George P. Black, a rail and steam ship agent who also held commercial property near Dominion Wharf on Lower Water Street. After he sold the property, it served as a house-to-let, hotel and boarding house, including the Clifton House Hotel from c. 1915 to 1921. This trend of the building serving as rental residential has continued to the present.

Contextual Building Comments:

The building is a simple example of the Italianate Style, and with the exception of the vinyl cladding, benefits from having relatively few alterations and minor ones at that. It complements well its

immediate surrounding buildings, also Italianate, which serve as a unique collection amongst the predominately stone and brick buildings that surround on Hollis Street, resulting in a diverse historical streetscape.

Contextual District Comments:

This building serves as an important addition to the Conservation District, not only because it is one of the few Italianate structures within the boundaries of the District, but also because it helps to flesh out the full range of historical styles, from Georgian all the way through to Mid-Century.

Present Owner(s):	Ollive Properties Ltd	Original Owner(s):	George P. Black
Address:	1245 Barrington St	Occupation:	Agent, Grand Truck Railroad; New England Steam Ship Co.
Present Use:	Rental Residential	Historic Use:	Residential/Rental Residential
Construction Date:	c. 1866		
Factual/Estimate?	Estimate		
Source(s):	1866 Map of Metropolitan Halifax (NS Archives), Hopkin's City Atlas, McAlpine's City Directories		

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

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Ollive Properties Ltd	2003	Present		Book 7284, Page 1026
Gordon Warnica	2003	2003		Book 7284, Page 1022
Gordon Warnica & Gary Warnica	1996	2003		Book 5888, Page 204
Brian Norman Realty Ltd	1981	1996		Book 3500, Page 1108
Richard & Dorothy James	1970	1981	Medical Doctor	Book 2429, Page 959
Robert & Frances Stapells	1970	1970	Real Estate Manager	Book 2405, Page 1016
Arnold & Rena Webber	1963	1970	Investor	Book 1893, Page 224
Nova Scotia Trust Co.		1963		
Eastern Trust Co.	1936			Book 732, Page 401
Kenneth Powell	1923	1936	Hotel Keeper	Book 565, Page 721
Harry J. & Yetta Kitz	1920	1923	Jeweler/Real Estate Agent	Book 505, Page 237

Brenton Collins	1879	1920	Esquire	Book 222. Page 236
George P Black	1867	1879	Merchant	Book 159, Page 63
Thomas & Catherine Adams	1847	1867		Book 89, Page 412
Adam Reid	1847	1847		Book 89, Page 410
John Crum		1847		

Robert Norwood NSARM accession no. 1987-480no. 263 novascotia.ca/archives/ c 2014



c. 1947 photo shows 1363 Hollis in the background, behind the Navy League Merchant Seamen's Club. NS Archives.

Photograph (front elevation)

Building Classification: New Building



Building No:	4
Civic Address:	1365 Hollis St
Building Name:	Vacant
Construction Date:	N/A

Researcher:	Emma Sampson
Date:	September 26, 2014

Architectural Comments:

N/A

Historical Comments:

A.H. Minshall owned both 1365 and 1451 Hollis as a singular plot, presumably purchased from Cranston Real Estate when both were still separate, and the lots remained as one until the division of the Germaine (Pelletier) Badie Estate in 1945.
Original land grant was from Thomas Adams to daughter Kate More and husband John C. More in the mid-19th century.

Contextual Building Comments:

N/A

Present Owner(s):	Andrea Brinton	Original Owner(s):	
Address:	1069 Beaufort Ave Halifax, B3H 3Y2	Address:	

Construction Date:	N/A
Present Use:	Vacant/Parking
History of Use:	

Builder and/or Architect:	N/A
Biographic Description:	N/A
Significance:	N/A

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Andrea Brinton	2001	Pres		Bk. 6826-61
FS Industries Ltd.	2001	2001		Bk. 6821-709
Clarence Investment Corp.	1982	2001		Bk. 3557-211
A. Keith & Son	1953	1982		Bk. 1222-606
Anne Devlin	1951	1953		Bk. 1125-405
Hector and Ada J. McCallum	1951	1951	Entrepreneur	Bk. 1125-401
Julia Piper	1946	1951		Bk. 928-1229
Thomas P. O'Laughlin	1945	1946		Bk. 879-386
Germaine (Pelletier) Badie, Estate	1940	1945		Bk. 805-781
Imperial Tobacco Sales Co. of Canada	1917	1940		Bk. 473-1049
A.H. Minshull	1917	1917		Bk. 473-937
Cranston Real Estate Co. Ltd.	1915	1917		Bk. 449-777
William D & Jean N Cranston	1913	1915		Bk. 432-210
Michael & Louisa	1913	1913	Liquor Dealer	Bk. 429-148

Goulding				
Helena (Matson) Brinkman	1912	1913		Bk. 419-681-683 (Willed)
George Matson	1884	1912	Naval Engineer	Bk. 243-567

Other Comments:

Photograph (front elevation)

Building Classification: New Building



Building No:	3
Civic Address:	1451 Hollis St
Building Name:	Vacant
Construction Date:	N/A

Researcher:	Emma Sampson
Date:	September 26, 2014

Architectural Comments:

N/A

Historical Comments:

Former location of the Halifax Longshoremen's Association's Hiring Hall. A.H. Minshull owned both 1365 and 1451 Hollis as a singular plot, presumably purchased from Cranston Real Estate when both were still separate, and the lots remained as one until the division of the Germaine (Pelletier) Badie Estate in 1945.

Original land grant for this site was from Thomas Adams to daughter Kate More and husband John

C. More in the mid-19th century.

Contextual Building Comments:

N/A

Present Owner(s):	Halkirk Properties Ltd.	Original Owner(s):	
Address:	1496 Lower Water St. Halifax, B3J 1R9	Address:	

Construction Date:	n/a
Present Use:	Vacant/Parking
History of Use:	

Builder and/or Architect:	N/A
Biographic Description:	N/A
Significance:	N/A

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Halkirk Properties Ltd.	2007	Pres		Bk. 7026-360
Halifax Longshoremen's Association	1957	2007	Professional Association	Bk. 1448-614
His Majesty the King	1942	1957	Crown	Bk. 842-156
Germaine Pelletier	1940	1942	Entrepreneur	Bk. 805-781
Imperial Tobacco Sales Co. of Canada	1917	1940		Bk. 473-1014
A.H. Minshull	1915	1917		Bk. 473-937
Cranston Real Estate	1915	1915		Bk. 449-777
William D & Jean N Cranston	1913	1915	Real Estate Broker	Bk. 430-401
CE Wiswell	1885	1913	Merchant	Bk. 252-308
William Lowell	1877	1885	Banker	Bk. 211-410
Hugh A Gordon	1875	1877	Doctor	Bk. 199-465

Ann J Pryor		1875		
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Other Comments:

Photograph (front elevation)

Building Classification: Registered Building



Building No.	2
Civic Address	1459 Hollis Street
Building Name	Benjamin Wier House
Construction Date	1863

Researcher:	Colette Bishop-Greene
Date:	January 14 th , 2012

Architectural Comments:

Benjamin Wier House is a 2½ storey brick building designed in the Italianate style it has a symmetrical façade, elaborate sandstone trims, and 4 substantial brick, multi-flue, end chimneys. The house has a central entrance, is 5 bays wide, and is deep from front to back. Typical of the Italianate style, the building has a steeply pitched truncated gable roof, 4 gabled dormers, and a sandstone drip course separating the first and second storeys. The overhanging eaves, decorated with heavy sandstone brackets bisected in the centre by an enlarged dormer/elaborate parapet with a fixed Palladian window and ornamental cresting.

The vertically proportioned, segmentally arched two-over-two sash windows have sandstone trim, ornate lug sills, and decorative accents above. The ground floor windows have sandstone bracketed hoods, and-wrought iron ornamentation protecting the foundation windows below. The second storey window trims are quite ornate, and the inclusion of a Romeo and Juliet balcony is characteristic of the Italianate style of architecture. The central entrance has sandstone surrounds decorated with rosettes, heavy brackets supporting an entablature, and an arched transom.

Benjamin Wier House is in excellent physical condition. There is a 2 storey brick rear addition that is approximately ½ the width of the building with a flat roof and rooftop balcony, triplicate windows, and a one storey round bay window. The open space behind the building is used as a parking lot. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Benjamin Wier House is valued for its historical associations with its owners and occupants. The house was built in 1863 by Henry Peters for politician Benjamin Wier. During Wier's political career he was a MLA, served on the Provincial Executive Council with Joseph Howe, and was appointed to the Senate. Wier was also a businessman and shipyard owner who often capitalized on the antagonism between Confederation and Union forces; his company repaired a Confederate raider vessel, the "Tallahassee", in 1864 while it was being refueled in Halifax

Other notable residents included Sir Adams Archibald and William Henry. Sir Archibald held many prestigious titles during his political career; he was a lawyer for the City of Halifax, MLA, sat on the Executive Council, a Solicitor General for Nova Scotia, and was the first Secretary of State in the first Federal Cabinet. Archibald was knighted in 1886. William Henry also had an impressive political career, and was best known for being a Judge for the first Supreme Court.

Contextual Building Comments:

Benjamin Wier House is clearly an asset to the surrounding area and proposed district. It is an excellent example of the Italianate style and is compatible with the other buildings in the area, in particular Government House and Keith's Brewery Market. The building maintains both the architectural and heritage character of the area.

