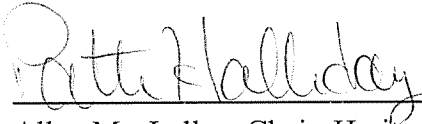



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Halifax Regional Council  
January 14, 2003

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**

Allan MacLellan, Chair, Heritage Advisory Committee  
Regional Heritage Advisory Committee

**DATE:** January 2, 2003

**SUBJECT:** Case H00094 - Application for the Demolition of 1226 Barrington Street, Halifax

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**ORIGIN**

A permit application by W. M. Fares & Associates (for property owner Peter Metlej) requesting approval to demolish a registered heritage property at 1226 Barrington Street, Halifax, NS.

**RECOMMENDATION**

The Heritage Advisory Committee **recommends** that Regional Council **reject** the application to demolish to a registered heritage building at 1226 Barrington Street, as described in the staff report dated December 2, 2002

## **BACKGROUND**

See attached staff report dated December 2, 2002.

## **DISCUSSION**

This application was reviewed by the Heritage Advisory Committee at its meeting of December 11, 2002 (draft minute extract attached).

## **ATTACHMENTS**

- 1) Staff report to the Heritage Advisory Committee dated December 2, 2002.
- 2) Extract from draft December 11, 2002 Heritage Advisory Committee minutes

Additional copies of this report, and information on its status, can be obtained by contacting the office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Patti Halliday, Assistant Municipal Clerk

Report Approved by: Allan MacLellan, Chair, Heritage Advisory Committee

**EXTRACT FROM DRAFT DECEMBER 11, 2002 HERITAGE ADVISORY  
COMMITTEE MINUTES:**

**3.1 Case H00094 - Application for the Demolition of 1226 Barrington Street,  
Halifax**

- A staff report prepared for Jim Donovan, Manager, Planning Applications, regarding the above, was before the Committee for its consideration.

It was noted there was an error in information provided at the Public Information meeting held on September 16, 2002. It was noted in the minutes of that meeting that the current zoning of the property was R2, when, in fact, it is RC3.

With the use of Corel Presentations, Mr. Barrett presented the staff report to the Committee and responded to questions of the Committee.

Mr. Cesar Saleh, proponent, was also in attendance and responded to questions.

During the discussion the following points were made:

- The one year waiting period commenced on July 15, 2002.
- An as-of-right development application could be made, but the applicants have made a development agreement application.
- Staff is recommending that the HAC recommend to Council that it not approve the demolition application. However, it is ultimately Council's decision.
- If staff receive any offers to maintain the building, a report will be brought back to the Committee for recommendation to Council.
- A discussion was held with the joint tenant and both have agreed to upgrade the facade together but there is nothing in the works for joint development.
- When the property was registered, the focus was on the Gerrard Lodge, however the registration includes the whole site unless specifically excluded. Therefore, any substantial alterations or demolitions have to go through this process.
- This building has an affiliation with the Henry House and there is strong sentiment from community to save it. Staff feel at this time that demolition is not positive and time needs to be taken to look at other options.
- It was suggested that HRM should work with the owner to move the building, if necessary, and that financial assistance be provided to do so.
- Staff can act as a facilitator for anyone interested in moving the building. In discussions with the applicant, it appears there could be some assistance from them to move it, however, staff was unsure of the degree of this assistance. Anyone interested in moving the building should contact staff.

Mr. Peter Delefes, Heritage Trust of Nova Scotia, addressed the Committee noting they

have commissioned a deed search on this property and he agreed to make it available to staff. Mr. Delefes noted this Georgian cottage was inhabited in the late 1700s, and it may have originally been the residence of a early shipwright. He stated the Trust would like to see this building maintained, and he urged the Committee to vote in support of not approving demolition.

Mr. Alan Ruffman addressed the Committee stating once the building is destroyed it cannot be rebuilt. Mr. Ruffman noted it is important to realize when this property was registered there was limited research done on the group of buildings in the area, and he encouraged staff and the developer to examine what other options there might be for this property.

(Ms. Andrea Arbic took her place at the meeting at 3:25 p.m.)

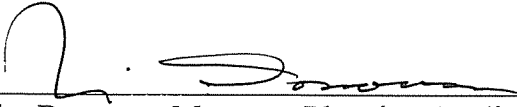
**MOVED by Tom Creighton, seconded by Janet Morris, that the Heritage Advisory Committee NOT recommend to Regional Council approval to demolish a building at 1226 Barrington Street, as described in the staff report dated December 2, 2002. MOTION PUT AND PASSED UNANIMOUSLY.**

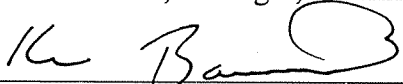
Mr. Barrett noted if there is a need for another public information meeting, it will be advertised.

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Heritage Advisory Committee  
December 11, 2002

TO: Heritage Advisory Committee

SUBMITTED BY:   
Jim Donovan, Manager, Planning Applications

  
Kevin Barrett, Heritage Planner

DATE: December 2, 2002

SUBJECT: **H00094 - Application for the demolition of 1226 Barrington Street, Halifax, NS  
(A Registered Heritage Property)**

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**STAFF REPORT**

**ORIGIN:**

A permit application by W. M. Fares & Associates (for property owner Peter Metlej) requesting approval to demolish a registered heritage property at 1226 Barrington Street, Halifax, NS.