Present Owner(s):	Sable Offshore House Ltd.	Original Owner(s):	Benjamin Wier
Address:	1459 Hollis Street	Occupation:	Businessman, shipyard owner, politician
	Halifax, NS B3J 1V1		

Year Built:	1863
Factual/Estimate?	Factual
Sources:	The Nova Scotia Historic Places Initiative file, 2007

Builder:	Henry Peters
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Henry Pryor & Charles W.H. Harris	1857-1860		Barrister	Bk. 119-461
Benjamin Wier & wife Phoebe	1860-1880		Businessman, politician	Bk. 128-534
Sir Adams Archibald	1880-1893		Politician	Bk. 231-52
William N. Wickwire	1893-1911		Medical Doctor	Bk. 293-77
Margaret L. Wickwire	1911-1930		Wife of W. Wickwire	Bk. 420-614
William R. Powell	1930-1930		Not Listed	Bk. 628-698
The Elks Club (Halifax) Ltd.	1930-1983		Organization	Bk. 657-509
Sable Offshore House Ltd.	1983-present		Company	Bk. 3673-630

Photograph (front elevation)

Building Classification: Registered Building



Building No.	#19
Civic Address	5131 Morris Street
Building Name	none
Construction Date	1858

Researcher:	A. Withrow
Date:	February 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Streets. The buildings were constructed in the “Halifax House style”, and all six structures are similar in style with a few variations, and are arranged as three mirror-image pairs. They are two and a half storey, shingled wooden buildings, with a side hall plan layout; classically trimmed entrances with transom windows, sidelights, and entablatures supported by pilasters; 6-over-6 wood-trimmed windows, and truncated gable roofs with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant’s quarters and had kitchens equipped with a large open-hearth fireplace.

Historical Comments:

The house was built by Willam Finlay for John Lithgow, a merchant.

Contextual Comments:

The row of adjoined houses of which this one is a part is a distinctive, mid-19th century streetscape which, with much of the surrounding area having been re-developed, now stands as the last vestige of this era at this easternmost end of Morris Street.

Present Owner(s):	John Julian	Original Owner(s):	John Lithgow
Address:	5131 Morris Street, Halifax, NS B3J 1A9	Occupation:	Merchant & Real Estate Developer

Year Built:	1858
Factual/Estimate?	Factual
Sources:	Registry of Deeds (Dartmouth, NS); McAlpine City Directories from 1869 to 1966; Newspaper: Halifax Morning Sun, August 20, 1858; Book: <u>Architects Of Nova Scotia: A Biographical Dictionary 1605-1950</u> , by Maud Rosinski; Book: <u>Georgian Halifax</u> , by Elizabeth Pacey.

Builder:	William Finlay, Architect - for John Lithgow, Merchant & Real Estate Developer
Present Use:	Private Residence

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
John G. Julian	2007-2011			8699-5173
Kyle J. Shaw	2001-2007			6890-985
Deborah Carver	1988-2001			4585-989
David B. Allison	1985-1988			3968-113
David E. Martin	1976-1985			3052-142
Jeremiah J. Lyons	1975-1976			2865-882
John A. Macdonald	1970-1975			2386-994
Landsway Dev. Co.	1969- 1970			2353-905 (See 2299-606)
Jasmat Morar	1962-1969			2816-649
Heirs Of W. Smith	1962-1962			2816-649
Walter Smith	1950-1962		Emp/John Gray	1072-465
Leonard Kitz	1947-1950		Barrister	951-585
Eastern Trust	1922-1947		Trust Company	373-603
Heirs of J. Lithgow	1906-1922		Merchant	373-603
John Lithgow	1856-1906		Merchant	934-344 (Reg. In 1947)

Comments on Historical Associations:

John Lithgow purchased the property from John Clarke in 1856 and had William Finlay, an architect, design a row of houses. The houses were to be individually sold, as was indicated in a newspaper ad running in the Halifax Morning Sun; however, they were not sold but rented until the entire row was sold to Leonard Kitz in 1948. Mr. Kitz sold the individual houses, some units being purchased by former renters.

Photograph (front elevation)



Building Classification: Registered Building

Building No.	#18
Civic Address	5133 Morris Street
	was #11 in 1869, &
	was #14 in 1872 (until 1966)
Building Name	none
Construction Date	1858

Researcher:	A. Withrow
Date:	February 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Street. The buildings were constructed in the "Halifax House style", and all six structures are similar in style with a few variations, and are arranged as three mirror-image pairs. They are two and a half storeys high, shingled wooden buildings, with 6 over 6 windows and moulded trim; side hall play layout, entrances with transom windows and sidelights; entablatures supported by pilasters; truncated gable roof with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant's quarters and had kitchens equipped with a large open-hearth fireplace.

This particular structure is more decorative than the other houses with cast iron railings along the roofline and also at ground level along the facade of the structure. Small paired brackets are situated under the eaves of the roof with larger brackets placed in the corners and above the windows and entrance.

Historical Comments:

The house was built by William Finlay for John Lithgow, a merchant. For some reason the deed between the Lithgow family and Eastern Trust was not recorded until it was sold to the Kitz family in 1948. It is not known who resided in this structure until 1869 when the McAlpine City Directories were first published.

Olive Dunn was residing in this house prior to purchasing it from the Kitz family and lived there until she sold it in 2000.

Contextual Comments:

This structure is part of a row of houses located on Morris Street, situated between Hollis and Lower Water Streets. The Halifax House style is quite common throughout the Halifax peninsula, however most commonly they are stand alone houses rather than row houses. Very few changes have been made to the facade of the buildings.

Present Owner(s):	Victor Syperek	Original Owner(s):	John Lithgow
Address:	5133 Morris Street, Halifax, NS B3J 1A9	Occupation:	Merchant/Real Estate Developer

Year Built:	1858
Factual/Estimate?	Factual
Sources:	Registry of Deeds (Dartmouth, NS); McAlpine City Directories from 1869 to 1966; Newspaper: Halifax Morning Sun, August 20, 1858; Book: Architects Of Nova Scotia: A Biographical Dictionary 1605-1950, by Maud Rosinski; Book: Georgian Halifax, by Elizabeth Pacey.

Builder:	William Finlay, Architect - Built for John Lithgow, Merchant & Real Estate Developer
Present Use:	Private Residence

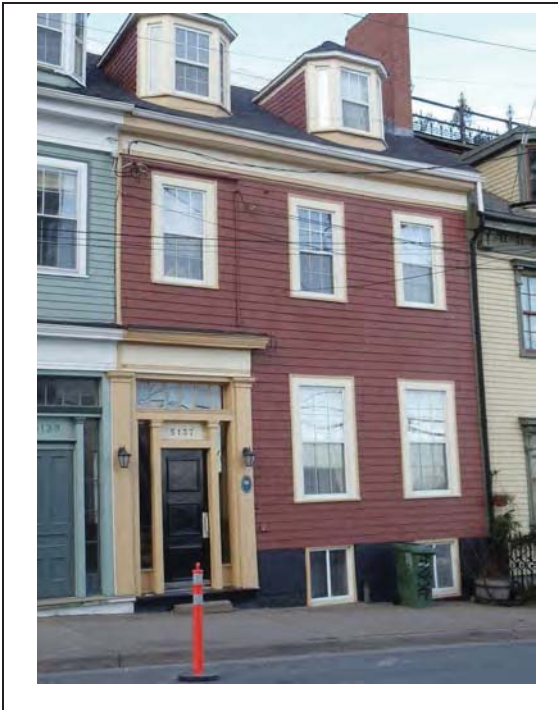
History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Victor Syperek	2000-2011		Businessman	6531-354
Olive Dunn	1949-2000			1027-177
Leonard Kitz	1948-1948		Barrister	951-585
Eastern Trust Co.	1922-1948		Trust Company	373-603
Heirs of J. Lithgow	1906-1922		H/O Martha	373-603
John Lithgow	1856-1906		Merchant	934-344

Comments on Historical Associations:

John Lithgow purchased the property from John Clarke in 1856 and had William Finlay, an architect, design a row of houses. The houses were to be individually sold, as was indicated in a newspaper ad running in the Halifax Morning Sun; however, they were not sold but rented until the entire row was sold to the Kitz family in 1948. The Kitz family sold the individual houses, some units being purchased by former renters.

Photograph (front elevation)



Building Classification: Registered Building

Building No.	#17
Civic Address	5137 Morris Street
Building Name	
Construction Date	

Researcher:	A. Withrow
Date:	February 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Street. The buildings were constructed in the "Halifax House style", and all six structures are similar in style with a few variations, and are arranged as three mirror-image pairs. They are two and a half storeys high, shingled wooden buildings, with 6 over 6 windows and moulded trim; side hall play layout, entrances with transom windows and sidelights; entablatures supported by pilasters; truncated gable roof with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant's quarters and had kitchens equipped with a large open-hearth fireplace.

Historical Comments:

These row houses were built by William Finlay for John Lithgow, a merchant. For some reason the deed between the Lithgow family and the Eastern Trust was not recorded until it was sold to the Kitz family in 1948. It is not known who resided in this structure until 1869 when the McAlpine directories were first published, however in 1869 the McAlpine directory lists William Annand as residing in this structure. Annand was the Provincial Treasurer at that time, and he later became the Premier of Nova Scotia.

Contextual Comments:

The structure is part of a row of houses located on Morris Street, situated between Hollis and Lower Water Streets. The Halifax House style is quite common throughout the Halifax peninsula, however most commonly they are stand alone houses rather than row houses. Very few changes have been

made to the façade of the building.

Present Owner(s):	Carolyn Davis-Stewart	Original Owner(s):	John Lithgow
Address:	5270 Harvey Street,	Occupation:	Merchant/ Real Estate Developer
	Halifax, NS B3J 1A7		

Year Built:	1858
Factual/Estimate?	Factual
Sources:	Registry of Deeds (Dartmouth, NS); McAlpine City Directories from 1869 to 1966; Newspaper: Halifax Morning Sun, August 20, 1858; Book: Architects Of Nova Scotia: A Biographical Dictionary 1605-1950, by Maud Rosinski; Book: Georgian Halifax, by Elizabeth Pacey.