**RECOMMENDATION:**

**It is recommended that the Heritage Advisory Committee NOT recommend to Regional Council approval to demolish a building at 1226 Barrington Street, as described in this report.**

## **BACKGROUND:**

On July 15, 2002 W. M. Fares & Associates (for property owner Peter Metlej) applied for a demolition permit for 1226 Barrington Street (see Map 1). This property is a registered municipal heritage property approved by the former Halifax City Council in 1982. As a result, any alteration requests (including demolition) must follow the process outlined in both the Provincial Heritage Act and the Municipal Heritage By-law (H-200).

Section 17 of the Heritage Act requires all demolition permits for municipal heritage properties to be approved by Regional Council (see Attachment 1). In considering such proposals, the Heritage By-law (Section 4(c)) requires the Heritage Advisory Committee (HAC) to review the application and make a recommendation to Regional Council. On July 13, 1999, Regional Council approved an administrative procedure to process demolition applications (*Demolition of Municipally Registered Heritage Properties: A Procedure for Public Participation*). This requires staff to ensure that all efforts to notify the public of such an application are made (see Attachment 2).

### ***1226 Barrington Street***

The building known as 1226 Barrington Street is located in the rear yard of a lot containing the Gerrard Lodge (1230 Barrington Street). In January 28, 1982, the property (containing 1226, 1230 and 1234 Barrington Street) was registered by the former Halifax City Council. The building was constructed between 1865 and 1878, and was probably a shed or stable until it was converted in 1947 for residential use. The current building resembles the Quaker style of architecture, with its wooden siding and stone foundation. (see Attachment 3).

## **DISCUSSION:**

Pursuant to the *Demolition of Municipally Registered Heritage Properties: A Procedure for Public Participation*, the following activities have occurred:

- **Structural Integrity Study** - development staff performed a structural integrity study on August 1, 2002. Based on the study, the building was found to be structurally sound but requires maintenance work to prevent further deterioration (see Attachment 4).
- **Public Information Meeting** - the Heritage Advisory Committee held a public information meeting on September 16, 2002. The meeting minutes (Attachment 5) find little support for the demolition, and staff were requested to investigate the history of 1226 Barrington Street.
- **Research Study** - On October 18, 2002, staff hired an external researcher to investigate the subject property. The research found that the building was a shed or stable for the neighbouring Henry House, was probably constructed between 1865 and 1878, and then converted to its current residential use in 1947 (see Attachment 6).

While there is no defined basis for staff to evaluate whether or not a municipally registered property should be demolished, a professional opinion is needed. Based on the fact the building is structurally sound, and

there is little public support for its demolition, it is staff's opinion that the building should not be demolished. The applicant would like this building removed in order to accommodate a proposed addition to the historic Gerrard Lodge (1230 Barrington Street). The proposed addition is the subject of an application for a development agreement which is subject to consideration by Peninsula Community Council. It is staff's opinion that this rationale does not warrant the demolition of a registered heritage building. Efforts to find an alternative location for the building have, to date, been unsuccessful.

### **Summary**

Section 17(5) of the Heritage Act enables Regional Council to either grant a demolition application, with or without conditions, or to refuse it. This request was made in order to accommodate a proposed addition to 1230 Barrington Street (the Gerrard Lodge). The proposed addition is the subject of a development agreement application which, to date, has not been considered by Peninsula Community Council. Therefore, the proposed demolition is premature at this time.

Consideration of the permit may be given by Council at any time until July 14, 2003. Should additional information become available through the process of considering a development agreement application for this property, or should alternative uses and/or another location for this building be found it may not be necessary to demolish this heritage building. As provided in Section 18 of the Heritage Act, between July 16, 2003 and July 15, 2004 the applicant may legally demolish this property **without** approval from Council.

### **BUDGET IMPLICATIONS:**

There are no known budget implications for this permit application at this time.

### **FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN**

Not applicable.

### **ALTERNATIVES**

The following alternatives are identified for consideration:

1. Heritage Advisory Committee could recommend to Regional Council that the proposed demolition of 1226 Barrington Street not be approved. This is the recommendation of staff.
2. Heritage Advisory Committee could recommend to Regional Council the demolition of 1226 Barrington Street be approved, however this is not recommended by staff.

### **ATTACHMENTS:**

Map 1 - 1226 Barrington Street

Attachment 1: Excerpt - *Heritage Act* Sections 17 and 18.

Attachment 2: *Demolition of Municipally Registered Heritage Properties: A Procedure for Public Participation*

Attachment 3: Photo - 1226 Barrington Street

Attachment 4: Structural Integrity Study - August 1, 2002.