Builder:	William Finlay, Architect – Built for John Lithgow, Merchant & Real Estate Developer
Present Use:	Private residence

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
C. Davis-Stewart	2009-2011			9306-0169
Norman Dube	2005-2009		Admin/Clarke	8038-131
Barry A. Clarke	2000-2005		Real Estate Agent	6504-1187
Collection Holding Ltd.	1984-2000		R. Dube President	3871-1132
Ken. E. Blackburn	1977-1984		Retired	3143-506
Mary Blackburn	1948-1977		Widow of Michael Blackburn	997-97
Leonard Kitz Et Ux	1948-1948		Barrister	951-585
Eastern Trust Co.	1922-1948		Trust Company	373-603
Estate John Lithgow	1906-1922		H/O Martha	373-603
John Lithgow	1856-1906		Merchant	934-344 (Reg. in 1947)

Comments on Historical Associations:

John Lithgow purchased the property from John Clarke in 1856 and had William Finlay, an architect, design a row of houses. Martha Lithgow is listed in the Directories as living in this structure in 1872. The houses were to be individually sold, as was indicated in a newspaper ad running in the Halifax Morning Sun; however, they were not sold but rented until the entire row was sold to the Kitz family in 1948. The Kitz family sold the individual houses, some units being purchased by former renters. The Eastern Trust Company, formerly known as the Empire Trust Company until 1909. A grant for administration is stated in book 8038/131 for the estate of Barry A. Clarke who passed away in 2005.

Photograph (front elevation)

Building Classification: Registered Building



Building No.	#16
Civic Address	5139 Morris Street
	was #18 Morris St in 1869,
	& #15 Morris St in 1872 (until 1966)
Building Name	none
Construct Date	1858

Researcher:	A. Withrow
Date:	February 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Street. The buildings were constructed in the "Halifax House style", and all six structures are similar in style with a few variations, and are arranged as three mirror-image pairs. They are two and a half storeys high, shingled wooden buildings, with 6 over 6 windows and moulded trim; side hall play layout, entrances with transom windows and sidelights; entablatures supported by pilasters; truncated gable roof with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant's quarters and had kitchens equipped with a large open-hearth fireplace.

Historical Comments:

These row houses were built by William Finlay for John Lithgow, a merchant. For some reason the deed between the Lithgow family and the Eastern Trust was not recorded until it was sold to the Kitz family in 1948. It is not known who resided in this structure until 1869 when the McAlpine directories were first published.

Contextual Comments:

The structure is part of a row of houses located on Morris Street, situated between Hollis and Lower Water Streets. The Halifax House style is quite common throughout the Halifax peninsula, however most commonly they are stand alone houses rather than row houses. Very few changes have been made to the façade of the building.

Present Owner(s):	James K. Quigley	Original Owner(s):	John Lithgow
Address:	3011 George Daup. Ave., Halifax, NS B3L 4N3	Occupation:	Merchant/ Real Estate Developer

Year Built:	1858
Factual/Estimate?	Factual
Sources:	Registry of Deeds (Dartmouth, NS); McAlpine City Directories from 1869 to 1966; Newspaper: Halifax Morning Sun, August 20, 1858; Book: <u>Architects Of Nova Scotia: A Biographical Dictionary 1605-1950</u> , by Maud Rosinski; Book: <u>Georgian Halifax</u> , by Elizabeth Pacey.

Builder:	William Finlay, Architect – Built for John Lithgow, Merchant & Real Estate Developer
Present Use:	Rental Apartments

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
James Quigley (Et Ux)	1994-2011			5578/81
Gary Foshay	1993-1994		Quit Claim Deed	5369/821
Susan M. Foshay	1987-1993			4421/743
Avalon Assets	1983-1987			3675/103
Glen Forest Holdings	1981-1983			3503/999
Farrell Shaw	1975-1981		Business Manager	2881/1015
Jessie E. MacDonald	1966-1975		Widow J. Macdonald	2149/9
Provincial Realty	1951-1966			1139/61
Maisie Walker	1948-1951		Widow of J. Walker	993/757
Leonard Kitz (Et Ux)	1948-1951		Barrister	951/585
Eastern Trust Co.	1922-1948		Trust Company	373/603
Estate of J. Lithgow	1906-1922			?
John Lithgow	1856-1906		Merchant	934/344 (Reg. In 1947)

NOTE: See Book 993, Page 757 – Copy of a survey map of property

Comments on Historical Associations:

John Lithgow purchased the property from John Clarke in 1856 and had William Finlay, an architect, design a row of houses. The houses were to be individually sold, as was indicated in a newspaper ad running in the Halifax Morning Sun; however, they were not sold but rented until the entire row was sold to the Kitz family in 1948. The Kitz family sold the individual houses, some units being purchased by former renters. The Eastern Trust Company, formerly known as the Empire Trust Company until 1909.

Photograph (front elevation)

Building Classification: New Building



Building No.	20
Civic Address	5144 Morris Street
Building Name	The Vic Suites
Construction Date	2011

Researcher:	Rylan Palmer-Dixon
Date:	March 5 th 2012

Architectural Comments:

The Vic Suites is a 10 storey multi-use building, with multiple terraces and a large canopy roof that protects residents on the top floors from glaring sunlight.

Storeys 5 to 8 have walk out balconies on all 4 sides that either provide a view of the Halifax harbor or historic Halifax.

Behind the building (north-east) there is a small surface Parking lot and underneath the structure is underground parking for residents.

The building is constructed of Architectural aluminum panels, fixed and single-hung glass windows, natural stone and bricking that collectively combine to produce a very modern look.

Historical Comments:

This is the site of the former 19th century apartment building called the Victorian Hotel & Apartments and the Charles Morris house, the oldest wooden residence in Halifax, built c. 1764. Charles Morris was Surveyor General for Halifax from 1748-1781 and served as Chief Justice of the Supreme Court of Nova Scotia from 1776-1778. He was succeeded by both his son, Charles, and his grandson, Charles, in the position of Surveyor General, with the house serving as both residence and business office. The Victorian Hotel & Apartments was demolished to make room for the new development of the Vic Suites, however the Morris House was saved and relocated to Creighton Street due to its historical significance.

Contextual Building Comments:

Vic Suites is constructed on the Corner of Morris and Hollis Street and does not match the historical character or building fabric of the surrounding low rise buildings. However, the overall massing of the building is reduced through its design, which integrates a collection of smaller buildings to blend in with the existing streetscape.

The ground level is landscaped, with podium terraces. There are multiple columns along the corner streetscape of Hollis and Morris Street designed for future commercial use and structural support of the building.

The setback of the Vic Suites is similar to other buildings along Hollis Street because of its step back after 4 storeys. The setback on the north/east side of the building opens up to a green space and a surface parking lot.

Owner(s):	Rockstone Investments Ltd.
Address:	1657 Barrington Street Halifax, Ns, Canada, B3J281

Year Built:	2011
Present Use:	Residential Condominiums
History of Use:	Residential Apartment Building

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Rockstone Investments Ltd.	2001–	Present	N/A	Bk. 6852-914
Manuel I. Zive (Estate)	1967-	2001		Bk. 2157-981
Manuel I. Zive (Estate)	1950-	2001		Bk. 1084-1017

Other Comments:

Architect Michael Napier and Dixel Developments designed this bold architectural building that is out of character the historic buildings along Morris Street and Hollis Street.

Photograph (front elevation)

Building Classification: Registered Building



Building No.	#15
Civic Address	5145 Morris Street
	Was #20 in 1869, &
	was #17 in 1872 (until 1966)
Building Name	none
Construction Date	1858

Researcher:	A. Withrow
Date:	March 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Street. The buildings were constructed in the "Halifax House style", and all six structures are similar in style with a few variations, and are arranged as three mirror-image pairs. They are two and a half storeys high, shingled wooden buildings, with 6 over 6 windows and moulded trim; side hall play layout, entrances with transom windows and sidelights; entablatures supported by pilasters; truncated gable roof with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant's quarters and had kitchens equipped with a large open-hearth fireplace.

Historical Comments:

The house was built by Willam Finlay for John Lithgow, a merchant. For some reason the deed between the Lithgow family and Eastern Trust was not recorded until it was sold to the Kitz family in 1948. It is not known who resided in this structure until 1869 when the McAlpine City Directories were first published. Rev. David Neish lived in this house for over 10 years in the 1880s and the Coughlan family resided in the house prior to it being sold and purchased the structure from the Kitz family.

Contextual Comments:

This structure is part of a row of houses located on Morris Street, situated between Hollis and Lower Water Streets. The Halifax House style is quite common throughout the Halifax peninsula, however most commonly they are stand alone houses rather than row houses. Very few changes have been made to the facade of the buildings.

Present Owner(s):	An (Nguyen) Tran	Original Owner(s):	John Lithgow
Address:	5145 Morris Street, Halifax, NS B3J 1A9	Occupation:	Merchant & Real Estate Developer

Year Built:	1858
Factual/Estimate?	Factual
Sources:	Registry of Deeds (Dartmouth, NS); McAlpine City Directories from 1869 to 1966; Newspaper: Halifax Morning Sun, August 20, 1858; Book: <u>Architects Of Nova Scotia: A Biographical Dictionary 1605-1950</u> , by Maud Rosinski; Book: <u>Georgian Halifax</u> , by Elizabeth Pacey.