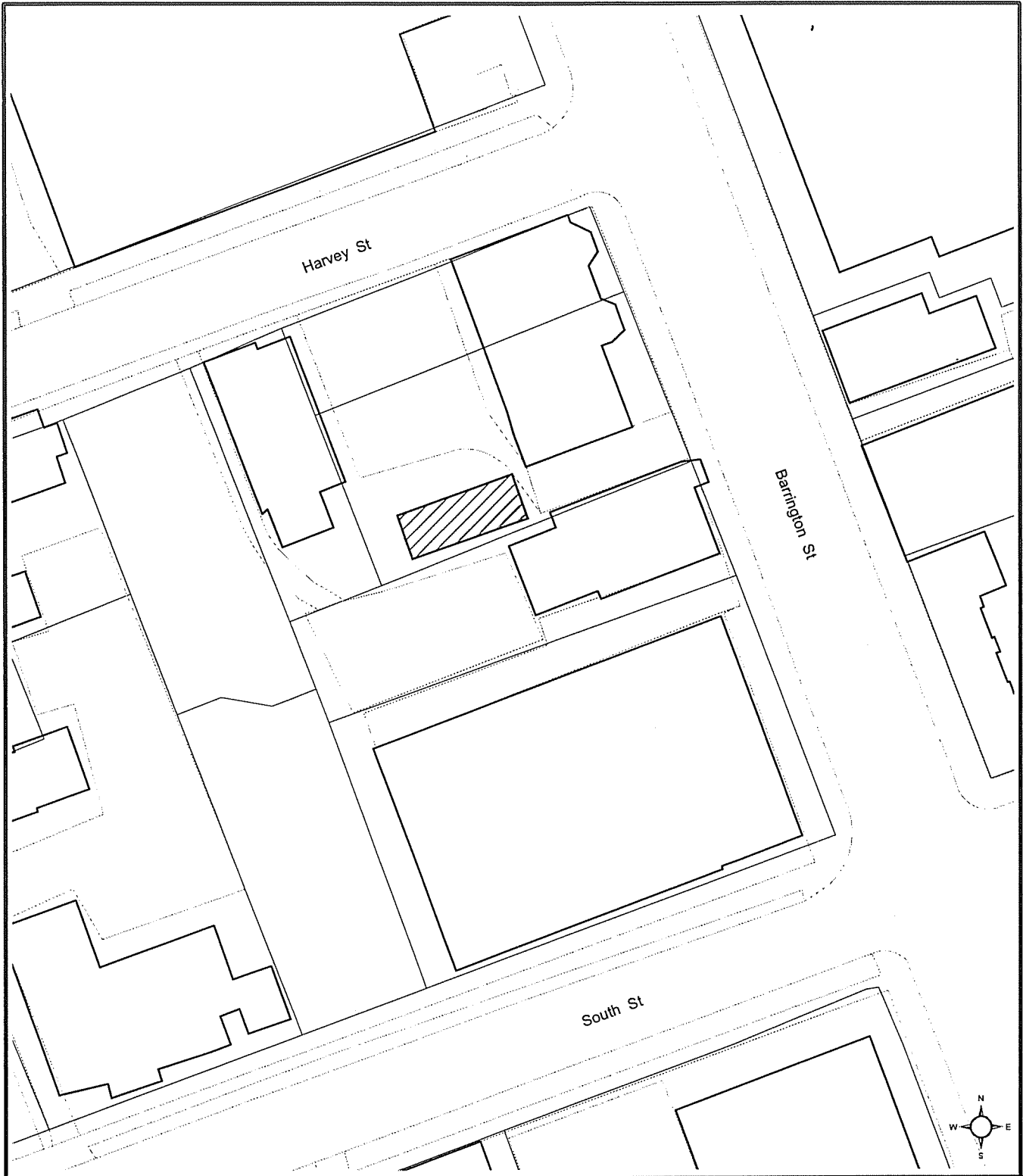
Attachment 5: Public Information Meeting Minutes - September 16, 2002.  
Attachment 6: Research Study - October 18, 2002.

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
Further information regarding the contents of this report may be obtained by contacting Kevin Barrett, Heritage Planner, at 490-4419. For additional copies or for information on the report's status, please contact the Office of the Municipal Clerk at 490-4210 (tel) or 490-4208 (fax).

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Map 1 - Location Map  
 1226 Barrington Street  
 Halifax  
 Halifax Plan Area

 Subject building under consideration for demolition

**HALIFAX**  
 REGIONAL MUNICIPALITY  
 PLANNING AND  
 DEVELOPMENT SERVICES

HRM does not guarantee the accuracy of any representation on this plan.

## **HERITAGE PROPERTY ACT - Sections 17 & 18**

### **Approval to alter or demolish**

**17 (1)** Municipal heritage property shall not be substantially altered in exterior appearance or demolished without the approval of the municipality.

### **Application to alter or demolish**

**(2)** An application for permission to substantially alter the exterior appearance of or demolish municipal heritage property shall be made in writing to the municipality.

### **Referral of application**

**(3)** Upon receipt of the application, the municipality shall refer the application to the heritage advisory committee for its recommendation.

### **Report and recommendation to municipality**

**(4)** Within thirty days after the application is referred by the municipality, the heritage advisory committee shall submit a written report and recommendation to the municipality respecting the municipal heritage property.