Builder:	William Finlay, Architect - Built for John Lithgow, Merchant & Real Estate Developer
Present Use:	Private Residence

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
An (Nguyen) Tran	1989-2011			4833/1020
Roger Bureau et Ux	1983-1989			3759/930
Anne V. King	1981-1983			3520/1132
Stan Lewandowski	1973-1981		Engineer	2643/203
Orval B. N. Duncan	1972-1973		Admin/Coughlan	2632/57
Lilian Coughlan	1951-1972		Widow of Ben Coughlan	1061/589
Leonard Kitz et Ux	1948-1951		Barrister	951/585
Eastern Trust Co.	1922-1948		Trust Company	373/603
Estate Of J. Lithgow	1906-1922			?
John Lithgow	1856-1906		Merchant	934/344 (Reg. in 1947)

NOTE: See Book 993 Page 757 – Copy of a Survey Map of Property (ATTACHED)

Comments on Historical Associations:

John Lithgow purchased the property from John Clarke in 1856 and had William Finlay, an architect, design a row of houses. The houses were to be individually sold, as was indicated in a newspaper ad running in the Halifax Morning Sun; however, they were not sold but rented until the entire row was sold to the Kitz family in 1948. The Kitz family sold the individual houses, some units being purchased by former renters. The Eastern Trust Company, formerly known as the Empire Trust Company until 1909. Ben Coughlan, a plaster contractor, predeceased his wife, Lilian (d. 1972), and the two resided in this house prior to purchasing it.

Photograph (front elevation)

Building Classification: Registered Building



Building No.	# 14
Civic Address	5147-5149 Morris Street
	formerly 22 Morris Street (1966)
Building Name	
Construction Date	1858

Researcher:	A. Withrow
Date:	March 2011

Architectural Comments:

This building is similar in style to the adjacent five row houses situated on Morris Street between Hollis and Lower Water Street. The buildings were constructed in the "Halifax House style", and all six structures are similar in style with a few variations, and are arranged as three mirror-image pairs. They are two and a half storeys high, shingled wooden buildings, with 6 over 6 windows and moulded trim; side hall play layout, entrances with transom windows and sidelights; entablatures supported by pilasters; truncated gable roof with five-sided Scottish dormers on the front and back. The Halifax House styled buildings are more commonly found as stand alone buildings, rather than in a row house or terrace house arrangement. The basement levels were originally designed as servant's quarters and had kitchens equipped with a large open-hearth fireplace.

Historical Comments:

These row houses were built by Willam Finlay for John Lithgow, a merchant. For some reason the deed between the Lithgow family and Eastern Trust was not recorded until it was sold to the Kitz family in 1948. It is not known who resided in this structure until 1869 when the McAlpine City Directories were first published.

This building was used as a grocery corner store since 1961, and is still in operation as a business enterprise. In 1872, Peter McNab resided in this structure. He may be connected to the McNab family who were instrumental in the development and growth of the city of Halifax.

Contextual Comments:

This structure is part of a row of houses located on Morris Street, situated between Hollis and Lower Water Streets. The Halifax House style is quite common throughout the Halifax peninsula, however most commonly they are stand alone houses rather than row houses. Some sympathetic changes have been made to the facade of the building to allow the change to a storefront in 1961, with a residential unit above.

Present Owner(s):	Halifax Mercantile Co.	Original Owner(s):	John Lithgow
Address:	200 Willett Street, Apt 3	Occupation:	Merchant & Real Estate Developer
	Halifax, NS, B3M 3C5		

Year Built:	1858
Factual/Estimate?	Factual
Sources:	1) Registry Of Deeds (Dartmouth) 2) Ns; Mcalpine City Directories From 1869 To 1966 3) Newspaper: Halifax Morning Sun, August 20, 1858 4) Book: Architects Of Nova Scotia: A Biographical Dictionary 1605-1950, By Maud Rosinski; 5) Book: Georgian Halifax, By Elizabeth Pacey.

Builder:	William Finlay, Architect; Built for John Lithgow
Present Use:	Apartment (2 nd floor) & Commercial business (Wire Monk coffee shop)

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Halifax Mercantile Ltd.	1992-2011		Commercial	5350/546
North Atlantic Trade	1980-1992		Commercial	3430/507
David Fiering et Ux	1951-1980		Grocer	1112/293
Leonard Kitz et Ux	1948-1951		Barrister	951/585
Eastern Trust Co.	1922-1948		Trust Company	373/603
Estate of J. Lithgow	1906-1922			
John Lithgow	1856-1906		Merchant	934/344 (Reg. In 1947)

Comments on Historical Associations:

John Lithgow purchased the property from John Clarke in 1856 and had architect William Finlay design a row of houses on Morris Street between Hollis and Lower Water Street. Originally the houses were to be sold as was indicated in a newspaper ad (Halifax Morning Sun) where they were advertised for sale. However, for some unknown reason, they were not sold but were rented until they were finally purchased by the Kitz family in 1948. The Kitz family then sold the houses individually, with some of the former renters purchasing their buildings. 5147-49 Morris Street became a store in approximately 1951. The Eastern Trust Company was formerly known as the Empire Trust Company until 1909. The Halifax Mercantile Co. Ltd. was formerly known as Kistco Ltd.

Photograph (front elevation)

Building Classification: New Building



Building No.	64
Civic Address	5157 Morris Street
Building Name	Renaissance South
Construction Date	c. 1985

Researcher:	Rylan Palmer-Dixon Emma Sampson
Date:	March 19 th , 2012 September 27, 2014

Architectural Comments:

Renaissance South is a large 5 storey tiered building along Morris, stretching from Hollis to Barrington Street. At street level the building is 1 to 2 storey's and rises to a 5 storey step back. The building is covered with galvanized tin coloured roofing and a couple sections of rooftop patios.

The building has 2 projections, one at the corner of Barrington and Morris Street and the other at the corner of Hollis and Morris Street. There are also multiple columns along Morris Street at the north-east end of the building, where the street wall expands with respect to the elevation.

The building is designed with both the pedestrian and historic character of the area in mind. This 5 storey building is built with a one story street wall along the surrounding sidewalks; and, the choice of bricking as a main material achieves complimenting the historic feel of the streetscape.

This building has underground parking.

Historical Comments:

Originally faced onto Morris Street, the estate of the Hon. Robert Boak was located on the western half of the property, also inclusive of 1317 Barrington St. The Hon. Mr. Boak was President of the Legislative Council of Nova Scotia and Provincial Treasurer, originally making his start in trade in the West Indies. After retiring from his business career, he pursued Liberal politics and served as president of the Acadia Fire Insurance Company, vice president of the Union Bank and the Nova Scotia Sugar Refinery, and also as a director of the Gas Light Company. (Hopkins' City Atlas – 1878; A Cyclopaedia of Canadian Biography, George MacLean Rose.)

Contextual Building Comments:

Because of the streetscape friendly design of the building, its scale, massing and setback complements the surrounding streetscape.

The buildings choice of materials also complements the surrounding streetscape as it is constructed of bricking, which was commonly used for the construction of what now are historic buildings. The trim and roofs colour is in contrast with the surrounding streetscape, but does not overwhelm it.

How does the building contribute to the area as a whole? (scale, massing, design relative to adjacent buildings, contrast/similarity, materials similarity/contrast, setback, etc.)

Owner(s):	Homburg (7) L.P. Management Inc.
Address:	32 Akerley Blvd. Dartmouth, NS, Canada B3B1N1

Year Built:	c. 1985
Present Use:	Residential
History of Use:	Residential

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Cominar NS Real Estate Holdings Inc.	2012-Pres			#101154053
Homburg (7) L.P. Management Inc.	1997-2012			Book 6141, Page 71
Metcalfe Realty Company	1991-1997		Name Change	Book 5029, Page 752
Renaissance South Ltd	1985-1991		Name Change	Book 4008, Page 310
1550353 Holdings Ltd.	1983-1985			Book 3789, Page 249
5157-59 Morris Street Holdings	1983-1983			Book 3642, Page 179
Erich Kausch	1981-1983			Book 3464, Page 610
OTO Rentals Ltd	1980-1981			Book 3401, Page 648
Roderick and Violet MacDonald	1979-1980			Book 3325, Page 314
David Fiering	1953-1979			Book 1184, Page 311
Marie Brosseau	1935-1979			Book 720, Page 1077

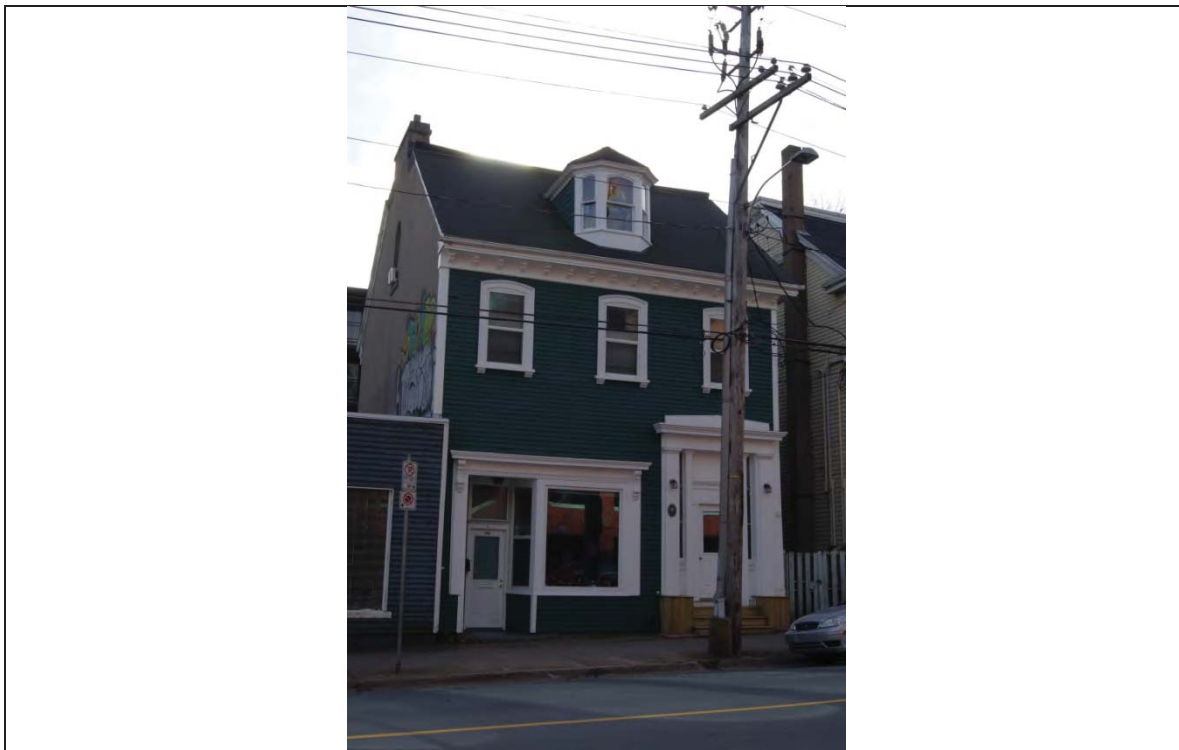
Nora A Burns	1935-1935		Book 724, Page 204
John W MacLeod			

Other Comments:

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Photograph (front elevation)

Building Classification: Registered Building



Building No.	78
Civic Address	5168-70 Morris Street
Building Name	Lithgow-Blackadar House
Construction Date	1868-1869

Researcher:	Colette Bishop-Greene
Date:	January 14 th , 2012

Architectural Comments:

Lithgow-Blackadar House is a 2½ storey building designed in the Halifax House style. Halifax House style buildings typically have a smooth brick surface; however, this house has wood clapboard cladding (with the exception of one side which is parged). The house is laid out in the side hall plan, is 3 bays wide, and is deep from front to back. Typical of the Halifax House style, the building has a steeply pitched truncated gable roof with a slight roof eaves overhang decorated with brackets, a central Scottish dormer on front and back, and a brick multi-flue end chimney.

The vertically proportioned one-over-one sash windows on the second storey have segmentally arched wood trim and bracketed lug sills. The entrance has rectangular side lights, moulded pilasters, and a modest entablature. In 1913, a portion of the main floor was lowered to ground level allowing for storefront windows and an additional entrance. Above the storefront, a modest entablature is supported by heavy brackets (similar to the original entrance). There is a two storey rear addition, clad in wood clapboard with a flat roof.

Lithgow-Blackadar House is in good physical condition. The open area behind the building is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Blackadar House is valued for its historical associations with its owners and occupants. J.R. Lithgow, the original owner, was an accountant, realtor, and land developer. He was the bookkeeper for the shipping firm of J.A. Moren and later became the President/Manager of the Glace Bay Mining Company (1890s).

Caroline E. Blackadar, wife of Charles C. Blackadar, purchased the property from Lithgow in 1876. Charles Blackadar was part of the Blackadar Brothers, proprietors and editors of the Acadian Recorder. In 1876 Blackadar was appointed Queen's Printer.

Other notable occupants included: J.B. Young, civil engineer and an official in the Provincial Gold Commissioners Office; William A. Henry, barrister and partner in "Harris & Henry" (the Merchants' Bank); and J.S. Stuart, a sea captain.

Contextual Building Comments:

Lithgow-Blackadar House is clearly an asset to the surrounding area and proposed district. It is one of three Halifax House style buildings on this part of Morris Street. The house is compatible in terms of architectural style, elevation, and materials with neighboring buildings on Hollis Street and Barrington Street.

Present Owner(s):	Gordon Perdue & Holly Hayes	Original Owner(s):	James Lithgow
Address:	5417 Brandy Cir	Occupation:	Accountant, realtor, developer, President of Glace Bay Mining Co.
	Fort Myers, FL USA 33919 2219		

Year Built:	1868-1869
Factual/Estimate?	Factual
Sources:	City Directories (Nova Scotia Archives and Records Management)
	1986 Heritage Inventory Site Form
Builder:	Unknown
Present Use:	Residential

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
James R. Lithgow	1865-1876		Accountant, developer	Bk. 151-53
Caroline E. Blackadar	1876-1915		Wife of Charles Blackadar	Bk. 205-216
Samuel Young Wilson	1915-1917		Merchant	Bk. 457-97
Leonard Fisheries Ltd.	1917-1934		Company	Bk. 479-228
B.S.M. Ltd.	1934-1935		Company	Bk. 707-586
Wyman G. Simpson and Reginald L. Simpson	1935-1948		Barber/Armed Services in War	Bk. 723-365 Bk. 873-345
Lawrence E. Nelligan	1948-1957		Barber	Bk. 1023-777
George and Mary Shott	1957-1960		Accountant	Bk.
Gainsborough Hotel Ltd.	1960-1975		Company	Bk. 1693-163

Granite Group Ltd.	1975-1976	Company	Bk. 2967-694
Ivor Harrington	1976-1987	Management Consultant	Bk. 2988-646
Maritime Capital Management Ltd.	1987-1990	Company	Bk. 4513-230
Halliburton House Inn Ltd.	1990-1991	Company	Bk. 4879-951
Samir Anjoul	1991-1993	Not Listed	Bk. 5155-1121
Gordon Perdue	1993-present	Not Listed	Bk. 5483-853
Holly Hayes	2009-present	Not Listed	Doc. # 94002087

Photograph (front elevation)

Building Classification: Registered Building



Building No.	77
Civic Address	5172 Morris Street
Building Name	Lithgow House
Construction Date	1870

Researcher:	Colette Bishop-Greene
Date:	January 14 th , 2012

Architectural Comments:

Lithgow House is a 2½ storey building designed in the Halifax House style. Halifax House style buildings typically have smooth brick surfaces; however, this house has wood clapboard cladding. The house is laid out in the side hall plan, is 3 bays wide, and is deep from front to back. Typical of the Halifax House style, it has a steeply pitched truncated gable roof, two Scottish dormers (one on the front and rear), a brick chimney, and bracketed eaves returned at the corners.

The vertically proportioned one-over-one sash windows on the first storey have wood trim, decorative brackets supporting an entablature, and window boxes. The second storey windows are segmentally arched with no ornamentation. The offset entrance has large rectangular side lights, a transom window, and moulded pilasters supporting an entablature.

Lithgow House is in good physical condition. The open space behind the building is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Lithgow House is valued for its historical associations with its original owner and occupants. J.R. Lithgow, the original owner, was an accountant, realtor, and developer. He was the bookkeeper for the shipping firm of J.A. Moren and later became the President of the Glace Bay Mining Company.

Other notable occupants included: Samuel G. Rigby, barrister and partner of “Rigby and Tupper”, vice-president of the Barristers’ Society, solicitor for the Bank of British North America, and Grand Mason of the Grand Lodge of Nova Scotia; James Kerr, a Customs Inspector; Alexander Scott, grocer of “James Scott & Co.”, and Harry Preedy, hotel manager and commission merchant.

Contextual Building Comments:

Lithgow House is clearly an asset to the surrounding area and proposed district. It is one of three Halifax House style buildings on Morris Street. The house is compatible in terms of architectural style, elevation, and materials with neighboring buildings on Hollis Street and Barrington Street.

Present Owner(s):	2166439 Nova Scotia Ltd.	Original Owner(s):	John Lithgow
Address:	5184 Morris Street	Occupation:	Accountant, realtor, developer, President of Glace Bay Mining Co.
	Halifax, NS B3J 1B3		

Year Built:	1870
Factual/Estimate?	Factual
Sources:	The Nova Scotia Historic Places Initiative File, 2007
	Prior Heritage Resource File
Builder:	Unknown
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Pryor	1797-1865		West India Merchant	Bk. 33-168
James Lithgow	1865-1876		Bookkeeper	Bk. 151-53
Caroline E. Blackadar	1876-1908		Wife of C. Blackadar	Bk. 205-216
Henry Kirkwood MacDonald	1908-1909		Medical Doctor	Bk. 385-589
Andrew McManus	1909-1916		Sheriff	Bk. 398-153
Loretta A. Cragg	1916-1917		Wife of J. Cragg, merchant	Bk. 451-590
James Karas	1917-1920		Confectioner	Bk. 467-833
H.W. Cameron	1920-1935		Optician	Bk. 530-181
James L. MacKinnon	1935-1948		Tram Car Operator	Bk. 718-518
Roderick J. MacDonald	1948-1952		Plumber	Bk. 990-349
Annie E. MacDonald	1952-1962		Wife of R. MacDonald	Bk. 1115-701
Roderick J. MacDonald	1962-1980		Plumber	Bk. 1840-58
Violet J. MacDonald	1980-1981		Wife of R. MacDonald	Bk. 3414-1090
Victoria B.E. Riley	1981-1984		Not Listed	Bk. 3517-1036
Fiona Imrie	1984-1984		Not Listed	Bk. 3833-829
Maritime Capital Management Ltd.	1984-1990		Company	Bk. 3877-820 Bk. 3939-521
Halliburton House Inn Ltd.	1990-1992		Company	Bk. 4879-951
2166439 Nova Scotia Ltd.	1992-present		Company	Bk. 5262-662

Photograph (front elevation)

Building Classification: Registered Building



Building No.	76
Civic Address	5178 Morris Street
Building Name	Pryor-Binney House
Construction Date	1831-1834

Researcher:	Colette Bishop-Greene
Date:	January 11 th , 2012

Architectural Comments:

Pryor-Binney House is a 2½ storey masonry building designed in the Halifax House style. Usually Halifax House style buildings have a smooth brick surface; however, this house has wood clapboard cladding. The house was laid out in the side hall plan, is 3 bays wide, and is deep from front to back. Typical of the Halifax House style, it has a steeply pitched truncated gable roof, two Scottish dormers (one on the front and rear), and a slight eaves overhang.

The vertically proportioned one-over-one sash windows on the first storey have wood trim, decorative brackets supporting an entablature, and window boxes. The second storey windows have no ornamentation. The entrance has a substantial transom window and large brackets supporting an entablature.