### **Determination by municipality**

**(5)** The municipality may grant the application either with or without conditions or may refuse it.

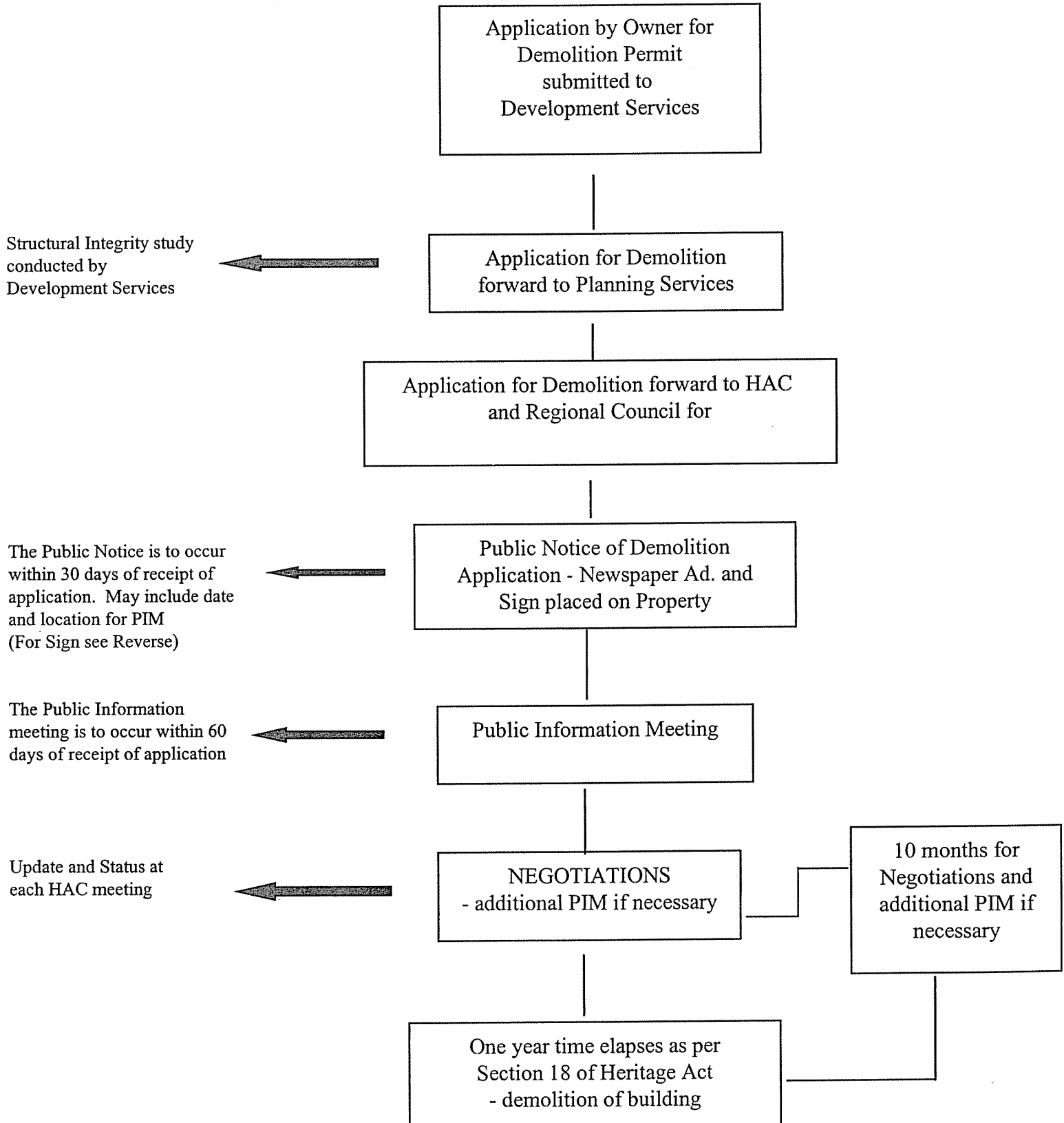
### **Notice of determination**

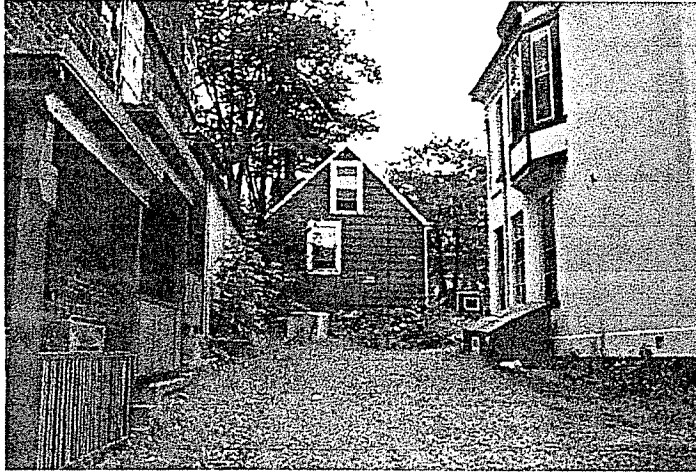
**(6)** The municipality shall advise the applicant of its determination. R.S., c. 199, s. 17.

### **Exception to Section 17**

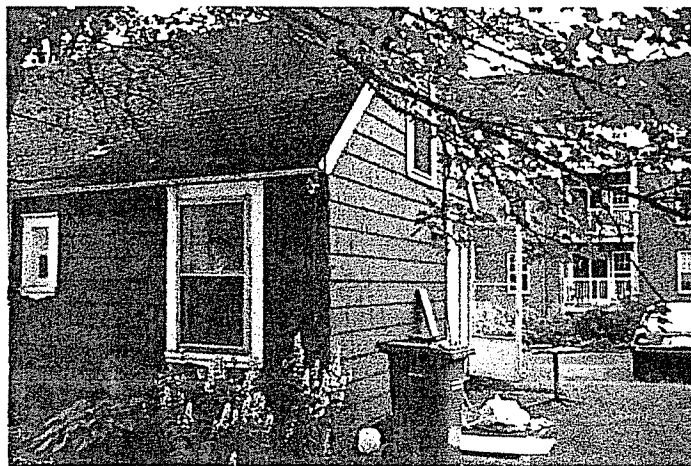
**18** Notwithstanding Section 17, where the owner of municipal heritage property has made an application for permission to alter the exterior appearance of or demolish the property and the application is not approved, the owner may make the alteration or carry out the demolition at any time after one year from the date of the application, provided that the alteration or demolition shall not be undertaken more than two years after the date of the application. R.S., c. 199, s. 18.

**Demolition Applications**  
*- standing motion of Council*





1226 Barrington Street  
July 16, 2002



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PLANNING & DEVELOPMENT SERVICES, WESTERN REGION  
Richard MacMillan *Building Inspection - Plans Examiner*

Date: August 1, 2002

To: Kevin Barrett, Heritage Planner, Heritage Property Program

Re: 1226 Barrington Street

A structural integrity inspection of the building at 1226 Barrington Street was carried out on August 1, 2002 as requested by Heritage staff.