Pryor-Binney House is in good physical condition. There is a small side addition with a second entrance (similar ornamentation as main entrance) and an exterior staircase. The open area behind the building is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Pryor-Binney House is valued for its historical associations with its original owners and occupants. The house was built between 1831-1834 and named after William Pryor Jr. and Hibbert Newton Binney. William Pryor Jr., son of William Pryor Sr. (West India Merchant), sold the property to Binney in 1834. Binney was a Collector of Customs and Excise of Halifax, Town Magistrate, and a member of His Majesty's Council (1820).

Other notable occupants included: Alexander Anderson, of "Esson & Co." (a shopping and importing company); John Tremaine Twining, insurance agent of "Twining & Sons"; and lawyer Charles F. Tremaine.

Contextual Building Comments:

Pryor-Binney House is clearly an asset to the surrounding area and proposed district. It is one of three Halifax House style buildings on Morris Street. The house is compatible in terms of architectural style, elevation, and materials with neighboring buildings on Hollis Street and Barrington Street.

Present Owner(s):	2166439 Nova Scotia Ltd.
Address:	5184 Morris Street
	Halifax, NS B3J 1B3

Original Owner(s):	William Pryor Jr.
Occupation:	Merchant

Year Built:	1831-1834
Factual/Estimate?	Factual
Sources:	Deed descriptions (Registry of Deeds)
	Prior Heritage Resource File

Builder:	Unknown
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Pryor Sr.	1797-1834		West India Merchant	Bk. 33-168
William Pryor Jr.	1834-1834		Merchant	Bk. 59-195
Hibbert Newton Binney, wife Caroline and executors	1834-1881		Collector of Customs	Bk. 59-197
John T. Twining	1881-1891		Insurance Agent	Bk. 232-54
Lemuel J. Morton	1891-1900		Heir	Bk. 281-334
Francis C. Stevens and executors	1900-1955		Merchant	Bk. 339-454
United Realities Ltd.	1955-1957		Company	Bk. 1361-1211
Ovide Ouellette	1957-1960		Not Listed	Bk. 1473-66
Verna P. Wheeler	1960-1978		Not Listed	Bk. 1686-57
Daniel J. Cotie	1978-1980		Businessman	Bk. 3268-115

Marshall Giles	1980-1985	Not Listed	Bk. 3414-579
Maritime Capital Management Ltd.	1985-1990	Company	Bk. 3950-647
The Halliburton House Inn Ltd.	1990-1992	Company	Bk. 4879-951
2166439 Nova Scotia Ltd.	1992-present	Company	Bk. 5262-662

Photograph (front elevation)

Building Classification: Registered Building



Building No.	75
Civic Address	5184 Morris Street
Building Name	Halliburton House
Construction Date	1810-1823

Researcher:	Colette Bishop-Greene
Date:	January 15 th , 2012

Architectural Comments:

Halliburton House is a three storey masonry building valued as an example the Second Empire style. Originally designed as a Georgian house, it was remodeled into two townhouses in 1892 and numerous Second Empire style elements were added. The house is three bays wide with two central entrances, and is deep from front to back. The front façade is brick with a sandstone drip course above the basement, while the side and rear are parged. Typical of these Second Empire style the building has a mansard roof with three pedimented dormers (central dormer has a fanlight), and two multi-flue brick end chimneys.

The vertically proportioned, paired one-over-one sash windows are slightly recessed into their openings, and have segmentally arched brick lintels and decorative window boxes. The two central entrances are recessed, have large transom windows, and a substantial entablature decorated with dentils.

Halliburton House is in good physical condition. There is a two storey rear addition clad in vinyl with a low pitched roof and rooftop balcony, a storm porch (with a shed roof). The open space behind the building has a fence and is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

Halliburton House is valued for its historical associations with its original owner and occupant, Sir Brenton Halliburton. Sir Halliburton held numerous prestigious titles: Judge of the Supreme Court, Assistant Judge and member of the governing council, barrister, Chief Justice, and Master of Chancery. Sir Halliburton was knighted in 1859 and died in 1860. His son John remained in the house until 1884.

Contextual Building Comments:

Halliburton House is clearly an asset to the surrounding area and proposed district. It is compatible in terms of architectural style, elevation, and materials with neighboring residences on Morris Street, as well as, Hollis and Barrington Streets. Halliburton House maintains the architectural and heritage character of the area.

Present Owner(s):	2166439 Nova Scotia Ltd.	Original Owner(s):	Sir Brenton Halliburton
Address:	5184 Morris Street	Occupation:	Chief Justice of NS
	Halifax, NS B3J 1B3		

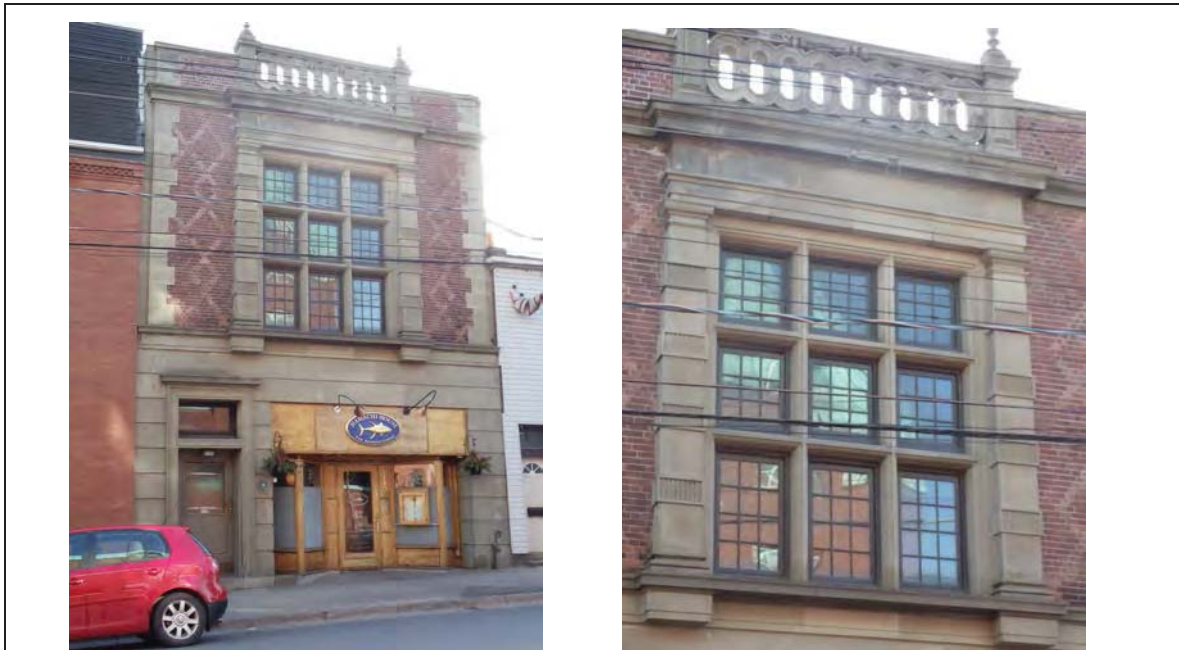
Year Built:	1810-1823
Factual/Estimate?	Estimate
Sources:	Deed description/letter (Registry of Deeds)
	1986 Heritage Inventory Form
Builder:	Johnstone (Mason) and Alexander (Carpenter)
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
William Pryor	1797-1807 (land)		West India Merchant	Bk. 33-168
James Brymer	1807-1809		Merchant	Bk. 37-431
Sir Brenton Halliburton, John Halliburton, and executors	1809-1887		Chief Justice of NS	Bk. 38-401
J.C. Mahon	1887-1927		Not Listed	Bk. 261-708
Mary Cottrell Zwicker	1927-1927		Widow of A.G. Zwicker	Bk. 613-373
Bolas Joseph	1927-1927		Not Listed	Bk. 614-1024 Bk. 616-409
Rachel Shofer, Fannie Lubetsky, Lillian Offman, & Ida Zifkin	1927-1984		Heirs of Rachel Shofer	Bk. 611-1039
Maritime Capital Management Ltd.	1984-1990		Company	Bk. 3893-216
The Halliburton House Inn Ltd.	1990-1992		Company	Bk. 4879-951
2166439 Nova Scotia Ltd.	1992-present		Company	Bk. 5262-662

Photograph (front elevation)

Building Classification: Registered Building



Building No.	#74
Civic Address	5188-90 Morris Street, formerly 34 & 34 ½ Morris Street
Building Name	Mathers & Doull Building
Construction Date	1909

Researcher:	A. Withrow
Date:	March 2011

Architectural Comments:

Designed by architect W.M. Brown in 1909, this is a unique small scaled commercial building in the Renaissance Revival style. It is constructed of brick with sandstone details and sandstone quoins at the corners. The building features a strong ventral element in sandstone formed by the massing above the first floor belt course of three rows of 3 small paired windows flanked by pilasters with vermiculated rings which support a cornice and parapet and balustrade with end-posts and finials. On either side of this wall of glass, the brick façade is blank and the corners are marked with quoins. The central area of the facade is made of sandstone with decorated pilasters. The entablature surrounds nine, nine-paned casement windows. While the storefront has been much altered overtime, in 2000 original drawings (by architect W.M Brown) were located and the storefront was repaired to an original state.

Historical Comments:

The site of the stone pillared entrance to Sir Brenton's grounds west of his residency was subdivided by J.C. Mahon in 1909 for Dr. Evatt Mathers, who, following the move of many doctors to this area, desired to build a small complex with a ground floor pharmacy and upstairs offices of eyes, throat and nose specialists, which he shared with Dr. Doull for many years. Later, Dr. Mathers was appointed a Director of I.H. Mathers Steamship Co. He sold the building in 1955 to pharmacists Balcom-Chittick and died in 1957.