The following observations were made;

- 1) The building is a wood frame 2 storey structure on a mortared rock foundation.
- 2) The age of the structure is estimated at 1850 to 1900s construction.
- 3) The foundation appears structurally sound.
- 4) The basement has approximately 5 ft of headroom and there is minimal evidence of water.
- 5) The 1<sup>st</sup> level floor joists above the basement appear structurally sound. There was no noticeable evidence of accelerated rot or deterioration.
- 6) The grading around the building was within 1 to 2 inches of the exterior siding on portions of the north, west and south elevations. There was no noticeable evidence of deterioration to the sill plate. Further investigation may require siding and sheathing removal.
- 7) The current exterior wood siding (shingles) appears to be applied over the previous siding. I would estimate the siding was applied in the 1960 to 1970s. Vents in the siding may indicate the presence of UFFI insulation. Further investigation may be required.
- 8) The windows are covered with aluminum storm windows.
- 9) The existing asphalt roof shingles were applied over the previous wood shingle roof. The asphalt shingles are in poor condition, particularly on the north side, and require replacement.
- 10) There is no noticeable evidence of deterioration to the roof sheathing and rafters but they should be evaluated when the roof is re-shingled.
- 11) Only 1 of the 2 existing chimneys is currently in use. The chimneys require re-pointing, re-flashing, and an inspection of the flue lining.
- 12) The exterior of the house requires maintenance, including removing tree branches overhanging the chimney, re-painting, caulking, and replacing rain gutters and eave vent.
- 13) The interior of the house is in fair condition. There is no noticeable evidence of excessive mould, deterioration, or structural failure. Further investigation may be required.
- 14) The fuse panel and entire electrical service may require replacement and should be inspected by a certified electrician.
- 15) The building would require a re-inspection for safety requirements. Noted deficiencies include no guardrail on the stairs and insufficient smoke alarms.

**In summary, the building appears to be structurally sound but requires maintenance work to prevent further deterioration.**

If you have any questions or require any information concerning this application, please contact me at 490-6871.

Sincerely,  
Richard MacMillan, Building Inspector, Planning and Development Services

**HALIFAX REGIONAL MUNICIPALITY**

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**HERITAGE ADVISORY COMMITTEE  
PUBLIC INFORMATION MEETING  
SEPTEMBER 16, 2002**

**PRESENT:** Mr. Allan MacLellan, Chair  
Councillor Sue Uteck  
Mr. Tom Creighton

**STAFF:** Mr. Kevin Barrett, Heritage Planner  
Ms. Patti Halliday, Assistant Municipal Clerk

**OTHERS:** Councillor Dawn Sloane  
Mr. Cesar Saleh, W. M. Fares  
Approximately 7 members of the public

Table of Contents

1. Call to Order ..... 3

2. Application for Demolition of 1226 Barrington Street, Halifax, a Registered  
Heritage Property ..... 3

3. Adjournment ..... 7

1. CALL TO ORDER

Mr. Allan MacLellan, Chair, Heritage Advisory Committee, called the meeting to order at 7:00 p.m. and welcomed those present.

2. APPLICATION FOR DEMOLITION OF 1226 BARRINGTON STREET, HALIFAX, A REGISTERED HERITAGE PROPERTY

Mr. MacLellan introduced Mr. Kevin Barrett, Heritage Planner, who made a presentation regarding the demolition application for 1226 Barrington Street, a registered heritage property.

In his presentation, Mr. Barrett stated the building in question is probably a bit older than the front building, but staff have been unable to determine its exact age at this time.

Mr. Cesar Saleh, representing W. M. Fares, stated the proposed development for this site is in the very initial stages and is intended to be an extension to the front building to the back of the site, which is the reason for the application for demolition of the back building.

Mr. Creighton inquired how close is it intended for the extension to come to the back building. Mr. Saleh responded that there is only a concept plan in place at this time, however the back building has to come down to accommodate the extension.

Mr. Barrett advised those present that whatever is proposed for the back addition will have to go through a public process and meet HRM standards. He noted that no drawings have been received as of yet and what is being proposed may, in fact, not be doable. However, this is just the start of the process.

In response to a question of Mr. Creighton, Mr. Barrett stated that an owner can legally demolish a building after a mandatory one year waiting period following the submission of a demolition application. Mr. Creighton expressed concern that both the project and the building could be lost. Mr. Barrett advised that staff is beginning to develop new policies regarding the protection of heritage properties.

Mr. Paul Erickson, former member of the Heritage Advisory Committee, stated he visited the Public Archives and was able to determine that the building in question was in existence in 1878 as a shed or stable. The 1951 fire insurance plan shows it had been converted to some kind of residence. The 1914 fire insurance plan indicates the building was physically attached to the Henry House property, and he suggested that this angle could be explored to obtain further historical information on the building. Mr. Erickson suggested it would be improper to make a decision on demolition until it is known if the development itself has passed all of the necessary criteria. Otherwise, the building could



be sacrificed ahead of approval of what will take its place.

Mr. MacLellan noted that, unfortunately, the Committee has no authority to stop demolition following the mandatory one year waiting period.

Mr. Barrett suggested that the Committee could recommend to Regional Council that it direct staff to investigate new policy with respect to demolition of heritage properties and to investigate policies used in other municipalities throughout Canada. Councillor Sloane recalled that she had previously requested Council to pursue changes to provincial legislation to increase the waiting period.

Mr. Erickson suggested the decision on the demolition should be based on the merits of the case and not on the fact that it will happen anyway. He suggested the decision should not be made prior to knowing whether or not the proposed development will be approved.

Mr. Graeme Duffus spoke on the issue noting this building was one of the first properties registered in 1982 so it must have had major historical significance and this information should be made available to the public. In response, Mr. Barrett clarified that when the property was registered, the front building was the focus of the registration and the back building also became registered due to the fact it was on the same site. Therefore, there was not a lot of research done on the back building. Mr. Duffus suggested further research should be conducted, and Mr. Barrett responded that HRM may hire a professional researcher to further research this property.

Mr. Phil Pacey, registered heritage property owner, noted HRM has been in this situation before and, in some cases, has found ways to save buildings. He suggested that something can be learned from these successful cases. Mr. Pacey noted there are provisions in the Heritage Property Act which give the municipality the power to negotiate agreements with the property owner and stated he believes something could be worked out to save this building. He also noted there is a provision for the municipality to purchase or expropriate the property and inquired what was the assessment for this property. Mr. Barrett responded that he would have to check this out. Mr. Pacey encouraged the Committee to recommend to Council that the demolition application be denied. He stated there are a number of options to save this building which the municipality can explore over the next ten months.

Councillor Uteck suggested in order to save this building it may have to be moved off site which would have to be negotiated with the owner. With respect to the suggestion made of HRM buying the property, the Councillor stated HRM rarely buys properties any longer. Councillor Uteck expressed concern with the present poor condition of the building. In response, Ms. Denise Hardy, who lives on the property behind this site, stated the ambiance of that area is made by that building, and she questioned why a heritage building should be destroyed just for the sake of a new building. She stated the new building

should be built to accommodate the existing building.

Councillor Uteck inquired if the owner has considered any other options for this building. In response, Mr. Saleh stated plans are still in the initial stage and as the application proceeds alternatives as to what can be done with the site will be researched. Mr. Barrett suggested a new proposal may come forth as a result of ideas generated at this meeting. Mr. Saleh stated he will pass to the developer on any suggestions that are put forth.

Ms. Audrey Sampson, who lived in this house for nine years up until 1997, concurred with the fact that this property adds to the ambience of the area and moving it would be unfortunate as it is a part of the story of the cluster of heritage properties in that area.

Mr. MacLellan inquired if the developer could be asked to consider incorporating the building into the development as an executive suite type of residence. In response, Mr. Saleh stated he could raise this with the owner for consideration.

Mr. Barrett noted that both sides of this building are owned by two separate owners.

In response to a request of Councillor Sloane for a site plan with dimensions of what currently exists on this site, Mr. Barrett stated this can be provided.

Responding to a question of Ms. Brenda Shannon, Mr. Barrett stated under a Policy 6.8 development agreement, any proposal submitted would be examined to ensure that it preserves the integrity of the architecture of the main building and a public process will be followed, including public information meetings and a public hearing. The ultimate decision would be the responsibility of Regional Council. In terms of an as-of-right development, the municipal planning strategies and land use by-laws would speak to setbacks, square footage, height requirements, etc. Mr. Barrett stated it is staff's opinion that the best avenue for the developer to follow would be the development agreement process. Once approved, the development agreement becomes a legal document and any variances will have repercussions.

Responding to a question of Councillor Uteck, Mr. Saleh stated the number of additional units to be included in the addition has not yet been finalized, but he estimated approximately 8 to 12, depending on the size of the units.

Mr. Erickson stated it is not known if the developer will officially apply under Policy 6.8 or just a substantial alteration. He suggested a decision on the demolition should be in the broader context of what the Committee thinks of the proposal and that this meeting may be a little premature.

Councillor Uteck suggested both HRM and the heritage property owners share the responsibility for maintaining registered heritage properties. The Councillor stated, in this

particular case, a reasonable alternative or proposal needs to be put forth to the owner to keep the building on site. Mr. Barrett stated the purpose of holding this meeting early in the process is to give the developer time to consider any potential opportunities.

Mr. Creighton stated the problem is the developer is under no obligation to negotiate anything or put any plan in place before the demolition takes place. He suggested HRM needs to become proactive and make the first move. Mr. Creighton stated the developer should accept some moral responsibility to do the best that can be done by this heritage property.

Councillor Sloane inquired if the parking garage could go down the alley instead so the development will be on the back of the house so both buildings could remain. In response, Mr. Barrett stated the space is very tight and the property behind the other building is owned by the other property owner. He stated it would up to the two property owners to negotiate something to accommodate this suggestion.

Mr. Graeme Duffus suggested the developer should look at where rock is located on this site, because if rock needs to be excavated to put in an underground parking lot, it will be at a very exorbitant cost which could destroy the economics of the proposed development. He inquired if it was the intention of the developer to build beyond the lot coverage of this property through Policy 6.8. Mr. Barrett responded these issues would be addressed after an application is received.

Mr. Pacey stated both houses are part of the registered property and stated it is his view that Council would be justified in turning down any application for a development agreement on this site if the back building was removed. He suggested the developer should keep the building in place until the development agreement is approved.

Councillor Sloane suggested the ties this building has to the Henry House should be explored. Mr. Pacey suggested the possibility that this building is a small old house that predates the Lodge should also be explored. Mr. Barrett stated staff will follow up with professional research on this property.

Mr. MacLellan inquired if there is any possibility both property owners would consider a joint renovation that would encompass the parking area and move the development to the north. Mr. Saleh stated he could take this suggestion back to the developer.

Councillor Uteck expressed concern with the increased traffic the proposed additional twelve units may generate. Mr. Saleh stated that figure was only an estimate at this time.

At this time, Mr. Barrett reviewed the next steps in the process, noting there may be a second public information meeting when more information is received.