Contextual Building Comments:

It is an interesting juxtaposition that this Renaissance Revival styled building was built beside Sir. Brenton's Georgian stone house (which was modernized by J. C. Mahon by adding a brick front and a mansard roof. The building has been used to house a number of different businesses. Other than the doctors offices the building has also been used for various commercial enterprises such as a Laundromat, a Drugstore and Grocery store.

The structure is located close to Barrington Street where a number of buildings are similar in design and scale used for commercial purposes similar to this structure. The building fits in well within the area where it is situated.

Present Owner(s):	Richard Arab	Original Owner(s):	Richard Weldon
Address:	7147 Abbott Drive,	Occupation:	Barrister
	Halifax, NS, B3L 2L6		

Year Built:	1909-10
Factual/Estimate?	Factual
Sources:	1) "An Evaluation & Protection System for Heritage Resources in Halifax" by the City of Halifax. 2) Registry of Deeds Office (Dartmouth). 3) City of Halifax Directories (1880-81 there was no structure is on this site, but in 1884-85 house #34 is unoccupied) 4) Hopkins atlas map for 1878 reel#959 indicates no structure on this site.

Builder/Architect	W.M. Brown
Present Use:	Apartments and Restaurant

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Richard Arab	2000-2011		Merchant	6701/476
Joseph Arab Et Ux	1967-2000		Merchant	2215/466
Balcom-Chittick Ltd.	1955-1967		Drug Store	1327/426
R.Evatt Mathers	Subdivided lot 1909-1955		Physician	395/518
John C. & Emma Mahon	1887-1909		Merchant	258/691
John C. Halliburton	1860-1887		Clerk Legist. Council	Will of B. Halliburton
Brenton Halliburton	1809-1860		Chief Justice of NS	38/401
James Brymer	1807-1809		-	37/431
William Pryor	Land: 1797-1807		Merchant, shipping owner	33/168

Comments on Historical Associations:

John Mahon and his wife, Emma, paid \$5000.00 for this property from the trustees of Sir Brenton Haliburton who owned a building next door to this structure. Due to the high cost of the property for the times, a building of some type may have already been constructed on the property, such as a garage or carriage or garden house.

Photograph (front elevation)

Building Classification: New Building



Building No.	50
Civic Address	5217 Morris Street
Building Name	O'Brien Hall
Construction Date	c. 1967

Researcher:	Rylan Palmer-Dixon Emma Sampson
Date:	March 26 th 2012 October 1, 2014

Architectural Comments:

O'Brien Hall is located on the corner of Hollis and Barrington Street. It is a 7-storey residential building with a flat roof.

The building design is relatively modern, but its materials and basic structural design complements the surrounding streetscape. There are large panel windows on all four facades of the building, with dominant vertical columns on all four corners of the building.

There is a small surface parking lot on the north-east side of the building the exits onto Barrington Street.

Historical Comments:

Former site of the Halifax Infirmary Nurses' Home/Residence (1908-c.1964)

Contextual Building Comments:

O'Brien Hall easily complements the surrounding massing and design of adjacent buildings.

O'Brien Hall is relatively larger then the surrounding streetscape, however there is a large landscaped setback along both the Hollis and Barrington Street side, which makes the scale of the building more pleasing from the pedestrian realm.

The materials for the exterior of the building are very similar to adjacent buildings. These materials include brick as the dominant body of the structure, glass for the windows and concrete around the base of the building.

Owner(s):	Dalhousie University
Address:	6299 South Street Henry Hicks Halifax, NS, Canada B3H4H6

Year Built:	> 1967
Present Use:	Residential
History of Use:	N/A

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
3054451 Nova Scotia Ltd.	2001-Pres		N/A	Bk. 6735-430
235652 Nova Scotia Ltd.	1997-2001			Bk. 6049-731
Technical University of Nova Scotia	1967-1997			Bk. 6034-104
Her Majesty the Queen	1967			Bk. 2162-274

Other Comments:

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Photograph (front elevation)

Building Classification: New Building



Building No:	49
Civic Address:	5220 Morris Street
Building Name:	
Construction Date:	c. 2007

Researcher:	Emma Sampson
Date:	October 16, 2014

Architectural Comments:

The building is a two-storey brick construction with a mansard roof. There are six dormers on the front projection, with the two outer pairs having rounded roofs and the middle pair having pointed roofs. The double-wide wood doors are on the right side of the front projection, under the second window from that side. It replaced a brick building on the same site, zoned commercial and residential, for the purpose of being zoned entirely as a commercial site.

Historical Comments:

Planning agreements make reference to a two-storey brick structure that was demolished prior to the construction of the existing building, due to zoning issues.

Contextual Building Comments:

The massing of the building, two storeys, fits well with the existing historical massing further along the eastern length of Morris Street. While recent developments in the area have extended their heights limits, around 5-7 storeys, the building maintained the two-storey height of previous structures on the site.

Present Owner(s):	Halifax Longshoremen's Association, ILA 269	Original Owner(s):	N/A
Address:		Address:	

Construction Date:	2006
Present Use:	Office Space
History of Use:	Residential

Builder and/or Architect:	Duffus Romans Kundzins Rounsefell Architects Ltd.
Biographic Description:	
Significance:	

History of Building:

OWNER	FROM:	TO:	OCCUPATION	SOURCE
Halifax Longshoremen's Association	2007	Pres		#88333670
3077338 Nova Scotia Ltd.	2003	2007		Bk. 7341 Pg. 183
Sterling Hotel Company Ltd	1960	2003		Bk. 1676, Pg. 802
Harry and Yetta Kitz	c. 1930	1960	Jeweler	

Other Comments:

Photograph (front elevation)

Building Classification: New Building



Building No.	49
Civic Address	5220 Morris Street
Building Name	Previously, Murison House/Longshoremen's
Construction Date	1839-1859/2006-2007

Researcher:	Colette Bishop-Greene
Date:	January 17 th , 2012

Architectural Comments:

Murison House, a 2½ storey Halifax House style building, originally stood on this lot. In 2007, the Halifax Longshoremen's Association purchased the property, demolished Murison House, and erected this new building.

This new building is 2 storeys high with a brick stone veneer façade, a substantial eaves and fascia above the main floor, and heavy quoins on the corners. It has a steep mansard-like roof slope with a combination of pedimented and segmentally arched dormers, a slight eaves overhanging, and a simple eaves cornice below. The vertically proportioned nine-over-nine sash windows on the first storey have simple trim and lug sills. The Longshoremen's building is 6 bays wide and has an offset entrance which has a large transom window and modest trim. In the rear portion of the building, the second floor is suspended by posts over a surface parking lot.

Contextual Building Comments:

Although the Longshoremen's building is modern, its façade is compatible in terms of height, and architectural detailing (roof type, window style and dimensions) with the surrounding buildings on Morris Street.

Present Owner(s):	Halifax Longshoremen's Association I.L.A. Local 269
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Original Owner(s):	Alexander Murison
Occupation:	Merchant

Address:	5220 Morris Street
	Halifax, NS B3J 1B4

Year Built:	2006-2007
Factual/Estimate?	Factual
Sources:	HRM Rezoning Document 2006

Builder:	Duffus Romans Kundzins Rounsefell Ltd.
Present Use:	Commercial

History of Ownership:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Alexander Murison	?-1859		Merchant	Bk. 126-170
Charles Twining	1859-1859		Barrister	Bk. 126-173
Charles Cogswell	1859-1864		Medical Doctor	Bk. 126-177
John Stairs	1864-1870		Merchant	Bk. 148-159
Edward W. Chipman	1870-1870		Merchant	Bk. 168-439
William C. Moir	1870-1870		Merchant	Bk. 168-456
Alexander Anderson	1870-1888		Merchant	Bk. 168-454
C.W. Anderson	1888-1910		Merchant	Bk. 268-213
John McNab	1910-?		Merchant	Bk. 393-747
Nicholas Meagher	?-1925		Judge of the Supreme Court	Missing
Sisters of Service of Canada	1925-1942		Corporation	Bk. 588-105
Yetta Kitz	1942-1960		Widow of H. Kitz	Bk. 844-57
Sterling Hotel Ltd.	1960-2003		Company	Bk. 1676-802
3077338 Nova Scotia Ltd.	2003-2007		Company	Bk. 7341-183
HFX Longshoremen's Assoc. 269	2007-present		Association	Doc. # 88333670

Photograph (front elevation)

Building Classification: Contributing Building



Building No.	89
Civic Address	5173-75 South Street
Building Name	William Doull House
Construction Date	1865-1871

Researcher:	Colette Bishop-Greene
Date:	January 15 th , 2012

Architectural Comments:

William Doull House is a 2½ storey brick building on a tall foundation. The front façade has been covered with stucco front façade while the sides and rear are clad in vinyl. Laid out in the side hall plan, the building is 3 bays wide, and is deep from front to back. It has a bell-cast mansard roof with a slight roof eaves overhang and dentils, and segmental arched dormers and substantial multi-flue brick chimneys (with clay pots).

The vertically proportioned windows are one-over-one sash windows that are slightly recessed into their openings, and have segmentally arched lintels on the bay windows. The other windows have simple moulded surrounds and lug sills. The entrance is surrounded by rectangular side lights, pilasters supporting a modest entablature, and a transom window. The wide wooden stairs leading to the entrance are covered by a large cloth awning.