Mr. MacLellan noted this development will probably incorporate some restoration of the front of the building, and he expressed concern with the two owners keeping a different pace on this work.

Mr. Erickson stated the smaller building could be quite attractive if developed as a boutique or executive suite. He also noted that with a development under Policy 6.8 the effect on the adjacent properties has to be taken into account and the fact there is a provincially registered building next door could not be ignored. Mr. Erickson stated he believed, even without Policy 6.8, at some point, the impact on the adjacent property will have to be assessed.

Councillor Uteck noted if the smaller house is retained, there is no way the developer will meet the open space requirements.

Responding to a question of Mr. Pacey, Mr. Barrett stated the property is currently zoned R-2 and he believes four additional units would be permitted as-of-right. However, he agreed to confirm this information and call Mr. Pacey tomorrow.

Mr. Erickson suggested the back building could be considered as a positive rather than a negative and treated as part of the whole picture. Mr. MacLellan agreed that efforts need to be made to convince the developer that this building is an asset.

Mr. Creighton noted in the past he tried to put forth a policy that a registered heritage building could not be demolished before approval was given to what would be constructed in its place. However, he stated that such a policy was never developed.

Mr. Saleh advised those present that he would take all the suggestions made at this meeting back to the developer for consideration, stating he believed a compromise could be reached.

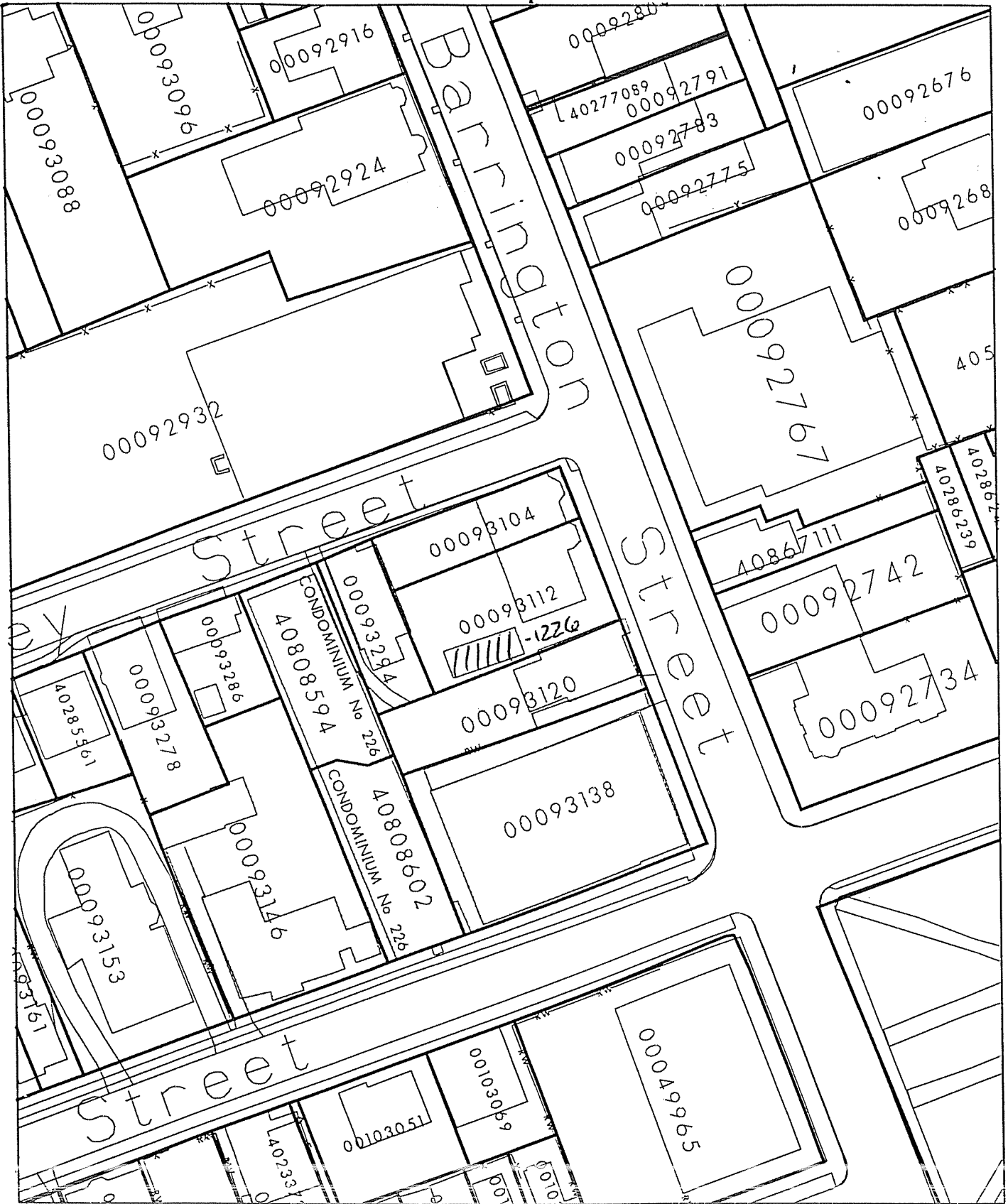
Mr. MacLellan thanked all those present for attending the meeting. The meeting adjourned at 8:35 p.m.

Patti Halliday  
Assistant Municipal Clerk

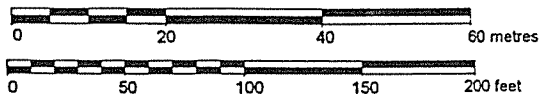
**Report on 1226 Barrington Street**

**Prepared for Kevin Barrett, Heritage Planner, HRM  
Prepared by Darryl Kelman**

**18/10/02**



Scale 1 : 1000



Printed for:

Date printed: Thursday, October 17, 2002

Time printed: 09:56:59 AM

This map is a graphical representation of property boundaries which approximate the size, configuration and location of properties. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area.