There have been several additions to William Doull House. A 1½ storey front addition stretches across the majority to the front facade creating additional restaurant space. This addition has vertically proportioned ganged windows and a flat roof. Additionally, there are two brick rear additions: a 2 storey structure with a low pitched roof, and a 1 storey addition that has a flat roof with a substantial overhand and rooftop balcony. The open space around the building is paved and used as a parking lot. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

William Doull House is valued for its historical associations with architect Henry Peters and owner William Doull. Henry Peters, a noted Irish architect, built the house between 1865-1872. William Ivey, a retired gentleman, purchased the property in 1872 but died the same year. Ivey's widow sold the house to William Doull in 1873. Doull was a merchant and partner in the prestigious dry goods firm of "Doull & Miller" and was known as one of Halifax's "merchant princes". The firm had a palatial showroom and warehouse at the corner of Prince and Hollis Street.

Contextual Building Comments:

William Doull House was once surrounded by a group of brick townhouses (now demolished) that shared similar architectural features and style. The building is compatible in terms of elevation, style, and materials with the neighboring buildings on Barrington Street and Elmwood Apartments on South Street.

Present Owner(s):	Creative Property Development Ltd.	Original Owner(s):	William Ivey
Address:	30 Damascus Rd, Bedford B4A 0C1	Occupation:	Retired Gentleman
Year Built:	1865-1871		
Factual/Estimate?	Estimate		
Sources:	Deed descriptions (Registry of Deeds)		
	City Directories (Nova Scotia Archives and Records Management)		
	1986 Heritage Inventory Site Form		
Builder:	Henry Peters		
Present Use:	Commercial		

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
Henry Peters	1865-1872	Architect/Builder	Bk. 149-625 Bk. 151-496
William Ivey and his widow	1872-1873	Retired Gentleman	Bk. 179-411
William Doull	1873-1902	Dry Goods Merchant	Bk. 187-457
William DeBlois	1902-1911	Accountant	Bk. 354-47
John H. Hughes	1911-1932	I.C.R. Conductor	Bk. 416-333
Minnie Hughes	1920-1932	Wife of J. Hughes	Bk. 507-587
Beulah S. Hughes	1932-1962	Spinster	Bk. 689-153
Samuel Goodman	1962-1963	Realtor	Bk. 1818-200
Ruth and Douglas Murray	1963-1968	Medical Doctor	Bk. 1890-154 Bk. 1894-231
Frank L. Fry and wife	1986-1986	Not Listed	Bk. 2218-174
Giuseppe Pino Vacca and heirs	1986-1989	Restaurateur	Bk. 2265-745
Barrmor Properties	1989-1992	Company	Bk. 4710-563
Canadian Imperial Bank of Commerce	1992-1994	Bank	Bk. 5308-568
Wicha Enterprises Ltd.	1994-2006	Company	Bk. 5602-1072
Creative Property Development Ltd.	2006-present	Company	Doc 84289421



Photograph (front elevation)

Building Classification: Contributing Building



Building No.	90
Civic Address	5185-89 South Street
Building Name	Elmwood Apartments
Construction Date	1896

Researcher:	Colette Bishop-Greene
Date:	January 15 th , 2012

Architectural Comments:

The Elmwood Apartment building is a 3½ storey wood-framed building valued as an excellent example of the Stick Style of architecture. The building has wood shingled façades, is 7 bays wide, and is deep from front to back. It has a mansard roof with several pediments with sunburst ornamentation (on the sides), turrets, and a modest eaves overhang with dentils below. Typical of the Stick Style, the apartment building has a stick-work verandah decorated with heavy brackets, and second storey balcony above.

The Elmwood Apartment building has both squared and three-sided bay windows, vertically proportioned one-over-one sash windows with simple wood trim, heavy brackets supporting an entablature, and dentils under the roof eaves. Some of the windows on the second storey have overhanging roofs. The two main entrances on South Street have side lights and transom windows.

Originally, the building was a 1½ storey Georgian residence that was converted into a fashionable hotel in 1896. Two floors and side wings were added for additional space and the roof was converted into a mansard. The open area around the building is used as a parking lot for tenants. Remnants of prior use, as a garden, or other built structures are not evident.

Historical Associations:

The Elmwood Apartment building is valued for its historical association with Captain James A. Farquhar. Farquhar was known for his seafaring life and his financial success with wreck salvaging, sealing, and steamship lines. A statue of him is housed in the Nova Scotia Museum of the Atlantic.

Contextual Building Comments:

The Elmwood Apartment building maintains the heritage character of the surrounding area and proposed district. It is one of the few Stick style buildings in Halifax and represents the transition between architectural styles. Although it is the largest building in the area, the Elmwood Apartment building is compatible with neighboring residences.

Present Owner(s):	Ruth E. Farquhar	Original Owner(s):	Charles H. Wallace/James Farquhar
Address:	2891 Douglas Smith Ave.	Occupation:	Master mariner
	Halifax, NSB3L 3T8		

Year Built:	1896
Factual/Estimate?	Factual
Sources:	Deed description (Registry of Deeds)
	Newspapers/City Directories (Nova Scotia Archives and Records Management)
	1986 Heritage Inventory Site Form
Builder:	Unknown
Present Use:	Residential

History of Ownership:

OWNER	FROM: TO:	OCCUPATION	BOOK • PAGE
Charles H. Wallace	1826-1849	Not Listed	Bk. 85-63
Harriet Esson and executors	1850-1896	Widow of J. Esson	Missing
James A. Farquhar	1896-1910	Sea Captain	Bk. 309-487
Elmwood Hotel Ltd.	1910-1919	Hotel Operators	Bk. 402-801
Elmwood Ltd.	1919-1937	Hotel Operators	Bk. 497-657
Matilda Lawrence and heirs	1937-1950	Not Listed	Bk. 759-433
Sarah Heinisch	1950-1973	Not Listed	Bk. 1081-116
Cordev Holdings Ltd, W. & K. Keefe, and W. Keefe Construction Ltd.	1973-1978	Construction	Bk. 2731-529
Gondola Restaurant Ltd.	1978-1989	Company	Bk. 3222-534
Barrmor Properties Inc.	1989-1993	Company	Bk. 4710-596
Elmend Realty Ltd.	1993-1994	Company	Bk. 5422-95
Clyde & Ruth Farquhar	1994-present	Not Listed	Bk. 5603-919

Photograph (front elevation)

Building Classification: New Building



Building No.	39
Civic Address	5217 South Street
Building Name	N/A
Construction Date	~2001

Researcher:	Rylan Palmer-Dixon
Date:	March 19 th , 2012

Architectural Comments:

4 ½ storey residential apartment complex on the corner of South and Barrington Street. The building has an irregular pitched roof with multiple peaks.

The building design is modern, but its subtle siding colour and bricking complements the surrounding streetscape. All façade of the building have multiple single-hung sash windows. Most units have balconies that are designed within the structures outline.

There is underground parking for this building with the entrance and exit located on the north side of the building, along Barrington Street.

Historical Comments:

This site has held a number of buildings, largely commercial in the 20th century and residential prior, including the Navy League Building, which housed the Navy League of Canada and the Halifax Sailors Home.

Also site of “Daysfield”

Contextual Building Comments:

This residential building compliments the surrounding scale and massing, however it’s small setback along both Barrington and South Street contrasts the open space “diagonal the property” in Cornwallis Park.

The building design is similar to adjacent buildings as it is also constructed of modern materials, both

brick that complements the historic surrounding buildings, and vinyl siding that complements the few modern buildings in the area.

Owner(s):	George Ramia; Youssef Ghosn
Address:	3260 Barrington Street Halifax, NS, Canada B3K0B5

Year Built:	~2001
Present Use:	Residential Apartment
History of Use:	If applicable

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
George Ramia; Youssef Ghosn	1997 – Present			Bk 6128, pg 825
Crown Grant	? – 1997			
His Majesty the King	1941			Bk 820, Page 287
The Navy League of Canada	1922-1941			Book 544, Page 643
Halifax Branch of the Navy League of Canada	1921-1922			Book 544, Page 602
Frank K & Annie L Warren	1918/1919-1921	Ship Broker		Book 485, Page 404 Book 497, Page 497
Albert H & Mary Buckley	1916-1919	Pharmacist		Book 455, Page 933
Arthur & Mabel Boutilier	1913-1918	Merchant		Book 425, Page 775
Richard Cabot	1887-1916			Book 265, Page 51
John Metzler				

Other Comments:

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Photograph (front elevation)

Building Classification: New Building



Building No.	37
Civic Address	5206 Tobin Street
Building Name	5206 Tobin Street
Construction Date	1993

Researcher:	Rylan Palmer-Dixon
Date:	February 20 th 2012

Architectural Comments:

This is a 4 storey residential building with an irregular pitched roof.

The building design is modern, but its choice of subtle colours and bricking complements the surrounding streetscape. The façade and other sides of the building have multiple single-hung sash windows.

There is underground parking for this building with the entrance and exit located along Barrington street.

Historical Comments:

The space housed the Sisters of Service Girl's Residence for 50 years, a two-storey expanded foursquare house, three windows wide with a closed portico entrance on Tobin Street. (See Chronicle-Herald for archived photo).

Contextual Building Comments:

This residential building complements the surrounding scale and massing, however it's small setback along both Barrington and Tobin Street contrasts the open space "diagonal the property" in Cornwallis Park.

The building design is similar to adjacent buildings as it is also constructed of modern materials, both brick that complements the historic surrounding buildings, and vinyl siding similar to other modern buildings in the area.

Owner(s):	Killam Investments Inc.
Address:	3700 Kempt Road, Halifax, NS Canada, B3K4X8

Year Built:	1993
Present Use:	Residential
History of Use:	n/a

History of Building:

OWNER	FROM:	TO:	OCCUPATION	BOOK • PAGE
Killam Investments Ltd.	2005 - Present		n/a	#82541088
Icaros Investments Ltd.	1993 - 2005		n/a	Bk. 5383, Pg. 330
Steve Hantias	1991-1993		Electrician	Bk. 5176, Pg. 225
Sisters of Service	1941-1991		Charity	Bk. 829, Pg. 633
James E Donahue				

Other Comments:

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