## Ownership

1831-Henrietta Day (widow) sells to John Harvie (identified most often as 'merchant' and occasionally as 'stationer') a three acre lot (more or less) "formerly known by the name of Day's Field" (B. 54-73). Harvie renames the area Marion Square and plans a new street to run between the most northerly lots and the boundary of the land owned by Judge R. J. Uniacke. The new street is to be named 'Harvie' and Marion Square is to be divided into 17 lots (Halifax Subdivision Plan, C-6 & C-10, 1831).

-Harvie sells lots 4 and 5 to William McDowall, a stone mason (B. 54-111).

-Harvie sells lots 11 and 12 to Judge Uniacke (B. 54-378).

1833-Harvie sells lots 1, 2 and 17 to C. W. Wallace (B. 58-280).

1834-Due to a judgement, Harvie assigns the remaining lots to John H. Anderson to sell in order to pay Harvie's debts (B. 54-290).

1855-McDowall sells lots 4 and 5 to Robert Davis, a mason (B. 110-138).

-Davis acquires lot 6 from Sophia Uniacke (a widow) (B. 109-210).

1864-Davis sells lots 4, 5 and 6 to James Scott, a grocer and wine merchant (B. 143-452).

1889-Scott sells lots 4, 5 and 6 to Charles J Townshend, a Supreme Court Justice (B. 266-488).

1900-Townshend sells a rectangle of land that includes parts of the old lots 5 and 6 to Henry S. Poole (B. 343-284).

1906-Townshend sells a block of land that includes lot 4 and part of the old lot 5 to James A. Dickey, a civil engineer (B. 377-125).

1912-Dickey sells the new lot to Alan R. Cunningham, a physician (B. 423-98).

1938-The executors of Cunningham's estate sell the lot to Rita Chisholm Frame Dewey of New York, wife of Alexander Dewey and trustee of Campbell Dewey, a minor (B. 837-111).

1945-Dewey sells lot to Fidele H. Girouard (B. 887-1161).

1947-Girouard sells lot to Louis H. E. Martin (B. 979-313).

1963-Martin sells lot to Lee Wye Ark (also known as Wye Ark Lee) (B. 1930-539).

1965-Donald Mann Lin Lee, as sole executor of Ark's estate sells lot to Charles Henry Harris (B. 2032-762).

2001-The executors of Harris's estate sell the lot to the current owner, Peter Metlej (B. 6918-299).

### **History of the Building**

Unfortunately there is no exact information on when the building in question was erected. The earliest evidence of the building is in the Hopkin's Halifax City Atlas of 1878, where the land owned by James Scott is shown to have a stone or brick dwelling on the corner, and two outbuildings described in the legend as "frame stable or shed" (p. 44-45). The location of one of the outbuildings corresponds to the location of the building in question. It is close to the property then owned by one John Metzler and now known as 'Henry House'. Information on file at the Heritage Planning Office has suggested 1865 as a date for the construction of the house on Scott's land associated with this outbuilding (see file for 1230 Barrington Street). As the building appears on the 1878 map, its construction date is likely somewhere between 1865 and 1878. Given this suggested period of construction, James Scott is likely responsible for the erection of the building. H.B. Pickings's City of Halifax Assessment Plan of 1918 still identifies the building as a stable or shed.

It is not until 1947 that there is evidence of anyone living in the building. In fact, according to Might's City Directories, there is no separate address for the building until 1947. On the Insurance Plan, City of Halifax, revised edition of 1951, the building is, for the first time on a map, identified as a dwelling (sheet 29). It is identified as being made of wood and being one and a half stories high. It seems unlikely that a 'frame stable or shed' built in the mid-nineteenth century would be a suitable residence in the mid-twentieth century. However, no records of reconstruction or renovation could be found.



## **Architectural Features**

The building is wooden sided, with a stone foundation, one and a half stories and a gable roof. The exterior resembles the Quaker style.

## **Historical Associations**

None of the owners of the building ever actually lived in it. Most notably, the land was owned by C. J. Townshend between 1899 and 1906. Townshend, a Supreme Court Justice, Chief Justice of Nova Scotia, Member of Parliament, and Chancellor of King's College, sold the land well before there is evidence of someone living in the building. It was not until Louis Martin was the owner that someone moved in. Since that time, there have been quite a number of tenants, none of whom, as of yet, seem to have had any significant impact on the history of Halifax, Nova Scotia, or Canada.

## **Bibliography**

### **Maps**

Harvie, John (1831) 'Plan Day's Field' & 'Plan of Marion Square' in Halifax Subdivision Plan.

Hopkins, (1878) Hopkins's Halifax City Atlas.

Insurance Plan, City of Halifax, dated 1914, Revised 1951.

Pickings, HB, (1918) City of Halifax Assessment Plan.

### **Deeds**

See the 'Ownership' section of the report for the complete list of deeds consulted.

### **Other Sources**

City of Halifax Assessment Rolls, 1900-1912.

City of Halifax Building Inspections, for Pleasant Street and Barrington Street, 1901-1948.

Heritage Planning Office, Information on file on 1230-1234 Barrington Street (Gerrard Lodge).

McAlpine's Directory, 1863-1930.

Might's Halifax City Directory, 1930-1998.

Raddall, Thomas H. "The Streets of Canada: Barrington" in Maclean's, June 7, 1958, pp. 17-18, 38-44.